



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
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 August 16, 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: August 16, 2010

Meeting Start time: 2:06 p.m.

<p><u>Committee Members Present:</u> Steve Salazar (Chair) Carolyn R. Davis (Vice-Chair) Tennell Atkins Dwaine Caraway Ann Margolin Pauline Medrano</p>	<p><u>Staff Present:</u> A.C. Gonzalez-Asst. City Manager Jerry Killingsworth-Director/HOU Charles Brideau-Asst Director/HOU Bernadette Mitchell-Asst. Director/HOU Karen D. Rayzer-Asst. Director/HOU Patrick Inyabri-HOU Cobbie Ransom-HOU Warren Ernst-CAO Deborah Jagai-CAO Pamela Jones-HOU Dannita Williams-HOU Aldo Fritz-HOU Brittany Burrell-CMO Rhonn Ramirez-CSO Doris Edmon-HOU Cassandra Luster-HOU Alida Allen-HOU</p>
<p><u>Other Councilmember's Present:</u> Delia Jasso</p>	<p><u>Other Attendees</u> Cyndy Lutz-Dallas Area Habitat</p>
<p><u>Committee Members Absent:</u></p>	

AGENDA:

Housing Committee Meeting Called to Order by CM Steve Salazar

1. **Approval of August 2, 2010 Minutes of the Housing Committee**
 Presenter(s): Council Member Steve Salazar

Action Taken/Committee Recommendation(s):

Motion made by: CM Tennell Atkins	Motion seconded by: CM Carolyn R. Davis
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. **Neighborhood Investment Program Recommendations (Executive Summary)**

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Cobbie Ransom, Project Manager

Information Only: X

Action Taken/Committee Recommendation(s) CM Davis recommends that the Neighborhood Enhancement Program (NEP) funds be used for the Gateway, Cedar Crest and Bonnie View areas. CM Caraway requested to be included in any future meeting with the Housing Department and DART in regards to the Lancaster Corridor project.

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. **Reconstruction and Home Repair Program Statement Amendments**

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director/Karen R. Rayzer, Asst. Director

Information Only:

Action Taken/Committee Recommendation(s) CM Salazar recommends that Housing allocate a 5% set aside fund for the Reconstruction Program for exceptional situations on a case by case basis.

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

4. **Upcoming Agenda Items**

Information Only:

- a. Land Transfer 2440 Starks Avenue (1 unimproved property) w/EDCO
- b. Land Transfer 5408 Bexar Street (1 unimproved property)
- c. Contract amendment w/Good Fulton and Farrell Architects

Action Taken/Committee Recommendation(s) Motion to move forward to full Council.

Motion made by: CM Carolyn R. Davis	Motion seconded by: DMPT Pauline Medrano
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

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

Meeting Adjourned: _____ **3:56 P.M.**

Approved By: _____

DRAFT

Memorandum



CITY OF DALLAS

DATE September 3, 2010

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

SUBJECT Dallas Home Connection

On Tuesday, September 7, 2010, you will be briefed on Dallas Home Connection. A copy of the information is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez', written over a circular scribble.

A.C. Gonzalez
Assistant City Manager

Attachment

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
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General Briefing

The Dallas Home Connection (DHC) is a collaboration of select nonprofit home builders and financial institutions dedicated to providing quality affordable housing in the heart of Dallas' southern sector. The initiative involves 4 nonprofit homebuilders, Center for Nonprofit Management, Capital One Bank, Urban League, Enterprise Community Development and the City. These partners are collaborating under one umbrella (Dallas Home Connection) to share intellectual capital and resources with the intention of helping working class families qualify for and afford attractive homes in Dallas' southern sector through an education process, mentoring, and subsidies. This highly acclaimed project stands to raise tax bases, strengthen neighborhoods, reduce crime and instill pride in those who up to now have only dreamed of owning their own homes. The motto for the Dallas Home Connection and its education program called the HomeBuyers Club is "**Get it. Keep it.**" - and so far, the owners of homes who have come through the program boast less than 2% foreclosure rate, which is unheard of, particularly in this economy!

While these dedicated home builders have individually built over 200 affordable homes in Dallas' west and southern sectors over the last ten years, they are now partners with the objective of increasing the number of affordable homes for working class families by building a sustainable pool of qualified buyers through an education program called **The HomeBuyers Club**. The Urban League provides financial counseling and support throughout the qualifying process and long after owners get their homes. All vendors in the mortgage and title process are thoroughly vetted by the DHC to protect the interests of the HomeBuyers Club members.

Who are the DHC Builders?

- Builders of Hope (Primarily in West Dallas) directed by Norman Henry
- EDCO (East Dallas Community Organization) directed by Jerry Carlton
- ICDC (Innercity Community Development Corporation) directed by Diane Ragsdale
- South Fair Community Development Corporation directed by Ted Law

DHC Communities currently include:

- Bexar Street Village
- Claude Street/East Oakcliff

- Dolphin Heights
- Eagle Ford
- Park Row Estates
- Pittman Place
- Thornton Heights
- West Dallas BOH

What is the HOMEBUYER CLUB (HBC)?

The motto of DHC is “*Get it. Keep it.*” which is timely, relevant, and critical given the current economy. In partnership with the Urban League of Dallas, DHC provides the **HomeBuyer Club education program** as an essential element to help potential home buyers succeed in qualifying for a mortgage and building stronger credit and savings through sound financial counseling.

The HBC process helps first-time homebuyers learn about the home buying process through seminars, support from other first time homebuyers, and consistently reliable information. Individual counseling with HBC experts generally include topics such as budgeting, creating a savings plan, and repairing bad credit.

The HBC provides support even after the sale to help owners continue to make smart decisions and avoid the financial troubles and mistakes that can lead to the loss of their home. The goal is to help potential homebuyers **get** their dream home—and **keep it!**

Homebuyers Club Benefits:

- Education into the complex process of buying a home
- Up to \$25,000 in federal, state and local mortgage assistance grants
- Credit Counseling to help you qualify for a mortgage
- Tips on shopping for a new home
- Training on maintaining your new home
- Strong neighborhood associations to provide a warm, friendly, and safe environment for your family.

DHC home overview:

- Quality, affordable single-family housing. Typically 3 bedrooms 2 baths with attached garage. Appx 1200-1500 sq feet.
- Most come with complete appliance package including washer and dryer and home security system.
- Most neighborhoods are just minutes from downtown, shopping and entertainment.
- Most feature close access to DART train and bus lines.
- Many neighborhoods feature recognized public and private schools.

- Homes sell for \$100,000 to \$130,000
- Typical homebuyers are eligible for grants of around \$20,000 to defer the cost of the homes. This brings the cost of the homes to under \$100,000 for most buyers.

Amenities:

In the modern world a home is only as good as the amenities the homeowner can access. That means being able to get groceries, gas for the car, and the easy availability of goods and services that create a high quality of life. Single family homes offered by Dallas Homebuyers Connection members deliver on this promise. Homeowners will buy it, keep it and love it.

Target Homebuyer:

- Majority are Single Females, or single females with children
- Age: 30's to 40's
- Work as teachers, healthcare, clerical workers or domestic help.
- Income: \$25,000 - 60,000
- Good solid hardworking citizens
- Current renters; first-time homebuyers.



