



## **AGENDA**

**CITY COUNCIL WORK SESSION  
City of Garland  
Work Session Room, City Hall  
200 North Fifth Street  
Garland, Texas  
April 1, 2014  
6:00 p.m.**

### **DEFINITIONS:**

**Written Briefing:** Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

**Verbal Briefing:** These items do not require written background information or are an update on items previously discussed by the Council.

**Regular Item:** These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

**[Public comment will not be accepted during Work Session  
unless Council determines otherwise.]**

**NOTICE:** The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, TEX. GOV'T CODE.

(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. Sec. 551.072, TEX. GOV'T CODE.

(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. Sec. 551.073, TEX. GOV'T CODE.

(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. Sec. 551.074, TEX. GOV'T CODE.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, TEX. GOV'T CODE.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or

to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, TEX. GOV'T CODE.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; TEX. GOV'T CODE; Sec. 552.133, TEX. GOV'T CODE]

**1. Written Briefings:**

**a. 2014-15 Budget Allocation for CDBG, HOME, and ESG Budgets**

*Information regarding applications, funding history, and available funds for the CDBG, HOME, and ESG Budgets are provided for Council's information and review. This item is scheduled for public hearing at the April 1, 2014 Regular Meeting.*

**b. Sale of Property at 102 and 104 McKinley Drive**

*Council is requested to consider authorizing the sale of vacant lots located at 102 and 104 McKinley Drive to Green Extreme Homes Community Development Corporation for the construction of two new houses that will be sold to families with low-to-moderate incomes as defined by the U. S. Department of Housing and Urban Development. The development will occur under the GREAT Homes program managed by the City of Garland's Housing and Community Services Department. If Council concurs, this item will be scheduled for formal consideration at the April 15, 2014 Regular Meeting.*

**c. Sale of Property at 3021 Rilla Drive**

*Council is requested to consider authorizing the sale of property located at 3021 Rilla Drive to Green Extreme Homes Community Development Corporation. Upon completion of renovations, the property will be sold to a family with a low-to-moderate income as defined by the U. S. Department of Housing and Urban Development. The development will occur under the GREAT Homes program managed by the City of Garland's Housing and Community Services Department. If Council concurs, this item will be scheduled for formal consideration at the April 15, 2014 Regular Meeting.*

**d. Notice of Intent to Issue Certificates of Obligation**

*On February 4, 2014, Council approved the 2014 Capital Improvement Plan (CIP) which contemplates a Certificate of Obligation bond sale in the amount of approximately \$14.2 million to fund a portion of the CIP. If Council concurs, a notice of intent resolution will be scheduled for formal consideration at the April 15, 2014 Regular Meeting. Approval of the notice of intent resolution will not obligate the City to issue debt.*

**e. Fair Housing Services and Summer Nutrition Program**

*The Garland Fair Housing Services Department oversees two major City programs – the Fair Housing Assistance Program and the Summer Nutrition Program. A brief overview of the status of both programs is provided for Council’s information and review.*

**f. Eleventh Street Parking Restrictions**

*The residents of Eleventh Street between Avenues B and D have requested that the parking restrictions be changed from the current two-hour designated time limit parking to no stopping, standing, or parking. The proposed restriction will be from 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. on school days only. If Council concurs, this item will be scheduled for formal consideration at the April 15, 2014 Regular Meeting.*

Item	Key Person
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**2. Verbal Briefing:**

**a. Open-Carry Laws for Long-guns in Texas** **Stanley/Willis**

*At the request of Council Members Stephen Stanley and John Willis, Council will be briefed on open-carry laws for long-guns in Texas.*

**b. Transportation Committee Report** **Willis**

*Council Member John Willis, chair of the Transportation Committee, will provide a committee report on the following items:*

- *Briefing with Commissioner Victor Vandergriff.*
- *Updates from Dean International, Inc. on IH-30, IH-635 East, and SH-78 developments, DART, THSRTC, and TEX-21.*
- *Update and overview of strategic meetings during NLC in Washington, DC.*
- *Update and briefing on discussions of the City of Garland Thoroughfare Plan.*
- *Overview and update on discussion of DART Focus, Industrial Focus, Advocacy Group, and Congressional and Legislative days.*



**c. Audit Committee Report**

**Cahill**

*Council Member Jim Cahill, chair of the Audit Committee, will provide a committee report on the following items:*

- *Deloitte Presentation*
  - *Governance Letter – Draft*
  - *Report to Management – Draft*
  - *Single Audit Report – Draft*
  - *Comprehensive Annual Financial Report – Draft*
- *Recyclables Processing and Marketing Agreement Audit*
- *Building Inspection – Management Controls Over Collection of Fees Audit*
- *GP&L T & D Capital Reimbursement Audit*
- *Accounts Receivable Cash Handling Audit Follow-up*

**3. Consider the Consent Agenda**

**Council**

*A member of the City Council may ask that an item on the consent agenda for the next regular meeting be pulled from the consent agenda and considered separate from the other consent agenda items. No substantive discussion of that item will take place at this time.*

**4. Announce Future Agenda Items**

**Council**

*A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.*

**5. Adjourn**

**Council**



# **Policy Report**

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## **2014/15 CDBG, HOME, AND ESG BUDGETS**

### **ISSUE**

Information regarding applications, funding history, and available funds for the CDBG, HOME, and ESG Budgets are provided for Council's information and review.

### **RECOMMENDATION**

A public hearing is scheduled at the April 1, 2014 Regular Meeting. This item will be brought back to Council at the April 14, 2014 Work Session to discuss proposals; as in past years, unless otherwise directed, staff will present recommendations regarding the CDBG project and administration, HOME and ESG budgets and Council will discuss CDBG Public Services. Budget adoption is scheduled for May 5, 2014.

### **BACKGROUND**

The City expects to receive following funding for 2014/2015:

CDBG: \$2,091,627

HOME: \$ 501,392

ESG: \$ 147,494

The proposed budget for Fiscal Year 2014/2015 must be submitted to the Department of Housing and Urban Development (HUD) by August 15, 2014 for CDBG, HOME and ESG. To this point, there have been three neighborhood meetings to receive input on the proposed use funds.

### **CONSIDERATION**

1. Staff received CDBG applications requesting a total of \$571,896 for public service, \$1,451,829 for projects, and \$365,599 for administrative use for the next fiscal year. There is a total of \$2,091,627 available through a combination of \$1,827,995 in 2014/2015 entitlement funds and \$263,632 in reprogrammed funds. Attached is a detail of the estimated available funds.
2. HUD regulations limit CDBG monies used for grant planning and administration to no more than 20% of the entitlement funds available, and public service applications to a maximum of 15% of entitlement funds. Funds available for

public service total \$274,199; grant administration total of \$365,599. Using the above totals, there is \$1,451,829 available for projects.