Important to Know:

- For every 500 single family units built:
 - 1,223 full-time jobs created in construction & related industries.
 - \$39.7 million wages earned.
 - \$21.23 million in taxes created.
- Why a Shortage?
 - Difficulty creating and maintaining a pipeline of qualified homebuyers
 - Limited funding and resources to promote sales and engage the community.
 - Lack of a coordinated system that incorporates code enforcement, crime reduction, and neighborhood involvement.
 - Negative perception of the products and locations

Background Information

The Southern Sector

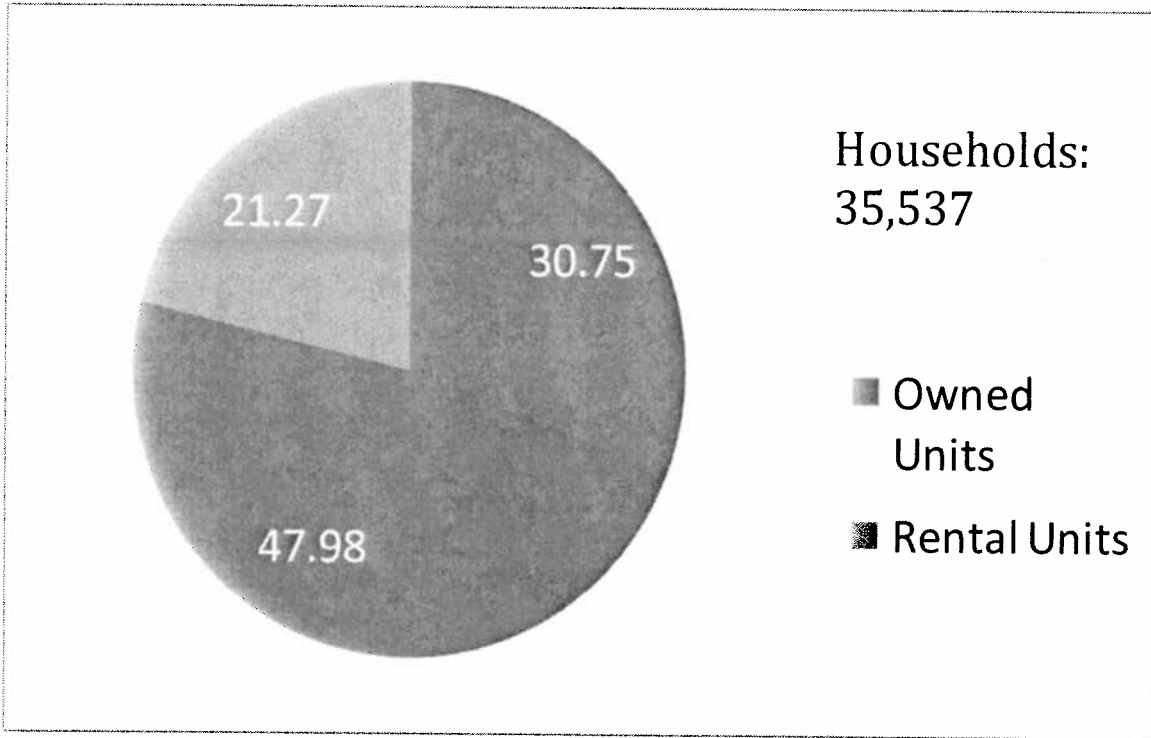
A homebuyer in one of the several sites offered in the Fair Park/ South Dallas area can within minutes utilize neighborhood amenities. There are two banks along Martin Luther King Jr. Boulevard, a Minyards Grocery store, several nearby gas stations along with an assortment of local and chain restaurants offering a unique slice of South Dallas life. However if these don't fit your tastes one of the best amenities offered to potential homebuyers will, quick and easy access to Dallas freeways. For some northern suburban community residents freeways are becoming an increasingly endangered species with some single tolls for a car exceeding \$1.50.

South Dallas residents have easy access to several highways US 75/Central Expressway, I-30 and I-45. Driving a short distance on these roads residents can connect to I-35e and the Dallas North Tollway, offering complete access to the entire offerings of the Metroplex. I-35 which is dubbed the NAFTA superhighway, the roadway provides vehicular access to all of North America. Time of travel in town will of course vary depending on time of day and traffic loads on the roads.

However, if a resident wants to enjoy the advantage of additional amenities available in the Uptown area driving should not prove problematic. We left from a Bexar Street townhome at 9:14am and arrived in the Walmart neighborhood market parking lot at 9:20, two minutes later we were in the parking lot of Albertson's grocery store on McKinney Avenue. This was done at one of the busiest times to make the trip--Tuesday morning at the tail end of rush hour traffic. The two grocery stores are to the left of Central Expressway. A right turn lands one in the Target parking lot in about the same time. If you choose a 15 to 20 minute trip east on I-30 will take you to either the Walmart Super Center or Sams Club near the intersection of I-30 and St Francis. There are 3 more banks, an office supply store, Radio Shack, an Auto Parts Supply store among other retail offerings.

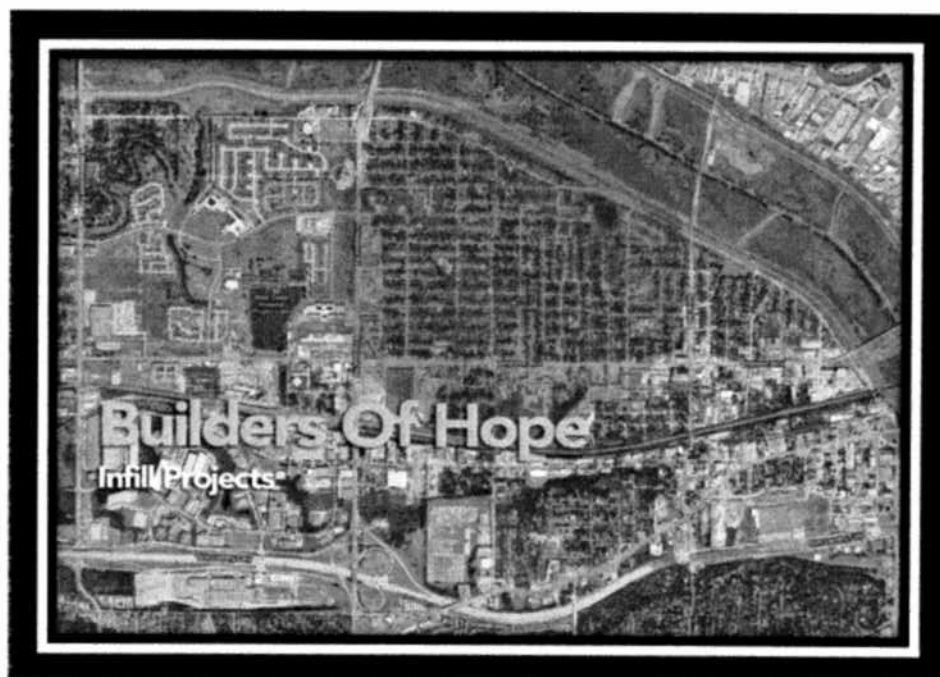
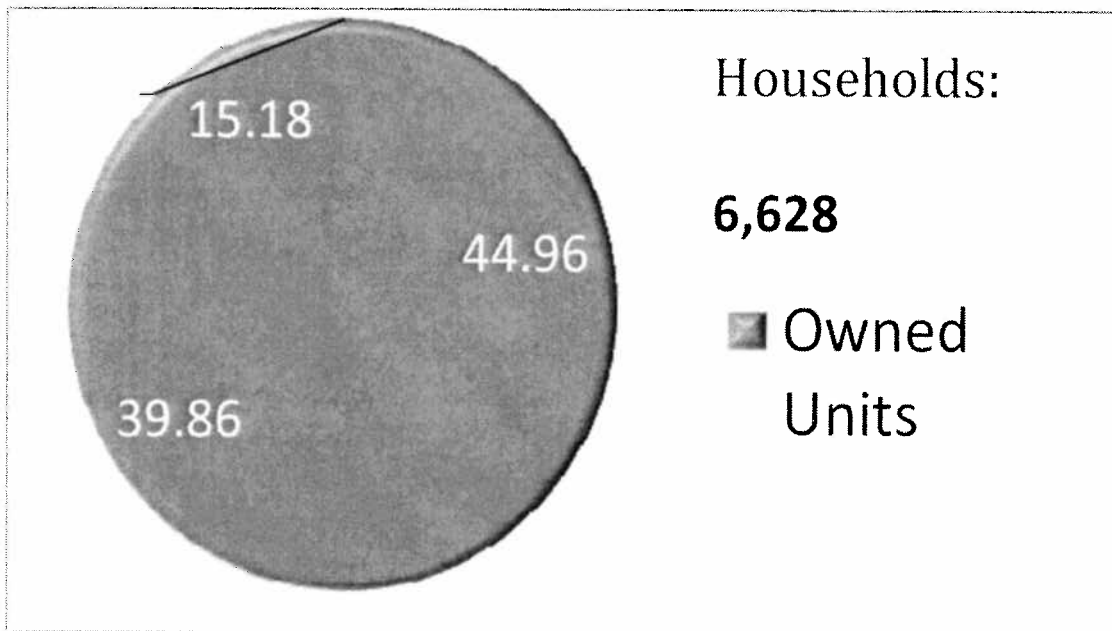
However new homeowners will need to visit one of the Nation's leading hardware and home supply stores Home Depot and Lowes. The two can easily be found along Lemmon Avenue corridor a roughly 20 to 25 minute drive. Another 5 minutes and you are at Love Field ready to board your Southwest Airlines flight to anywhere they fly.

South Dallas Overview



West Dallas

Prospective West Dallas homeowners are almost within walking distance to a smorgasbord of retail offerings. Since the City of Dallas and the State teamed up to create the Cockrell Hill exit off of I-30 in the mid 90's, the area west of downtown has blossomed into a full service shopping district. Having an affordable home is better when Mom and Dad can bring home high quality food and services. A family can find a suburban variety of high quality merchandise at affordable prices in their backyard. Shoppers have the availability of the Wal-Mart Super Center, Lowes, Best Buy, and several banks. There are dozens of smaller offerings ranging from McDonalds and Chili's to Starbucks. There is even a recently opened hotel.



Public Education

South Dallas Report

Public education is critical to the future growth of any community. That is why the impressive success of schools in the Fair Park/South Dallas area is so important. Few if any areas of the Dallas Independent School District have fared better on the Texas Essential Skills and Knowledge tests (TEKS) administered in all Texas public schools or received higher accountability ratings from the Texas Education Agency.

Current Ratings

A review of the ratings of the 10 DISD schools in the Fair Park/South Dallas area confirms the quality of education available to families with school age children:

City Park Elementary School: recognized; Paul. L Dunbar Learning Center: recognized; Julia C. Frazier Elementary School; exemplary; Martin Luther King Jr. Learning Center: recognized; Charles Rice Learning Center: exemplary; Joseph J. Rhoads Learning Center: acceptable; Oran M. Roberts Elementary School: exemplary; Phillis Wheatley Elementary School: exemplary; Irma Rangel Young Women's Leadership School: exemplary; Billy Earl Dade Middle Learning Center: acceptable; James Madison High School: acceptable.

Future Building Improvements

The Dallas School District's future financial commitment to the schools in this area also remains strong. In the 2008 school bond issue, the following funding for Fair Park/South Dallas schools was approved by voters:

- City Park Elementary School \$1.2 million
- Billy Earl Dade Middle Learning Center 3.1 million
- Paul Dunbar Elementary School 4.2 million
- Julia Frazier Elementary School 2.6 million
- Martin Luther King Jr. Learning Center 1.4 million
- J.J. Rhoads Learning Center 3.2 million
- Rice Learning Center 4.5 million
- Wheatley Elementary School 1.2 million

A total of \$21.4 million in school improvements will be taking place in the Fair Park/South Dallas area, providing new classrooms and learning facilities and state-of-the-art technology and equipment for students.

Numerous Awards

These schools have made steady progress in their scores on TEKS testing and have received recognition and numerous awards including "Best Public Schools in the State of Texas," "National Center for Urban Transformation Award," "Texas Business Education Honor Roll," "Governor's Excellence Award," and "Texas Successful Schools Award. A teacher from Charles Rice Learning Center has even appeared on Oprah Winfrey and the Ellen DeGeneres shows.

Strong Partnership Support

Schools in the Fair Park/South Dallas area also enjoy strong partnerships with private foundations, higher learning institutions and major companies that provide support for quality education programming. Among the major supporters are ATMOS Energy, Texas Instruments, the Meadows Foundation, Wal-Mart Stores, Southern Methodist University, Bagley Foundation, Foundation for Community Empowerment and Raytheon Manufacturing.

West Dallas Report

West Dallas children enjoy better schools since completion of nearly \$28 million dollars of renovations, improvements and the construction of a new elementary building. This is evidence of the Dallas Independent School District's commitment to improve educational opportunities. The upgrades in the physical plants are achieving some payoffs with honors and awards for academic excellence.

Current Ratings

A review of the ratings of the 14 DISD schools serving West Dallas displays a strong pattern of improvement in the quality of education. About a third of the schools are currently rated as exemplary or recognized. All of the other schools are rated acceptable by the Texas Education Association. The majority of the remaining schools show increases in test scores for math, science, reading and writing. 7 of the 10 elementary schools earned ratings as exemplary or recognized over the past 5 years.

Exemplary

- The Dallas Environmental Science Academy, middle school
- Sidney Lanier Expressive Arts Vanguard, elementary school

Recognized

- Gabe P. Allen charter elementary school
- Arcadia Park elementary school
- Eladio R. Martinez elementary school learning center

Acceptable

- C.F. Carr elementary school
- George W. Carver elementary school learning center
- Lorenzo De Zavala elementary school
- Amelia Earhart elementary school learning center
- Sequoyah elementary school learning center
- Stevens Park elementary school
- Edison middle school
- Quintanilla middle school
- Pinkston high school

Numerous Awards

Members of the West Dallas schools are demonstrating their excellence in many different fields. Pinkston high school Principal Norma Villegas, received the 2007 Outstanding Principal of the Year Award from the Association of Hispanic School Administrators. Thomas Edison learning center students placed first second and forth in a recent math Olympiad. Musicians from the Quintanilla Middle school won UIL honors for Top Middle School Jazz Band. Carr elementary was one of only 83 elementary

schools in the state named to the Texas 2005 Honor Roll. Carver was designated a U.S. Department of Education Blue Ribbon School in 2003.

Building Improvements

The Dallas School District's financial commitment to West Dallas was confirmed in the 2002 school bond issue. The construction of Arcadia Park elementary school was the largest single element of the program and opened for learning in 2005. More than 98% of the renovations and additions at the other schools are complete. The nearly \$28 million investment is serving the needs of West Dallas families by providing new classrooms, learning facilities and state-of-the-art technology.

Private Schools

In addition to the Dallas Independent School system there are 75 Private Schools within 10 miles of the South Dallas target area. If the distance is reduced to five miles there are still more than a dozen parochial schools. The numbers are similar for potential West Dallas residents. Some of the schools are the same but within 10 miles there are 85 private schools, while within 5 miles there are 16 schools. The admittance and costs of the institutions will vary. Some may offer financial assistance for parents.

Higher Education

In West Dallas the Dallas County Community College system has a presence. The schools main branch is located in Downtown less than 5 miles away. However the west campus is now open offering classes at the location on West Hampton rd. The course selection is targeted to improve skills of residents offering classes for workforce training, English as a second language and training for a GED.