3. HOME funds available total \$501,392, requests total \$501,392. HUD regulations allow 10% of the grant for administration and require that 15% of the grant be set a side for use by Community Housing Development Organizations. The balance of the funding is available for projects.
4. Total funds available for the 2014 Emergency Solutions Grant are \$147,494. Regulations require consultation with citizens, the Continuum of Care, stakeholders and business groups to recommend distribution of funding within HUD's basic regulatory requirements. The amount allowed for administration is 7.5% of the grant or \$11,062. The required computer data base services as well as a street outreach program provided by Metro Dallas Homeless alliance equals \$28,525. The remaining was divided among the eligible activities as follows: \$49,590 was allocated to the emergency shelter (funding for shelter operations and essential services); \$31,647 for Homelessness Prevention; and \$26,670 for Rapid Re-housing for the literally homeless. Applications for funding equaled the amount of funding for each category.

## **ATTACHMENTS**

History and Recommendation  
Requests for Funding 2014-2015

Submitted By:

Mona L. Woodard  
Manager  
Housing and Community Services

Date: March 25, 2014

Approved By:

William E. Dollar  
City Manager

Date: March 25, 2014

## CDBG PROJECTS

PROJECTS	2010/11	2011/12	2012/13	2013/14	2014/15 Requested	Recommended
<i>Code Enforcement</i>	\$182,000	\$172,248	\$182,000	\$182,000	\$182,000	
<i>Infrastructure Improvements</i>	\$1,100,000	\$821,000	\$612,000	\$542,000	\$1,922,000	
<i>Minor Home Repair</i>	\$50,000	145,925*	\$175,000	\$150,000	\$150,000	
<i>Neighborhood Enhancement</i>	\$50,000	\$45,925	\$50,000			
<i>Great Homes Project</i>				\$560,700	\$265,789	
<i>Single Family Housing Rehabilitation</i>	\$234,934	\$163,632	\$153,615	\$256,094	\$200,040	
<b>Total</b>	\$1,716,934	\$1,348,730	\$1,172,615	<b>\$1,690,794</b>	<b>\$2,719,829</b>	
<b>Available Funds</b>	\$1,716,934	\$1,348,730	\$1,172,615	<b>\$1,690,794</b>	<b>\$1,451,829</b>	

\*Includes reprogrammed  
funds

INFRASTRUCTURE PROJECTS - REQUESTED			
Chandler	Cedar	Ewing	219,000
Alamo	Sylvan	Northwood	185,000
Edgefield	First	Third	250,000
Rolando	Miller	Delano	111,000
Shady	Tanglewood	Resistol	240,000
Tennyson Circle	Miller	End	118,000
Arrowhead	Broadmoor	Northwest	280,000
Dent	N. Garland	Garwood	266,000
Nash	Brookside	Garwood	253,000
<b>Total</b>			1,922,000

CDBG ADMINISTRATION	2010/11	2011/12	2012/13	2013/14	2014/15 Requested	Recommended
<i>Grant Administration</i>	\$322,978	\$288,705	\$359,368	\$344,811	\$345,599	
<i>Fair Housing</i>	\$20,000	\$18,300		\$18,300	\$20,000	
<i>Neighborhood Planners</i>	\$117,000	\$54,341		\$0	\$0	
<i>Indirect Costs</i>		\$25,194		\$0	\$0	
<b>Total</b>				\$363,111	\$365,599	
<b>Available Funds</b>	\$459,978	\$386,540	<b>\$359,368</b>	\$363,111	\$365,599	

# 2014—2015

## Requests for Funding



**GARLAND**

TEXAS MADE HERE

City of Garland  
Housing and Community Services  
800 Main St  
Garland, TX 75040

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## **Anticipated Funding FY 2014 - 2015**

### **Community Development Block Grant**

Entitlement	1,827,995
Re-Programmed	263,632
Total	2,091,627

Administration	365,599
Public Services	274,199
Projects	1,451,829

Total	2,091,627
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### **HOME Investment Partnership Program**

Entitlement	501,392
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Administration	50,139
CHDO Set a Side	75,209
CHDO Operating	
Projects	376,044

Total	501,392
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### **Emergency Solutions Grant**

Entitlement	147,494
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Administration	11,062
Shelter Operations & Related Essential Services	49,590
Homelessness Prevention	31,647
Rapid Re-Housing	26,670
HMIS Data Base	8,525
Street Outreach	20,000

Total	147,494
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# **FUNDING History**

## **Section 2**



# CDBG Public Services

<b>PUBLIC SERVICES</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15 Requested</b>
Achievement Center of Texas	\$45,000	\$50,000	\$39,600	\$39,425	\$41,932	\$50,000
Axe Memorial United Methodist Church			\$1,700	\$1,600	\$1,702	\$8,000
Counseling Institute of Texas	\$13,500	\$13,500	\$9,600	\$9,125	\$9,705	\$25,000
Dental Health Program	\$45,000	\$47,500	\$38,400	\$37,375	\$38,688	\$80,000
Hope Clinic	\$18,000	\$29,000	\$24,700	\$24,250	\$25,792	\$40,000
Galaxy Counseling Center	\$19,800	\$19,800	\$14,600	\$14,438	\$15,356	\$21,000
Garland Family YMCA	\$12,600	\$12,600	\$8,200	\$7,475	\$7,950	\$8,500
Garland Police - Youth Boxing Program	\$25,740	\$32,000	\$25,200	\$23,613	\$22,641	\$26,000
Girl's Escape Club	\$4,500	\$4,500	\$3,400	\$2,750	\$1,064	\$0
Mount Hebron Literacy Enhancement	\$7,650	\$7,650	\$5,500	\$5,000	\$7,711	\$10,000
Mount Hebron Summer Arts Program				\$2,250	\$0	\$20,000
Lawn Care Program (Code Compliance)	\$27,000	\$27,000	\$22,505	\$20,500	\$21,804	\$22,264
New Beginning Center	\$27,000	\$28,134	\$24,700	\$24,600	\$26,165	\$73,132
Parks S.T.A.R.S. Summer Program	\$31,500	\$31,500	\$26,500	\$25,750	\$27,388	\$80,000
Reinventing Human Capital	\$4,915	\$4,000		\$2,750	\$2,925	\$30,000
Salvation Army - After School Program	\$9,000	\$9,000	\$6,900	\$5,950	\$6,328	\$20,000
Salvation Army - Rent\ Mortgage Asst			\$6,900	\$5,950	\$6,328	\$50,000
Senior Citizens (Garland Ombudsman)	\$9,000	\$9,000	\$7,400	\$7,325	\$7,790	\$8,000
Urban League -Homeless Prevention			\$13,800		\$1,065	\$0
<b>Total</b>	<b>\$320,005</b>	<b>\$344,984</b>	<b>\$289,905</b>	<b>\$269,526</b>	<b>\$272,334</b>	<b>\$571,896</b>
<b>Available Funds</b>	<b>\$320,005</b>	<b>\$344,984</b>	<b>\$289,905</b>	<b>\$269,526</b>	<b>\$272,334</b>	<b>\$274,199</b>
<b>Difference to be reconciled</b>						<b>-\$299,562</b>