Parks

Fair Park is the crown jewel of the Dallas Park system. The South Dallas park is a wonderful collection of 20th century Art Deco architecture. The buildings were originally built to house the 1936 World's Fair which also celebrated Texas 100 year anniversary. The 277-acre park houses several museums, permanent exhibits and the annual Texas State Fair. The city has made a significant investment into the redevelopment of the Rochester Park recreation area near the Bexar Street townhomes offered by East Dallas Community Organization (EDCO). In West Dallas a major amateur sports facility is underway.

Health Care

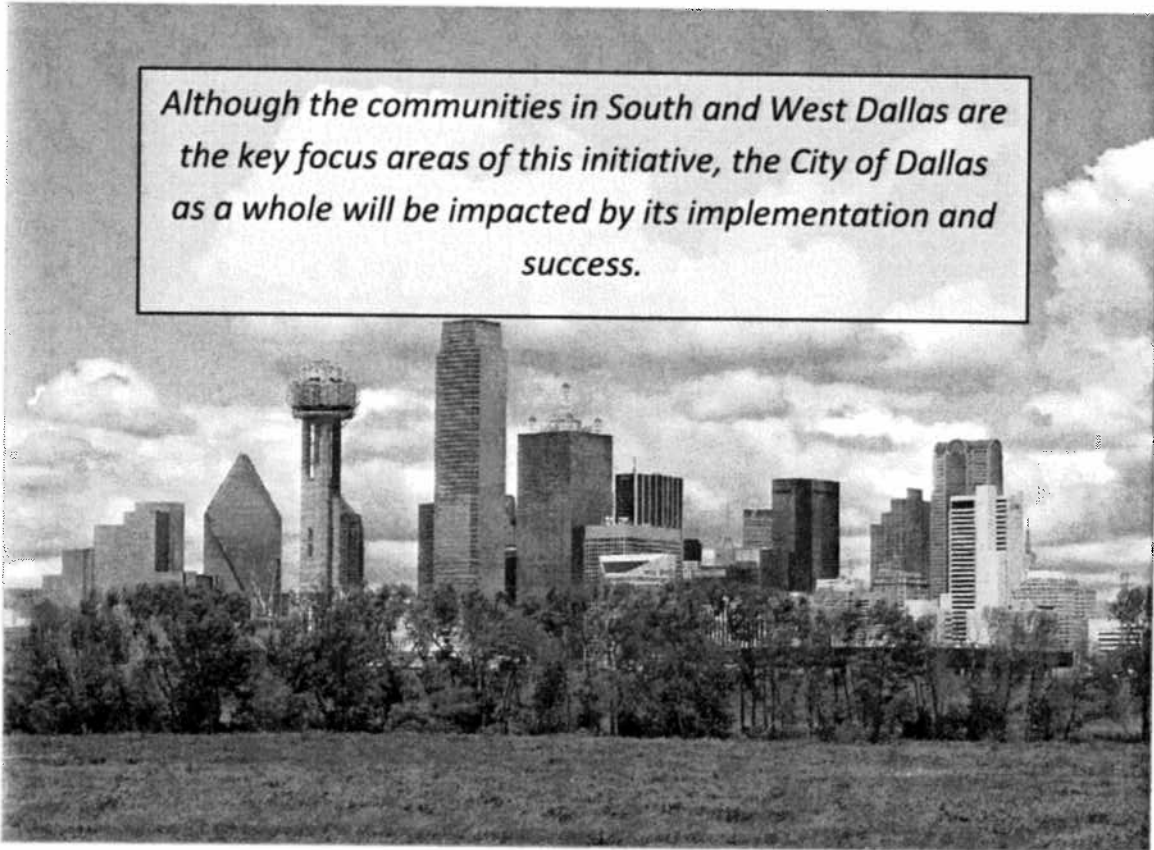
Dallas is home to one of the busiest birthing centers in America. In 2009 almost 15 thousand new lives began in Parkland Hospital. The County hospital is also where the regional burn and trauma units are located. The hospital complex is a teaching hospital, in connection with the University of Texas Southwest Medical Center at Dallas. Groundbreaking is planned for later this year (2010) on an estimated \$1.27 billion dollar new hospital with more than 825 beds. The Parkland complex offers a complete range of medical services to both paying clients and those who cannot afford healthcare. Children's Medical Center is also located in the general proximity of Parkland. While the two hospitals are separate entities they share a close working relationship, sharing doctors and expertise. In fact Doctors and patients can travel between the two facilities through a walkway.

UT Southwestern University Hospitals are the third facility sharing the medical campus. The complex formerly known as St. Paul and Zale Lipshy hospitals offers almost a full array of medical services. The University Hospital doesn't offer Emergency Room services due to the proximity of Parkland.

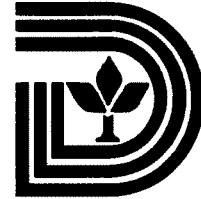
The entire medical complex sits off I-35e. Travel times from the target areas will vary depending on the time of day. One should budget no less than 15 minutes for off peak commutes. During peak times travel will be considerably longer. However DART's Green line light rail commuter train will not be held up with heavy traffic. The Green line is still under construction but is slated to be open in December 2010 whisking travelers from the South Dallas/Fair Park neighborhood north to Carrollton. Parkland is accessible to West Dallas residents using one of DART's many bus lines.

Methodist Hospital sits in North Oak Cliff. It's readily accessible by car from either West or South Dallas. Methodist is a also a major Trauma center. City ambulances alternate between Parkland Methodist and Baylor Medical Center to ensure the highest level of patient care. Methodist sits in North Oak Cliff. It is a full service hospital that is readily accessible off of I-30.

Although the communities in South and West Dallas are the key focus areas of this initiative, the City of Dallas as a whole will be impacted by its implementation and success.



Memorandum



CITY OF DALLAS

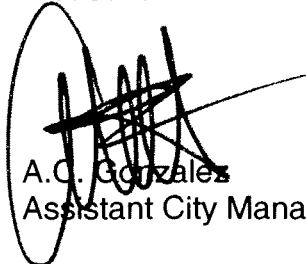
DATE September 3, 2010

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

SUBJECT City of Dallas Permanent Supportive Housing Briefing

On Tuesday, September 7, 2010, you will be briefed on City of Dallas Permanent Supportive Housing Briefing. A copy of the briefing is attached.

Please let me know if you have any questions.

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

A.C. Gonzalez
Assistant City Manager

Attachment

c: The Honorable Mayor and Members of the City Council
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CITY OF DALLAS PERMANENT SUPPORTIVE HOUSING BRIEFING

A Briefing to the
Housing Committee

September 7, 2010



HISTORY

- In 2006 at the City's request, Corporation for Supportive Housing completed a study that identified a need of an additional 1200 permanent supportive housing units
- At that time, the City had 338 units of permanent supportive housing concluding that the City needed about 1500 + units of this type of housing
- January 28, 2009, Council approved Resolution 09-0344, a plan to authorize 700 permanent supportive housing units (PSH) in 5 years for the chronically homeless by 2014
 - ✓ 200 voucher based units
 - ✓ 500 project based units consisting of new construction or rehab
- Mid 2009, Mayor created a task force lead by Council members Davis and Salazar due to difficulty in executing this plan
- In June 2010, the Housing and Community Affairs Department briefed the Housing Committee on their initial recommendations for the City of Dallas and was instructed to refine those recommendations and return in August 2010

Status of Current PSH units by Council District

- A report was issued on July 30th illustrating, by Council District, that the City of Dallas had 41,523 subsidized housing units
- 1298 PSH units were included in that total
- There is about a 52%/48% split of PSH units between the Northern Sector and the Southern Sector
- 6 Council districts have 73% of the PSH units (Districts 2, 7,8,9,10,13)
- An additional 512 units are in the pipeline (See page 5 for detail)
- 1810 PSH units are either in service or in pipeline