## CDBG Projects

### CDBG PROJECTS

<b>PROJECTS</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15 Requested</b>
<i>Code Enforcement</i>	\$182,000	\$172,248	\$182,000	\$182,000	\$182,000
<i>Infrastructure Improvements</i>	\$1,100,000	\$821,000	\$612,000	\$542,000	\$1,922,000
<i>Minor Home Repair</i>	\$50,000	145,925*	\$175,000	\$150,000	\$150,000
<i>Neighborhood Enhancement</i>	\$50,000	\$45,925	\$50,000		
<i>People Helping People</i>					
<i>Great Homes Project</i>				\$560,700	\$265,789
<i>Single Family Housing Rehabilitation</i>	\$234,934	\$163,632	\$153,615	\$256,094	\$200,040
<b>Total</b>	\$1,716,934	\$1,348,730	\$1,172,615	<b>\$1,690,794</b>	<b>\$1,451,829</b>
<b>Available Funds</b>	\$1,716,934	\$1,348,730	\$1,172,615	<b>\$1,690,794</b>	<b>\$1,451,829</b>

<b>INFRASTRUCTURE PROJECTS - REQUESTED</b>			
Chandler	Cedar	Ewing	\$219,000
Alamo	Sylvan	Northwood	\$185,000
Edgefield	First	Third	\$250,000
Rolando	Miller	Delano	\$111,000
Shady	Tanglewood	Resistol	\$240,000
Tennyson Circle	Miller	End	\$118,000
Arrowhead	Broadmoor	Northwest	\$280,000
Dent	N. Garland	Garwood	\$266,000
Nash	Brookside	Garwood	\$253,000
<b>Total</b>			\$1,922,000

<b>CDBG ADMINISTRATION</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15 Requested</b>
<i>Grant Administration</i>	\$322,978	\$288,705	\$359,368	\$344,811	\$345,599
<i>Fair Housing</i>	\$20,000	\$18,300		\$18,300	\$20,000
<i>Neighborhood Planners</i>	\$117,000	\$54,341		\$0	\$0
<i>Indirect Costs</i>		\$25,194		\$0	\$0
<b>Total</b>				\$363,111	\$365,599
<b>Available Funds</b>	\$459,978	\$386,540	<b>\$359,368</b>	\$363,111	\$365,599

## HOME Projects

### HOME FUNDING

<b>Administration</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15 Request</b>
<i>Administration</i>	\$81,771	\$51,385	\$46,127	\$46,111	\$50,139
<b>Total Funding Requested</b>					
<b>Total Funding Available</b>	<b>\$81,771</b>	<b>\$72</b>	<b>\$46,127</b>	<b>\$46,111</b>	<b>\$50,139</b>
<b>CHDO</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15 Request</b>
<i>CHDO Operating</i>					
<i>Habitat for Humanity--CHDO Infill Housing</i>	\$122,657	\$108,533	\$69,190	\$69,167	\$75,209
<b>Total Funding Requested</b>			<b>\$69,190</b>	<b>\$69,167</b>	<b>\$75,209</b>
<b>Total Funding Available</b>	<b>\$122,657</b>	<b>\$108,533</b>	<b>\$69,190</b>	<b>\$69,167</b>	<b>\$75,209</b>

<b>HOME "Projects"</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2013/14 Request</b>
<i>GHFC - Infill Housing</i>					
<i>New Begining Ctr-TBRA</i>	\$25,000			\$0	\$0
<i>Housing &amp; Community Services - Infill Housing</i>	\$398,283	\$342,665	\$145,949	\$265,833	\$336,044
<i>Housing and Community Servicse - Downpayment Assistance</i>	\$190,000	\$200,000	\$200,000	\$80,000	\$40,000
<b>Total Funding Requested</b>				<b>\$345,833</b>	<b>\$376,044</b>
<b>Total Funding Available</b>	<b>\$613,283</b>	<b>\$542,655</b>	<b>\$345,949</b>	<b>\$345,833</b>	<b>\$376,044</b>

**TOTAL**

**\$501,392**

## ESG Funding

### EMERGENCY SOLUTIONS GRANT

Administration	2012/13	2013/14	2014/15 Requested
Housing & Comm. Serv	\$12,253	\$9,620	\$11,062
<b>Total Funding Requested</b>			
<b>Total Funding Available</b>	<b>\$12,253</b>	<b>\$9,620</b>	<b>\$11,062</b>

Shelter Operations & Essential Services	2012/13	2013/14	2014/15 Requested
<i>New Beginning Center</i>	\$60,000	\$49,590	\$75,000
<b>Total Funding Requested</b>			<b>\$75,000</b>
<b>Total Funding Available</b>	<b>\$60,000</b>	<b>\$49,590</b>	<b>\$49,590</b>

Prevention	2012/13	2013/14	2014/15 Requested
<i>Mount Hebron Urban Community Housing</i>	\$24,502	\$16,859	\$30,000
<b>Total Funding Requested</b>		<b>\$16,859</b>	<b>\$30,000</b>
<b>Total Funding Available</b>	<b>\$24,502</b>	<b>\$16,859</b>	<b>\$31,647</b>

Rapid Re-Housing	2012/13	2013/14	2014/15 Requested
<i>New Beginning Center</i>		22,394	78,000
Urban League of Greater Dallas and NC Tx	\$57,170		
Mount Hebron Urban Community Housing		22,394	15,000
<b>Total Funding Requested</b>		<b>44,788</b>	<b>93,000</b>
<b>Total Funding Available</b>	<b>\$57,170</b>	<b>44,788</b>	<b>26,670</b>

Street Outreach/HMIS	2012/13	2013/14	2014/15 Requested
<i>Metro Dallas Homeless Alliance</i>			28,525
<b>Total Funding Available</b>			<b>28,525</b>
<b>Total Funding Requested</b>			
<b>Total Funding Available</b>	<b>\$2,973</b>	<b>\$9,443</b>	<b>\$147,494</b>

# **Listing of New Applicants**

## **Section 3**

## Listing of New Applicants

2014 - 2015

Applicant	Program Name	Grant	Category	Requested Funding
None				

**CDBG Public Services  
Summary Sheets  
Section 4**

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Achievement Center of Texas  
2950 North Shiloh Road  
Garland, TX 75044

**Project Title:** Daycare and Training for Children and Adults with Special Needs

**Contact Person/Phone:** Marilynne Serie, Executive Director  
(972) 414-7700

**Project Description:** ACT is a licensed non-profit day care and day habilitation center for people with special needs. The purpose of this program is to provide day care, day habilitation (life skills training), arts exploration, educational assistance and community inclusion for children and adults with disabilities and to provide a means for parents to work and keep their disabled family member in the home and their own communities. During the school year care is generally before and after school. During the summer months the care is all day. Center hours are 7 a.m. to 6 p.m. Monday through Friday, 12 months per year. The Executive Director and staff develop individualized education plans to define students' goals. CDBG funding is used to compliment other assistance, making care affordable for low/moderate income families.

**Amount Requested:** \$50,000

**Expected number to benefit from the program:** 20 students either full or part time

**Units of Service:** 1 person receiving day care/day habilitation services

**Is this a new program?** No

**Is this program eligible for CDBG funding?** Yes. Daycare is an eligible Public Service

**Does this program duplicate any existing program?** No

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2014-2015	\$39,425	\$39,425
2011-2012	\$39,600	\$16,784
2010-2011	\$50,000	\$50,000
2009-2010	\$45,000	\$45,000
2008-2009	\$40,500	\$40,500



**Community Development Block Grant  
Fiscal Year 2014–2015  
Funding Request**

**Applicant:** Axe Memorial United Methodist Church  
1700 W. Kingsley  
Garland, TX 75041

**Project Title:** Axe Memorial Church Food Pantry

**Contact Person:** Celeta Edwards, Food Pantry Director, (972) 278-0303

**Project Description:** Axe Memorial United Methodist Church is requesting funding to purchase food for its food bank that will serve low to moderate income families in the 75041 zip code. It is estimated that CDBG funding will provide 213 people with \$37.50 worth of food. The total food bank is projected to be funded at \$22,338 and provide services to 600 people, 213 of whom will be CDBG eligible.

**Amount Requested:** \$8,000

**Expected Number to Benefit from this Project:** 185 people

**Unit of Service:** 1 person receiving food assistance

**Is this a new project?** No

**Is this Project Eligible?** Yes.

**Does this project duplicate any existing project?** Yes. Salvation Army, Good Samaritans of Garland, Friendship House and several other area churches also provide food assistance.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-13	\$1,600	\$1,600
2011-12	\$1,700	\$1,700

**Community Development Block Grant  
Fiscal Year 2014 – 2015  
Funding Request**

**Applicant:** The Counseling Institute of Texas, Inc.  
3200 Southern Drive, Suite 100  
Garland, TX 75043

**Project Title:** Counseling Assistance Fund

**Contact Person/Phone:** Susan Hennum, Director, Admin. Services, (972)271-4300

**Project Description:** The Counseling Assistance Fund is a program designed to assist at-risk families who do not have Medicaid/Value Options and are unable to pay for services. The project will provide individual, family and marital counseling along with play therapy. Specialty programs target juvenile fire-setters, juveniles and adults with trauma issues and anger management for both juveniles and adult. All programs are in English and Spanish.

**Amount Requested:** \$25,000

**Expected number to benefit from the program:** 70 individuals

**Unit of Service:** 1 person receiving counseling services

**Is this a new program or project?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** Galaxy Counseling Center provides a variety of counseling services. Dallas Challenge and Re-inventing Human Capital, Inc. also provide services to troubled teens and their families.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$ 9,125	\$ 9,125
2011-2012	\$ 9,600	\$ 9,600
2010-2011	\$13,500	\$13,500
2009-2010	\$13,500	\$13,500
2008-2009	\$15,000	\$15,000

**Community Development Block Grant  
Fiscal Year 2014- 2015  
Funding Request**

**Applicant** Dental Health Programs, Inc. (dba Community Dental Care)  
802 Hopkins  
Garland, TX 75040

**Project Title:** Garland Dental Program

**Contact/phone:** Sally Henderson, Executive Director, (214) 630-7080 Ext. 112

**Project Description:** The program provides direct dental care services for low-income children, teens and senior citizens who are residents of Garland. Services include provision of dental education, prevention and treatment to meet the dental health needs of the low-income families. Community Dental has proposed in addition to serving 90 individuals with dental visits to initiate a community outreach program that will provide free oral health screenings to 12,000 individuals.

**Amount Requested:** \$80,000

**Expected number to benefit from the project:** 90 individuals with 414 dental visits  
12,000 individuals - free oral screenings through community outreach

**Unit of Service:** 1 person receiving a dental procedure

**Is this a new program or project?** No.

**Is this program eligible CDBG Funding?** Yes

**Does this program duplicate any existing program?** No.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$37,375	\$37,100
2011-2012	\$38,400	\$35,900
2010-2011	\$47,500	\$47,500
2009-2010	\$45,000	\$45,000
2008-2009	\$40,000	\$40,000

**Community Development Block Grant  
Fiscal Year 2014- 2015  
Funding Request**

**Applicant:** Hope Clinic (Friendship House Health Ministries)  
808 W. Avenue A  
Garland, TX 75043

**Project Title:** Medical Clinic for the Uninsured and Underserved of Garland

**Contact Person/phone:** Jenny Williams, RN (972) 485-9292

**Project Description:** Hope Clinic is requesting funding for clinic operating expenses, such as utilities, general office supplies, lab supplies and testing services and maintenance. The clinic provides the low income and uninsured population of Garland with primary healthcare. Services include family medicine, multiple specialty clinics, Rx Assist Plus Prescription Assistance Program, Clinical Pathology laboratory tests, referrals for specialty needs and social services, health education and counseling. Specialty clinics include endocrinology, rheumatology, cardiology, dermatology, surgical evaluation, pediatrics/adolescents, gynecology and eye clinics. Nutrition education is provided by a Registered Dietician and Certified Diabetes Educator. Hope Clinic's partners include Baylor Medical Center at Garland, Project Access Dallas, Parkland Healthcare System and the City of Garland Health Offices.