Subsidized Housing Report

Subsidized Housing in Dallas (data compiled by MDHA, DHA, City of Dallas)
Operating Housing Units By Council Districts

City Council Districts	Low Income Units through Dallas Housing Authority				Operating Units Funded through Other Subsidies		Total
	DHA Owned Housing Units	Low Income Housing Tax Credit Units	**Section 8 Housing Choice Vouchers (HCV)	***Current Planned Project Based Assistance PSH Units	Permanent Supportive Housing	Privately Developed LIHTC Units Not Subsidized by DHA Vouchers	
District 1 Jasso	227	0	333	0	72	396	1,028
District 2 Medrano	542	136	560	0	109	1,493	2,840
District 3 Neumann	907*	152	1,570	17*	36	4,711	7,393
District 4 Caraway	25	0	1,147	0	30	1,694	2,896
District 5 Hill	11	0	2,159	0	20	1,952	4,142
District 6 Salazar	0	0	431	0	48	1,737	2,216
District 7 Davis	626	310	1,584	0	152	3,108	5,780
District 8 Atkins	291	0	2,430	0	250	3,837	6,808
District 9 Ladane	0	0	587	40	111	806	1,504
District 10 Allen	603	0	789	50	72	224	1,688
District 11 Loop	0	0	462	0	49	1,015	1,526
District 12 Natinsky	135	0	274	0	2	316	727
District 13 Margolin	0	0	222	40	126	369	717
District 14 Hunt	26	290	384	0	74	1,354	2,128
Total	3,393	888	12,932	147	1,151	23,012	41,523

*Of the 924 DHA Owned Housing and Project Based Assistance PSH Units in District 3, 50 units at Cliff Manor are planned PSH.

** Section 8 HCV based on locations within census tracts by Council District. Tenants can choose to use the Section 8 HCV at any property that accepts the voucher.

*** DHA is currently negotiating Housing Assistance Payment Contracts with property owners. Units are not currently online.

Status of 700 PSH Unit Goal

- 98 units of non DHA vouchers + 147 DHA vouchers either in housing are about to be placed (245 units)
- 33 additional DHA units @ Oak Cliff Manor
- 129 non DHA units in 5 projects in pipeline
- 350 DHA units through RFP's in the very near future (may include children and families and formerly incarcerated) which were not included in the 700 unit goal definition of chronically homeless
- Total of 757 units, if all are placed into operation

PERMANENT SUPPORTIVE HOUSING (PSH) UNITS BY COUNCIL DISTRICT

City Council Districts	PSH Units Funded Through Dallas Housing Authority		PSH Units funded Through Other Subsidies		PSH Units In Pipeline	TOTAL SUBSIDIZED UNITS
	Counted Towards 700		Counted Towards 700		Counted Towards 700	
	YES	NO	YES	NO	YES	
District 1 Jasso	0	0	0	72	0	72
District 2 Medrano	0	0	0	109	77	186
District 3 Neumann	17	0	0	36	49	102
District 4 Caraway	0	0	0	30	0	30
District 5 Hill	0	0	0	20	0	20
District 6 Salazar	0	0	44	4	0	48
District 7 Davis	0	0	0	152	14	166
District 8 Atkins	0	0	30	220	0	250
District 9 Kadane	40	0	0	111	0	151
District 10 Allen	50	0	0	72	0	122
District 11 Koop	0	0	0	49	0	49
District 12 Natinsky	0	0	0	2	0	2
District 13 Margolin	40	0	24	102	0	166
District 14 Hunt	0	0	0	74	22	96
	0	0	0		350*	350
	147	0	98	1053	512	1,810.00

* Locations Unknown – DHA to issue RFP

ANALYSIS OF PSH UNITS PRODUCTION VS GOAL

- 2006 Study indicated 1200 PSH units needed in addition to the 338 existing units (1500 + units)
 - ✓ Currently there are 1810 units identified as either operating (1298) or in the pipeline (512)
 - ✓ The big jump in units identified in 2010 is a result of the roughly 500 PSH vouchers announced by DHA in the last few months
- The 5 year plan announced in 2009 set a goal of 700 units
 - ✓ Current production since 2009 (245) + units in pipeline (512) results in 757, units if all of the pipeline units are put in service
 - ✓ Again, the big push in units in 2010 is a result of the 500 + or - units from DHA vouchers

OBSERVATIONS

- If all of the pipeline units are placed into service over the next year, the PSH goals identified in 2006 and 2009 will have been met
- 600 + units could be coming on line in the next year and could stretch the capabilities of the service providers
- Based upon the economic downturn since 2007, the # of PSH units now needed may have increased

RECOMMENDATIONS

- Establish the following procedure for City of Dallas PSH projects (real estate or voucher only) in pipeline
 - ✓ When PSH units identified, require meeting with appropriate Councilmembers
 - ✓ Brief appropriate Councilmembers and seek names of neighborhood groups and other stakeholders with which to meet
 - ✓ After neighborhood meetings, then brief Housing Committee on project
 - ✓ Seek recommendation to move to Council for up or down vote

RECOMMENDATION

- Absorb existing pipeline and insure that services are stabilized before being proactive on new units
- Delay the earlier 10% PSH set aside recommendation for projects involving City funds until it is determined that additional PSH units (beyond the current pipeline) are needed
- In mid 2011, commission a study to determine the current PSH unit need

Additional Recommendation

- Invite both the DHA and the MDHA to brief the Housing Committee in October on their PSH plans

Next Steps

- October 13th – Council vote to approve Department's PSH recommendations
- October – MDHA and DHA brief the Housing committee on their PSH plans

Appendix

- Other Cities Best Practices

Permanent Supportive Housing

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p><u>Denver</u></p> <p>Created the Denver's Road Home 10-year Plan approved by City in July 2005 : number one goal is permanent supportive housing</p> <p><u>Goal of 3,193 u. over 10 yrs by July 2015:</u></p> <p>2,080 permanent affordable housing units for transitional homeless (homeless for the first time)</p> <p>942 permanent supportive housing units for chronic homeless (homeless for 12 months or more than 3 times in 5 years) part of which includes some transitional housing units for persons preparing the live in PSH</p> <p>171 transitional housing</p>	<p>1,500 new units produced over 4 years, including 425+ for the chronic homeless. Plan is to add 500 more units in next 2 years.</p> <p>Goal 300 units/yr</p>	<p>No set dollar amount set aside specifically for production of supportive housing units</p> <p>\$18M designated for development consisting mainly of \$11M for 100 tax credit units</p> <p>Housing Authority has committed apprx 900 u. (with or without rental assistance) for the homeless with incomes 0 – 30% AMI over 10 yrs. (25 % of vacated u. per yr.)</p> <p>50 public housing units set aside annually for families</p>	<p>40 S8 vouchers/yr, \$600,000/yr for tenant based assistance: 100 vouchers have been provided for first 3 years for chronic homeless</p>	<p>Efforts to reform zoning, building, and development codes to facilitate production of affordable units for the homeless listed in the 10-Year Plan goals include, but are not limited to:</p> <ul style="list-style-type: none"> • Zoning has been changed to permit permanent homeless shelters to be located in mixed-use zone districts in conjunction with neighborhood input process • Denver's zoning Code Task Force is recommending changes to the zoning code that reduce barriers to increasing affordable stemming from efforts of housing developers, funding agencies and affordable housing advocates to review existing zoning, building, and housing codes to identify changes to facilitate construction of affordable units • Hold monthly community meetings for 4 committees open to the public and post meeting schedules. Seek neighborhood input and advise the public in advance of implementing activities to addressing housing efforts • Require community oversight boards and neighborhood memorandums of understanding for new permanent and