**Amount Requested** \$40,000

**Expected number to benefit from the program:** 1700 people

**Unit of Service:** 1 person receiving medical attention, supplies, and/or education

**Is this a new program?** No.

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** No

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$24,250	\$24,250
2011-2012	\$24,700	\$24,700
2010-2011	\$29,634	\$29,634
2009-2010	\$18,000	\$18,000
2008-2009	\$ 7,000	\$ 7,000

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Galaxy Counseling Center  
1025 Jupiter Road  
Garland, TX 75042

**Project Title:** General Counseling Program

**Contact Person/phone:** Lynette Payne, Executive Director (972) 272-4429 ext.229

**Project Description:** Galaxy Counseling Center's General Counseling Program provides counseling services to income eligible Garland residents including adults, children, and adolescents. Counseling services are provided for persons suffering from a wide variety of emotional and family problems including: physical, sexual and emotional abuse, depression, anger outbursts, substance abuse, suicidal ideation, behavioral problems in children, hyperactivity, school-related problems, delinquency, teenage pregnancy, divorce, marital and family conflicts and family violence. Galaxy Counseling center will work with the entire family unit and will address the emotional/family problems that interfere with daily living and the ability to function within the family and community.

**Amount Requested:** \$21,000

**Expected number to benefit from this program?** 40 individuals/ 320 counseling sessions

**Units of Service:** 1 person receiving counseling services

**Is this a new program or project?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** Counseling Institute of Texas offers a similar variety of counseling services.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$14,438	\$ 7,750
2011-2012	\$14,600	\$ 6,250
2010-2011	\$19,800	\$18,350
2009-2010	\$19,800	\$19,800
2008-2009	\$21,500	\$21,500

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Garland Family YMCA  
1709 North Garland Avenue  
Garland, TX 75040

**Project Title:** Garland Family YMCA Summer Day Camp

**Contact Person/phone:** Suzana Delgado-Gray, Associate VP of Metropolitan Dallas (214) 561-1506

**Project Description:** The YMCA will provide a Summer Day Camp that will benefit children ages 5 – 12 at Buckingham United Methodist Church in Garland. The program is licensed and will provide scholarships to City of Garland children that meet program requirements. Summer Day Camp programs are provided from 7:30 a.m. to 6:30 p.m. for 11 weeks during the summer months. Field trips are planned weekly and swimming will be available daily. A free nutritious lunch will be provided by the City Square as part of the USDA Summer Food Program.

**Amount Requested:** \$8,500

**Expected number to benefit from the program:** 20 youth

**Unit of Service:** 1 youth attending after school care school year and/or summer camp.

**Is this a new program?** No

**Is this program eligible for CDBG funding?** Yes, summer youth programs are eligible under CDBG.

**Does this program duplicate any existing program?** The Salvation Army Boys and Girls Club, City of Garland Parks S.T.A.R.S program and Mount Hebron also provide summer camp.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$ 7,475	\$ 7,475
2011-2012	\$ 8,200	\$ 8,200
2010-2011	\$12,600	\$10,517
2009-2010	\$12,600	\$11,915
2008-2009	\$10,000	\$10,000

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Garland Police Department  
101 S. Ninth Street  
Garland, TX 75040

**Project Title:** Garland Police Youth Boxing/Karate Program

**Contact Person/phone:** Lt. David Swavey (972) 205-2039

**Project Description:** The Youth Boxing Club targets at risk youth and provides a positive after school activity. The program meets two hours five days per week. The karate program meets two times per week in two hour blocks. The minimum age for boxing is 8 and for karate, the minimum age is 6. The program is affiliated with the Golden Gloves. A tutor is available for homework assistance. Funding will be used for salaries of 1 head coach and 3 assistant coaches.

**Amount Requested:** \$26,000

**Expected number to benefit from the program:** 120 youth

**Unit of Service:** 1 youth receiving boxing or karate instruction and homework assistance

**Is this a new program?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** No

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$23,613	\$23,613
2011-2012	\$25,200	\$25,200
2010-2011	\$32,000	\$32,000
2009-2010	\$25,740	\$25,740
2008-2009	\$25,000	\$24,945

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Mount Hebron Christian Academy  
901 Dairy Road  
Garland, TX 75040

**Project Title:** Mount Hebron Before/After School Literacy Program

**Contact Person/phone:** Carolyn Primm, Director, (972) 272-8095

**Project Description:** Mount Hebron Community Development Coalition will provide scholarships to attend before and/or after school, quality child care activities. The targeted population is the at-risk youth living in the 75040 and 75042 zip codes. As funding allows scholarships will also be provided for the summer day care program. The goal of the program is to provide quality education and affordable day care designed to maximize student potential and achievement.

**Amount Requested:** \$10,000

**Expected number to benefit from the program:** 4 students before and/or after school

**Unit of Service:** 1 child attending 1 program either before school, after school or both before and after school.

**Is this a new program?** No.

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** The YMCA and Salvation Army Boys and Girls Club provide after school care.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$5,000	\$4,091
2011-2012	\$5,500	\$2,190
2010-2011	\$7,650	\$6,946
2009-2010	\$7,650	\$7,650
2008-2009	\$8,500	\$8,500



**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Mount Hebron Urban Community Housing  
1233 Highway 66  
Garland, TX 75040

**Project Title:** MUCH – Summer Arts and Athletic Camp

**Contact Person/phone:** Rev Aaron H. Gaddis, ThM–Exc, Director, (972) 276-7283  
ext. 123

**Project Description:** MUCH will provide scholarships for “tweens”, youth between the ages of 11 and 16, to attend a day camp providing arts and athletic instructions and weekly outings. The camp is intended to be a safe haven for those too old to be comfortable in a traditional day care, yet still requiring planned activities to avoid “at risk” behaviors.

**Amount Requested:** \$20,000

**Expected number to benefit from the program:** 10 people

**Unit of Service:** 1 family receiving assistance

**Is this a new program?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** Yes, Parks and Recreation offers the S.T.A.R.S. summer program and Salvation Army’s Boys and Girls Club Program

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$2,250	\$2,250

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Code Compliance

**Project Title:** Lawn Care Assistance Program (Formerly Elderly Lawn Care)

**Contact Person:** Rio Orticio, Housing Standards Manager, (972) 485-6424

**Project Description:** This seasonal program seeks to provide service to seniors who own their home and are physically and/or financially unable to keep their yards in compliance with City code. A yard maintenance contractor is retained to provide mowing service every other week during the months of mid-April to mid-September. Recipients are required to meet age, home ownership and income criteria.