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p>units for episodic homeless (youth and ex-offenders who periodically experience incidents of homelessness for short periods of time)</p> <p>Unit production includes acquisition and rehab, new construction, and rental subsidies.</p>		<p>City has issued proclamations supporting development of: 482 new affordable housing units, 942 PSH un. (8/08)</p> <p>Other: CDBG, HOME, foundation grants, private</p> <p>Through aggressive fund raising initiatives has raised \$46M to implement the first 4 years of the plan. Goal is to rely less on foundation and private funding and secure 88% of plan funding (permanent financing) from government sources by the 7th year of the plan.</p>		<p>temp. shelters supported by the Denver Commission to end Homelessness.</p> <ul style="list-style-type: none"> • Develop neighborhood agreements and partner with developers, United Way and other community agencies, foundations, and the community to implement a collaborative effort • Assist providers and neighborhoods by developing Neighborhood Memorandums of Understanding template or document • Conduct ongoing evaluation of programs to assess effectiveness and identify needed changes • Collaborative effort: DRH in partnership with City and County of Denver, Mile High United Way, and Housing Authority. Involves all segments of the community: shelter providers, foundations, private sector, the community, and the homeless.
<p>Phoenix</p> <p>Does not provide permanent supportive</p>	<p>NA</p>	<p>NA</p>	<p>8-10 S8 vouchers</p>	

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p>housing, only temporary and transitional</p> <p>Regional effort is underway to develop 10-year plan, which may include provision of 1,000 units: new and existing</p>				
<p><u>Houston/Harris County</u> 10-year plan beginning 2006</p> <p>Collaborative effort including the City and County and other homeless services providers with the Coalition for the Homeless of Houston/Harris County, which is the lead agency (Homeless System Manager) for the Continuum of Care (CoC) Homeless Assistance Grant application. Coalition receives Continuum of Care funds from HUD.</p> <p>Implements the Homeless Management Information System (HMIS) to track and evaluate and report</p>	<p>Not much funding from Houston for permanent supportive housing: most of government funding is from HUD, which is spent mostly on affordable housing</p>	<p>Harris County Housing Authority set aside 200 vouchers annually</p> <p>Houston Housing Authority set aside 300 PSH vouchers in FY2009 for homeless families</p> <p>HUD and Veterans Administration award to Houston Housing Authority for set aside of 385 vouchers from set aside in FY2009 for homeless veterans</p> <p>Harris County is working on plan to create 300+ SROs</p>	<p>Initial 10-Year Plan goal includes</p> <ul style="list-style-type: none"> • 100 S 8 vouchers for chronic homeless • 200 new units provided from HUD 2006 Continuum of Care Grant • up to 200 new lease units acquired and occupied within 12 mos. of plan ratification • advocate for 100 new S8 vouchers for chronic homeless <p>Goals have been</p>	<p>Mayor will not put approval of any facility before the Council if a council member opposes it. There are no policies enacted to facilitate production of units. In 2009, Coalition adopted new strategic goals with new mission expanded from education, advocacy and support to leadership in development and implementation of community strategies to prevent and end homelessness. More aligned with federal strategy involving Homelessness Prevention and Rapid Re-housing Program (HPRP), which has made \$18M+ available to Houston area for prevention and quick re-housing.</p> <p>Revised 10-year plan goals: 1) housing and re-housing, 2) prevention and intervention, 3) policy communication/accountability, 4) specialized outreach to chronically homeless, 5) system management function, 6) catalyst fund development</p>

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p>data re: homeless assistance to meet the needs of the homeless population</p>		<p>within the next year with funding from NSP and 10% set-aside from tax reinvestment zones</p>	<p>met and area is working on additional goals.</p> <p>2009 Accomplishments:</p> <ul style="list-style-type: none"> • CoC provided 169 new PSH units for chronically homeless (unaccompanied individuals) • 139 new PSH beds for chronically homeless under PSH Program funded through CoC. • Planned 147 new PSH units (project based) through SHP Program if approved by HUD 	
<p>Houston Non-Profits With Key Initiatives re: PSH</p>				

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p>New Hope Housing -- has created SROs for adults who live singly on limited income including veterans, the elderly, students, persons with minor disabilities, persons overcoming substance abuse, and the formerly homeless. Plan for properties include acquisition and rehab and new construction.</p>	<p>New Hope currently has 3 properties with a total of 319 units (including Canal St. with 133 u.). Plans underway to add 2 more properties with a total of 315 units. Goal is to develop 1,000 supportive services SROs by 2020.</p>	<p>New Hope - None specifically for the homeless. Canal St. is viewed as a model that could be replicated to target the homeless population.</p>	<p>New Hope - Affordable self-pay units. Tenants must have some income.</p>	<p>Both organizations, New Hope and Housing Corp., work with a number of partner agencies and participate in efforts to garner neighborhood support through education, public relations related activities, neighborhood involvement in the planning process.</p>
<p>Housing Corporation of Greater Houston -- has 14 properties, including 4 permanent housing properties:</p> <ul style="list-style-type: none"> • Jackson Hinds Gardens is a SRO for the chronic homeless • De George is a SRO for homeless veterans -- 100 units -- started long before the 10-Year Plan • Corder Place is a 2-BDRM facility for homeless families with a family member who is HIV positive -- 50 	<p>Jackson Hinds is the only property designed for the chronic homeless, and it is a 110 unit property (acquisition and rehab)</p>		<p>Harris County Housing Authority (HCHA) awarded \$3.5M in 2006 to house homeless over 10 years at Jackson Hines (project based): 72 units are Section 8 until 2014 and 38 are self pay with no subsidy, which include 10 slots for ex-offenders</p> <p>De George receives 95 S 8 vouchers</p>	<p>Worked with neighborhoods 6 -- 12 mos. to engage the community in the design and development process</p>

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p>units, income based at 30% of income, not subsidized</p> <ul style="list-style-type: none"> Midtown is an SRO for individuals who are HIV positive, 36 units <p>Properties include acquisition and rehab or new construction and provide a total of 296 units.</p>			<p>from HCHA under the Veterans Affairs Supportive Housing (VASH) Program, <u>not part of the 10-year plan.</u></p>	
<p><u>San Jose/Santa Clara County</u></p> <p>City of San Jose adopted 10-year plan to end Chronic Homelessness in 2003 and Santa Clara County adopted plan 2005. Combined efforts to form Destination HOME and formed Blue Ribbon Committee to implement plan.</p> <p>They have “excellent permanent supportive housing projects and two housing first projects.”</p> <p>There are currently 397</p>	<p>Goal: House 125 families annually 60% leased and 40% developed within the first 5 years.</p> <p>No yearly goal has been set. The need will be determined after the annual homeless count.</p> <p>Housing Type: 1,000 u. for people with extremely low incomes (0-30% of the area median income)</p>	<p>No set dollar amount set aside specifically for production of supportive housing units.</p> <p>County receives \$10M annually from HUD for SHP: \$3.9M is allocated to PSH and \$2.8M allocated to SPC permanent housing</p>	<p>Funding sources: The Schwab Foundation allocated \$410,000 for Housing First and Sobrato Family Foundation and Housing Industry foundation are contributing \$50,000 each</p> <p>San Jose set-aside \$8 vouchers annually for chronic homeless, 506 vouchers issued as of 2/2010.</p> <p>City/County tenant-</p>	<p><u>San Jose</u></p> <p>Develop a campaign to educate the public on the causes of homelessness and dispel stereotypes re. the homeless and involve the community in the campaign</p> <p>Per 2010-2015 Con Plan, plans to shift funding from emergency shelter and transitional to PH to work towards goal of ending chronic homelessness</p> <p><u>Santa Clara County</u></p> <p>Educating Public: Increase awareness and educate residents on the value and need for affordable housing through targeted outreach and provision of key materials produced in three languages, City-sponsored events that disseminate information, Department-provided information accessible to</p>