**Amount Requested:** \$22,264

**Expected number to benefit from the program:** 80 people

**Unit of Service:** 1 household receiving lawn care service and/or code abatement

**Is this a new program?** No.

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** No

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2011-2012	\$20,500	\$19,093
2010-2011	\$27,000	\$26,500
2009-2010	\$27,000	\$26,980
2008-2009	\$27,000	\$25,589

**Community Development Block Grant  
Fiscal Year 2014 – 2015  
Funding Request**

**Applicant:** New Beginning Center  
218 North Tenth Street  
Garland, TX 75040

**Project Title:** Family Violence Treatment and Prevention

**Contact person/phone:** Lisa Rand, Director of Operations  
(972) 276-0423

**Project Description:** New Beginning Center offers evaluation and assessment during the intake process and individual or group counseling by appointment, during office hours or scheduled evening hours at the outreach office. These same services are provided to clients that reside in the emergency shelter as well as clients that receive services in the victim outreach program. Funding will be used to fund 2 Victim Outreach Advocates.

**Amount Requested:** \$73,132

**Expected number to benefit from the program:** 156 individuals

**Units of Service:** 1 person receiving any one or more of the following services: intake assessment/individual counseling/group counseling

**Is this a new program?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** Galaxy Counseling Center also works with victims of domestic violence

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$24,600	\$24,600
2011-2012	\$27,700	\$27,700
2010-2011	\$28,134	\$28,134
2009-2010	\$26,981	\$26,981
2008-2009	\$30,000	\$30,000

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Parks and Recreation Department  
Gale Fields Recreation Center  
1701 Dairy Road  
Garland, TX 75040

**Project Title:** S.T.A.R.S. Summer Camp Program

**Contact/Phone:** Brian Gaddis, Recreation Services Specialist, (972) 205-3090

**Project Description:** Parks and Recreation Department will sponsor and implement the Standing Tall and Reaching Success (S.T.A.R.S.) program for CDBG qualified participants ages 6-12 who would otherwise not have an opportunity to participate in the summer recreation program. The program is a full-day (8 am to 5 pm) day camp at Harris Hollabaugh and Bradfield Recreation Centers. The Summer Nutrition Program provides lunch. Activities include athletics, art, recreation and self-improvement activities.

**Amount Requested:** \$80,000

**Expected number to benefit from the program:** 571 youth

**Unit of Service:** 1 youth attending a summer camp session

**Is this a new program?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** Yes. The Salvation Army Boys and Girls Club and the YMCA provide child summer recreation activities.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$25,750	\$25,750
2011-2012	\$26,500	\$26,500
2010-2011	\$31,500	\$31,500
2009-2010	\$31,500	\$31,500
2008-2009	\$30,000	\$30,000

**Community Development Block Grant  
Fiscal Year 2014 – 2015  
Funding Request**

**Applicant:** Reinventing Human Capital, Inc.

**Project Title:** Family Crisis Intervention

**Contact Person/Phone:** Karen Singleton, Outreach Coordinator (214) 906-7424

**Project Description:** Funding is requested to provide scholarships to services including assessment, counseling and training for 6 weeks. Clients are youth 10 to 18 referred by the Garland Courts due to offenses such as truancy. Raining includes: Anger Management, Conflict Resolution, Self-Talk Respect, Interpersonal Behaviors, Effective Communication, Cultural Sensitivity and Competence/Truancy Laws, Stress Management, Alcohol, Tobacco & Other Drugs, Time Management and Goal Setting Skills. Family members are required to participate in counseling sessions.

**Amount Requested:** \$30,000

**Expected number to benefit from the program:** 200 individuals

**Unit of Service:** 1 person receiving assistance

**Is this a new program or project?** No.

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** No

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$2,700	\$2,700
2011-2012	\$0	\$0
2010-2011	\$9,000	\$9,000**
2009-2010	\$9,000	\$9,000
2008-2009	\$5,955	\$5,955

\*\*RHC was funded, but the project was "Employment Skills Training" not Family Crisis Intervention

**Community Development Block Grant  
Fiscal Year 2014 – 2015  
Funding Request**

**Applicant:** The Salvation Army Boys and Girls Club  
451 West Ave D  
Garland, TX 75040

**Project Title:** After School Program (Power Hour)

**Contact Person:** Michael Pendleton, Executive Director, (972) 272-2678

**Project Description:** The Salvation Army Boys and Girls Club Program is a comprehensive educational enhancement initiative using effective techniques and strategies that direct young people at risk to a safe haven with positive alternatives and high-yield, constructive learning opportunities. The core program focuses on education and career development, character and leadership development health and life skills, the arts and sports, fitness and recreation. Assistance will allow the Salvation Army to provide scholarships to 6-12 year old youth for after school activities (36 weeks) and for summer day camp (10 weeks).

**Amount Requested:** \$20,000

**Expected Number to Benefit from this Project:** 40 youth

**Unit of Service:** 1 youth attending an after school and/or summer camp session

**Is this a new project?** No.

**Is this Project Eligible?** Yes.

**Does this project duplicate any existing project?** The YMCA, City of Garland Parks S.T.A.R.S. Program and Mount Hebron also offer a summer day camp and after school program.

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$ 5,950	\$ 700
2011-2012	\$ 6,900	\$ 6,900
2010-2011	\$ 9,000	\$ 9,000
2009-2010	\$ 9,000	\$ 9,000
2008-2009	\$10,000	\$ 9,900

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** The Salvation Army, A Georgia Corporation  
451 West Ave D  
Garland, TX 75040

**Project Title:** Rental and Mortgage Assistance

**Contact Person/phone:** Captain Lars Ljungholm, Corps Officer, (972) 272-4531

**Project Description:** The Salvation Army proposes to assist 100 people experiencing financial hardship with up to \$500 for a one time emergency rental or mortgage assistance payment on their homes or apartments. Priority is given to low to moderate income persons at risk of becoming homeless due to a pending eviction.

**Amount Requested:** \$50,000

**Expected number to benefit from the program:** 100 people

**Unit of Service:** 1 person

**Is this a new program?** No, but it was not funded in 2009/10 or 2010/11 because the City received HPRP funding that provided similar services.

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** Good Samaritans of Garland, Mount Hebron Urban Community Housing, and the Urban League provide rent assistance also.

**Consolidated Plan Objective:** Provide Homelessness assistance to 450 people

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$5,950	\$5,950
2011-2012	\$6,900	\$1,100
2010-2011	\$	\$
2009-2010	\$	\$
2008-2009	\$8,000	\$ 8,000

**Community Development Block Grant  
Fiscal Year 2014 – 2015  
Funding Request**

**Applicant:** Senior Citizens of Greater Dallas  
3910 Harry Hines Blvd  
Dallas, TX 75219

**Project Title:** Garland Ombudsman Program

**Contact Person/Phone:** Suzana Sufstede, LMSW, Program Director (214) 823-5700

**Project Description:** Funding is requested for a part-time staff Ombudsman that will serve all Medicaid residents of all nursing facilities in Garland. Activities will include direct advocacy and visitation to all residents in those facilities. The ombudsman will monitor care, investigate and work to resolve complaints. Additionally, he/she will provide training to facility staff and resident and family councils on residents' rights, abuse and neglect and reduction of the use of restraints. Finally, the ombudsman will encourage community involvement in the facilities by recruiting, placing and supporting volunteers and certified volunteer ombudsmen.