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p>units of permanent housing for the homeless. Increase by 2,500 units over 10 years the number of PSH to the chronically un-housed people.</p> <p>Methods: master-leasing, building, purchasing and/or rehabilitating units of permanent housing.</p>	<p>500 u. leased and require shallow rental subsidies for 2 years</p> <p>1,000 u. leased and require deep rental subsidies for some period, and then shallower rental subsidies on an on-going basis</p>		<p>based rental assistance provided for chronic homeless while awaiting S8 vouchers</p> <p>100 S8 vouchers annually</p> <p>As of 2009, City coordinated with the Housing Authority of the County of Santa Clara to set aside 200 Section 8 housing vouchers annually for chronically homeless</p>	<p>residents</p> <p>Efforts to acquire, develop or rehab and gain public support of PSH listed in the 10-Year Plan goals include, but are not limited to:</p> <ul style="list-style-type: none"> • Provide incentives for developers to dedicate units by targeting jurisdictional revenue activities which help sustain affordability of the units (i.e., debt reduction, rental subsidies, long-term leases with rental caps) • Engage local landlords and housing developers including through Real Estate Associations to rent/build units • Designate an office, such as in the Housing Authority of Santa Clara County, or through Housing SCC, to be responsible for encouraging landlords to accept this population by conducting outreach and education about homelessness and the availability of support services to resolve problems and facilitate ongoing tenant stability. • Convert transitional housing units currently serving this population to PSH and amend as needed zoning and other regulations to permit conversion.

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
<p>Seattle City 10 year Plan implemented 2005. City is one three major funders of The Committee to End Homelessness (developed 10-year plan) established the Funders Group. This group is comprised of: department directors and executive directors from King County, City of Seattle, King county Housing Authority, Seattle Housing Authority, the Bill & Melinda Gates Foundation, Building Changes, United Way of King County and suburban cities representatives.</p> <p>Goal includes: Secure 9,500 (4,500 new and 5,000 existing) housing units including 1,000 units of existing rental housing that can be leased or purchased for rehab for PSH units.</p>	<p>7,300 u of PSH housing with in 10 years for single adults (2,500 chronic).</p> <p>1,900 u of PSH for families</p> <p>Within the first 5 years identify and secure 1,000 units of existing rental units that can be leased or purchased and rehabilitated for PSH.</p> <p>Per The Committee to End Homelessness they have opened “3,300 units of PSH and have another 900 in the pipeline.”</p>	<p>Funding sources: CDBG Their 2009 joint Notice of Funding Availability brought together \$41 million from seven funders and 16 funding sources.</p> <p>2009 King County Continuum of Care awarded \$20M of McKinney Vento Homeless Assistance Act funds (\$13.2M to programs in Seattle and remainder to agencies in King County.</p> <p>In July 2010, HUD awarded \$920,300 of McKinney to City of Seattle for 2 PSH projects:</p> <ul style="list-style-type: none"> • Archdiocesan Housing Authority – Bakhita Gardens 	<p>25 Section 8 vouchers/certificate s from Seattle Housing Authority for 1811 Eastlake Project for homeless alcoholics</p>	<p>Gradually shift funding from transitional and shelter housing to PSH</p> <p>Efforts to acquire, develop or rehab and gain public support of PSH listed in the 10-Year Plan goals include, but are not limited to:</p> <ul style="list-style-type: none"> • Convene regular briefings for elected officials and leaders in the nonprofit and business communities; invite them to participate in implementing the plan • Encourage civic, faith, and community groups and communities of color and their institutions and organizations to endorse the plan, participate in efforts to educate the community at large, volunteer in programs that assist homeless and at-risk person, and advocate on behalf of people who experience homelessness in King County • Identify the legislative changes necessary to end homelessness • Develop a baseline survey of community knowledge, attitudes, and beliefs regarding the plight of homelessness to measure progress towards the goal of intolerance <p>Seattle has a paid staff member within the Housing Department dedicated to public</p>

City	# units Produced/goal	Fixed Set-aside	Subsidy	Policies/Regulations to Foster Permanent Supportive Housing
		<p>\$279,300 for 20 semi-private units for chronically homeless women</p> <ul style="list-style-type: none"> • Downtown Emergency Service Center – Canady House <p>\$640,926 for 83 units for chronically homeless men and women</p>		<p>education. However, basically the non-profit organization responsible for the PSH units is responsible for community acceptance.</p> <ul style="list-style-type: none"> • Neighborhood Notification and Community Relations Policy is in place. Includes information about how to notify neighbors, the type of information needed in notification, mechanisms for communication between the housing developer and neighbors including 24-hour contact person and number, if possible, provide opportunities for the neighbors to voice their concerns (helping them to form an advisory council); it also includes a guideline for neighbors, relocation, displacement and real property acquisition, fair contracting practices, and WMBE utilization <p>The Committee to End Homelessness formed a Landlord Liaison Project. It is comprised of landlords, funders, providers and residents.</p>

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 8, 2010
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: N/A

SUBJECT

Authorize a sixth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas, 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: **(1)** extend the term of the contract to September 30, 2011; and, **(2)** provide that the City may refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2011 - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the City Manager to execute the sixth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas, 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 that allows the term of the contract to be extended to September 30, 2011 and the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2011.

With the assistance of Linebarger Goggan Blair & Sampson, LLP over 1000 lawsuits have been filed and 600 properties have been sold to the Land Bank. Without their continued support, the Land Bank would not be as successful as it has been.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, the City Council authorized the establishment of the DHADC as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (Continued)

On May 26, 2004, the City Council authorized a contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program previously approved by City Council on January 28, 2004, by Resolution No. 04-1726.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05, by Resolution No. 04-2930.

On August 10, 2005, the City Council authorized an amendment to the Land Bank Interlocal Contract to allow the City to refer an additional 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by April 30, 2006 and to extend the term to September 30, 2007, by Resolution No. 05-2239.

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501.

On January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162.

On August 23, 2006, the City Council authorized a second amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007, by Resolution No. 06-2257.

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

On October 10, 2007, the City Council authorized a third amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 and to extend the term to September 30, 2008, by Resolution No. 07-3009.

On October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785.

On April 8, 2009, the City Council approved an Amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

FISCAL INFORMATION

No cost consideration to the City.

September 8, 2010

WHEREAS, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

WHEREAS, on January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation as its land bank and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, on May 26, 2004, the City Council authorized a contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program previously approved by City Council on January 28, 2004, by Resolution No. 04-1726; and

WHEREAS, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

WHEREAS, on August 10, 2005, the City Council authorized an amendment to the Land Bank Interlocal Contract to allow the City to refer an additional 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by April 30, 2006 and to extend the term to September 30, 2007, by Resolution No. 05-2239; and

WHEREAS, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

WHEREAS, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

WHEREAS, on August 23, 2006, the City Council authorized a second amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007, by Resolution No. 06-2257; and

WHEREAS, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

September 8, 2010

WHEREAS, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

WHEREAS, on October 10, 2007, the City Council authorized a third amendment to the Land Bank Interlocal Contract to allow the City to refer up to an additional 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 and to extend the term to September 30, 2008, by Resolution No. 07-3009; and

WHEREAS, on October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785; and

WHEREAS, on April 8, 2009, the City Council approved an Amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

WHEREAS, on October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557; and

WHEREAS, the City Council desires to authorize the City Manager to execute a sixth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas, 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 (the "Parties") that allows the term of the contract to be extended to September 30, 2011 and the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2011;
NOW, THEREFORE;

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the sixth amendment to the Land Bank Interlocal Cooperation Contract by and among the City of Dallas and the Parties that allows the term of the contract to be extended to September 30, 2011 and the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2011.