**Amount Requested:** \$8,000

**Expected number to benefit from the program:** 350 individuals

**Unit of Service:** 1 person receiving assistance

**Is this a new program or project?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program duplicate any existing program?** No

**Consolidated Plan Objective:** Assist neighborhood residents with a broad spectrum of public service activities

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$7,325	\$7,303
2011-2012	\$7,400	\$3,084
2010-2011	\$9,000	\$9,000
2009-2010	\$9,000	\$9,000



**CDBG Projects  
Summary Sheets  
Section 5**

**Community Development Block Grant  
Fiscal Year 2014 – 2015  
Funding Request**

**Applicant:** City of Garland Code Compliance  
210 Carver Street, Suite 101  
Garland, TX 75040

**Project Title:** Code Inspectors

**Contact Person/Phone:** Steve Killen, Director Code (972) 485-6408

**Project Description:** Funding is requested for salary and fringe benefits for the equivalent of three inspectors who will provide a minimum of 19,000 property inspections and nuisance abatements on a proactive and reactive basis in the CDBG eligible block groups of Garland. The inspectors will identify property conditions that do not comply with the City of Garland Code and follow through with the various tools for obtaining compliance.

**Amount Requested:** \$182,000

**Expected number to benefit from the program or project:** This activity will be conducted on an area basis. All residents of the block groups involved will benefit by having a cleaner, better maintained and safer neighborhood. The number of residents in CDBG eligible neighborhoods total 72,330, the total number of inspections, re-inspections and citations is estimated at 19,000.

**Unit of Service:** 1 inspection, re-inspection or citation.

**Is this a new program or project?** No

**Is this project eligible?** Yes. CDBG funding may be used for Code Enforcement if: there is a definition of “deteriorating/deteriorated”; the project is conducted in a defined area that meets the conditions described in “deteriorating/deteriorated” and the code enforcement is part of a strategy together with other activities to arrest the decline in each area.

**Does this program duplicate any existing program?** No

**Consolidated Plan Objective:** Foster healthy, stable and physically attractive neighborhoods through Code Enforcement – 361,500 people

<b><u>Past Funding</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$182,000	\$181,997
2011-2012	\$172,248	\$172,248
2010-2011	\$182,000	\$181,999
2009-2010	\$182,000	\$178,979
2008-2009	\$182,000	\$182,000

**Community Development Block Grant  
Fiscal Year 2014 – 2015  
Funding Request**

**Applicant:** City of Garland Infrastructure Department  
1775 Gasoline Alley  
Garland, TX 75040

**Project Name:** Infrastructure Candidate CDBG Projects

**Contact Person/Phone:** Steve Oliver, P.E., Director of Street Department,  
(972) 205-3558

**Project Description:** This project enhances neighborhoods by reconstructing or rehabilitating broken pavement sections, providing a smooth driving surface, and improving the appearance of the right-of-way and pavement.

**Amount Requested** \$654,000

**Is this Project Eligible?** Yes

**Expected Number to Benefit from this Project:** The number of beneficiaries is dependent on the number of residents in the block groups where the infrastructure is repaired.

**Unit of Service:** 3 Streets

Street	From	To	Cost
Chandler	Cedar	Ewing	219,000
Alamo	Sylvan	Northwood	185,000
Edgefield	First	Third	250,000

**Is this a new project?** No.

**Does this project duplicate any existing project?** No.

<b><u>Past Funding</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$ 612,000	\$ 573,276
2011-2012	\$ 821,000	\$ 769,455
2010-2011	\$1,100,000	\$1,099,939
2009-2010	\$ 918,000	\$ 836,759
2008-2009	\$1,016,000	\$ 892,941

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Housing and Community Services  
800 Main Street  
Garland, TX 75040

**Project Title:** Minor Home Repair

**Contact Person/Phone:** Mona Woodard, Grants Manager, (972) 205-2141

**Project Description:** Through this program, health and safety hazards are corrected for low to moderate income elderly or disabled homeowners. The grant may involve repair or replacement of such basic equipment as HVAC system, water heaters, entry doors, roofing, and plumbing or gas lines. The grant will not exceed \$5,000 with the average grant equaling \$4,720. The balance of the grant will be used for an intake clerk and 1/2 of the construction inspector.

**Amount Requested:** \$150,000

**Expected number to benefit from the program:** 15 households

**Unit of Service:** 1 Household

**Is this a new program or project?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program or project duplicate any existing program?** No.

**Consolidated Plan Objective:** Assist low to moderate income homeowners to maintain safe and affordable housing by providing 65 minor home repair grants.

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$175,000	\$143,910
2011-2012	\$145,925	\$145,925
2010-2011	\$ 50,000	\$ 48,561
2009-2010	\$ 50,000	\$ 49,456
2008-2009	\$ 50,000	\$ 50,000

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Housing and Community Services  
800 Main Street  
Garland, TX 75040

**Project Title:** Single Family Rehabilitation Program

**Contact Person/Phone:** Mona Woodard, Grants Manager, (972) 205-2141

**Project Description:**

Through the Single Family Rehabilitation Program, qualifying low/moderate income homeowners are provided a loan of up to \$25,000 to bring their substandard dwelling into compliance with Garland Minimum Housing Code and HUD's Housing Quality Standards. The electrical, plumbing, mechanical systems and structural elements are reviewed and needed repairs completed. If the home was built prior to 1978, it is also assessed for lead based paint hazards and appropriate action is taken to abate any hazards encountered.

Energy efficient improvements will be made as funding allows paralleling the "Garland goes Green" concept. Through this project flexible refinancing may be provided on an as needed basis. In addition to rehabilitation costs, this request includes funding for a Loan Officer and other project delivery costs. Revenue from loan repayments is re-invested in the project

**Amount Requested:** \$200,040

**Expected number to benefit from the program:** 6 Households

**Unit of Service:** 1 Housing Unit

**Is this a new program or project?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program or project duplicate any existing program?** No.

**Consolidated Plan Objective:** Assist low and moderate income homeowners to maintain safe and affordable housing through rehabilitation of 60 housing units.