September 8, 2010

Section 2. That this Resolution shall take effect immediately from and after its passage in accordance with 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/Community Development, 4FN

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 8, 2010
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 55F

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by East Dallas Community Organization for the construction of affordable houses, (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to East Dallas Community Organization; and, (3) execution of a release of non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008 and August 3, 2009, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program. The areas targeted for acquisition to achieve the desired goals under the program were identified.

East Dallas Community Organization (EDCO) has a right of first refusal in the area and submitted a proposal and development plan to Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by EDCO to the City's Land Bank, the sale of those lots from DHADC to EDCO and the release of non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to EDCO will contain a reverter that returns the property to DHADC if a construction permit is not applied for by EDCO and construction financing is not closed within three years of conveyance. EDCO will build affordable houses on the lots.

BACKGROUND (continued)

The approximate square footage and sales prices of the houses will be from 1,000 to 1,500 square feet and from \$110,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30% of the homes are sold to buyers at 81 percent to 115 per cent of the AMFI, the remaining homes will be sold to buyers below 81 per cent of the AMFI and in compliance with the minimum 25 per cent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$8,658.00 for the sales price, as calculated from the 09-10 Land Bank Plan approved by City Council.

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On May 26, 2004, the City Council authorized a contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-1726.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930.

On August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program by Resolution No. 05-2501.

On January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162.

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403.

On August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

On August 27, 2008, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2009 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2009 by Resolution No. 08-2257.

On October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

On September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2010 by Resolution No. 09-2313.

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

FISCAL INFORMATION

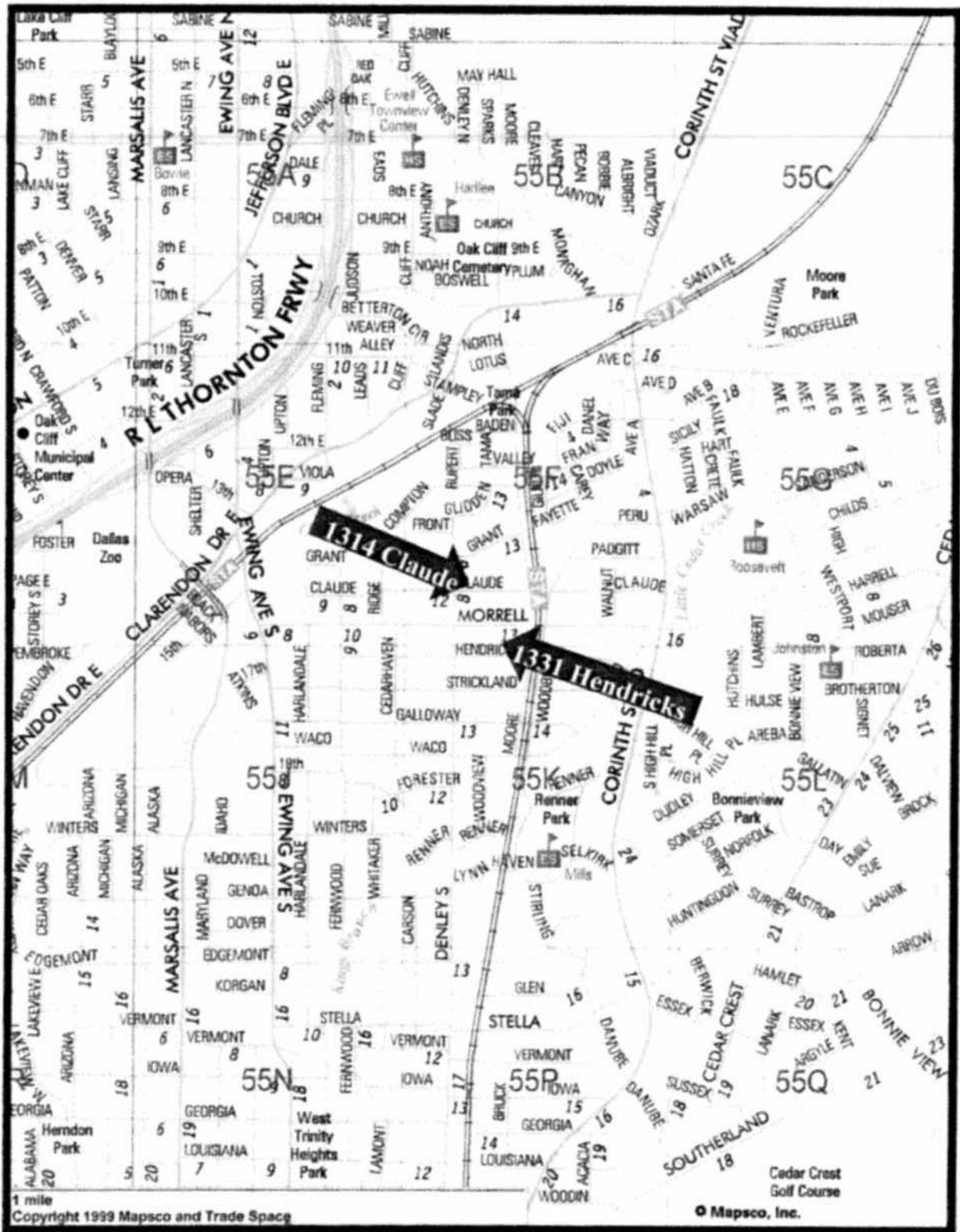
No cost consideration to the City.

MAP

Attached

**LAND BANK (DHADC) SALE OF 2 LOTS
TO EAST DALLAS COMMUNITY ORGANIZATION**

<u>Property Address</u>	<u>MAPSCO</u>	<u>Council District</u>
1. 1314 Claude	55F	4
2. 1331 Hendricks	55F	4



MAPSCO 55F

September 8, 2010

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C and: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726; and

WHEREAS, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

WHEREAS, on August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474; and

WHEREAS, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

WHEREAS, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

WHEREAS, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

WHEREAS, on December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403; and

September 8, 2010

WHEREAS, on August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385; and

WHEREAS, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

WHEREAS, on August 27, 2008, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2009 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2009 by Resolution No. 08-2257; and

WHEREAS, on October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785; and

WHEREAS, on April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

WHEREAS, on September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2010 by Resolution No. 09-2313; and

WHEREAS, on October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557; and

WHEREAS, East Dallas Community Organization (EDCO) submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by EDCO and authorize the sale of the said 2 lots from DHADC to EDCO to build affordable houses; **NOW, THEREFORE;**

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

September 8, 2010

Section 1. That the development plan shown on Exhibit "B" submitted by EDCO and the sale of 2 lots shown on "Exhibit A" from DHADC to EDCO is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on "Exhibit A".

Section 3. 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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1314 Claude Lot 4, Edgemont No. 4 Addition Block 28/3589	East Dallas Community Organization	1	\$4,329.00
2	1331 Hendricks Lot 24, Edgemont Addition Block 3576-16	East Dallas Community Organization	1	\$4,329.00
TOTAL				\$8,658.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 2
- (2) Land Bank name for this parcel of lots. CENSUS TRACTS # 49.00
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

1314 Claude St. - Edgemont Addition No 4 Block 28/3589 LT 4
1331 Hendricks - Edgemont 2ND INST Block16/3576 LT 24

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots: 2
Square Footage of each home: 1200 approx.
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Hardiplank / Brick Which sides All sides typical
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90-110K

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots
Square Footage of each home
Number of Bedrooms/Baths in each home
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Which sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 500 days

Completion of Construction 725 days

Sale of first affordable housing unit to low income households 500 days

Sale of last affordable unit to low income households 900 days