**Past Funding:**

	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$153,615	\$105,258
2011-2012	\$232,882	\$135,608 (reprogrammed)
2010-2011	\$234,934	\$127,843
2009-2010	\$281,706	\$159,316
2008-2009	\$329,510	\$329,510

**Community Development Block Grant  
Fiscal Year 2014 - 2015  
Funding Request**

**Applicant:** Housing and Community Services  
800 Main Street  
Garland, TX 75040

**Project Title:** CDBG Great Homes

**Contact Person/Phone:** Mona Woodard, Grants Manager, (972) 205-2141

**Project Description:** Activities for this project include the acquisition of vacant, deteriorated single family dwellings, rehabilitation to minimum City of Garland Housing Standards and sale to a low to moderate income household. Rehabilitation will include an emphasis on energy efficiency by providing energy-star appliances, adequate insulation and by using energy saving building materials. The project will be set up as a revolving loan fund with proceeds from the sale of properties to be returned to the project for funding additional projects.

**Amount Requested:** \$265,789

**Expected number to benefit from the program:** 2 households

**Unit of Service:** 1 Housing Unit

**Is this a new program or project?** No

**Is this program eligible for CDBG funding?** Yes

**Does this program or project duplicate any existing program?** No.

**Consolidated Plan Objective:** Expand the supply of affordable, owner occupied housing.

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2013-2014	\$560,700	\$3,489.74 (Program just began in Oct 13)

**HOME**

**Summary Sheets**

**Section 6**

**HOME Investment Partnership Program  
Fiscal Year 2014 – 2015  
Funding Request**

**APPLICANT:** Habitat for Humanity of Greater Garland  
1110 Main Street  
Garland, TX 75040

**Project Name:** Habitat Build (CHDO Set-aside)

**Contact Person/Phone:** Beth Leos, Director of Development (214) 200-5952

**Project Description:** CHDO eligible activities include any type of project in which the CHDO acts as the owner, developer or sponsor of the project. CHDOs may do new construction of rental or owner occupied housing, acquisition, or owner occupied or rental housing rehabilitation or down payment assistance. Housing and Community Services has elected to restrict CHDO activities to infill housing development. The minimum square footage of these homes is 1,100 square feet. The homes will have 3 bedrooms and 2 bathrooms. All appliances will be provided and will have the energy star rating. HOME regulations require that a minimum of 15% of the entitlement grant be set aside for Community Housing Development Organizations (CHDOs). CHDOs are not for profit organizations engaged in housing activities. Habitat for Humanity of Greater Garland is the City's only CHDO

**Amount Requested:** \$75,209

**Is this project eligible?** Yes

**Expected number to benefit from this project:** 2 households

**Units of Service:** 1 Housing Unit

**Is this a new service?** No

**Does this project duplicate an existing service?** Housing and Community Services also uses HOME funds for new construction of owner occupied housing.

**Consolidated Plan Objective:** Increase the supply of affordable owner occupied housing through new construction of 35 homes.

<b><u>Past Funding :</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$ 69,190	\$ 0
2011-2012	\$108,533	\$108,533
2010-2011	\$122,657	\$122,657
2009-2010	\$123,606	\$123,606
2008-2009	\$111,283	\$111,283



**HOME Investment Partnership Program  
Fiscal Year 2014 – 2015  
Funding Request**

**APPLICANT:** Housing and Community Services  
800 Main Street  
Garland, TX 75040

**Project Name:** First Time Homebuyer's Assistance Program (DPA)

**Contact Person/Phone:** Mona Woodard, Grants Manager, (972) 205-2141

**Project Description:** Homebuyers currently living in Garland or those planning to relocate to Garland will be assisted with between \$1,000 and \$10,000 in down payment, closing cost and/or principal buy-down assistance. Some participants may be recruited through the Section 8 Self-sufficiency program.

**Amount Requested:** \$40,000

**Is this project eligible?** Yes

**Expected number to benefit from this project:** 4 households

**Units of Service:** 1 deferred loan to one household.

**Is this a new service?** No

**Does this project duplicate an existing service?** No.

**Consolidated Plan Objective:** Increase the supply of affordable owner occupied housing through assistance to new homebuyers (75).

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$200,000	\$120,000
2011-2012	\$200,000	\$200,000
2010-2011	\$190,000	\$190,000
2009-2010	\$150,000	\$150,000
2008-2009	\$150,000	\$150,000

**HOME Investment Partnership Program  
Fiscal Year 2014 – 2015  
Funding Request**

**APPLICANT:** Housing and Community Services  
800 Main Street  
Garland, TX 75040

**Project Name:** HOME Infill Program (Affordable Housing)

**Contact Person/Phone:** Mona Woodard, Grants Manager, (972) 205-2141

**Project Description:** The Housing and Community Services Department is requesting funding for the construction of 3 new single family homes on vacant lots. Homes are a minimum of 1,100 square feet with 3 bedrooms and two bathrooms. All appliances have the energy star rating. Construction is carried out primarily through for-profit developers; HOME funding provides interim financing for the project. Homes are sold to low to moderate income households. After the homes are sold and the mortgages are repaid, program income is earned that is re-invested in the program.

**Amount Requested:** \$336,044

**Is this project eligible?** Yes

**Expected number to benefit from this project:** 3 housing Units

**Units of Service:** 1 Housing unit constructed and sold

**Is this a new service?** No

**Does this project duplicate an existing service?** No

**Consolidated Plan Objective:** Increase the supply of affordable owner occupied housing through the new construction of 35 homes.

<b><u>Past Funding:</u></b>	<b><u>Allocated*</u></b>	<b><u>Expended**</u></b>
2012-2013	\$145,949	\$145,949
2011-2012	\$342,655	\$342,665
2010-2011	\$398,283	\$398,283
2009-2010	\$406,413	\$467,859
2008-2009	\$203,206	\$203,206
2007-2008	\$123,251	\$123,251

**ESG**

**Summary Sheets**

**Section 6**

**Applicant:** New Beginning Center, Inc.  
214 North Tenth Street  
Garland, TX 75040

**Project Name:** Emergency Shelter

**Contact Person/Phone:** Lisa Rand, Director of Operations, (972) 276-0423

**Project Description:** New Beginning Center is requesting \$75,000 for Shelter Services, a category that includes Essential Services and general operating costs. According to Emergency Solutions Grant regulations, funds may be used to support activities that are related to providing for the immediate needs of the homeless and enabling them to become more independent and/or to assist in securing permanent housing. Essential Services funding will be used to fund a Victim Advocate who will work directly with the clients to provide referrals to obtain medical and psychological services, crisis intervention, assistance in obtaining Protective Orders, life skills training, including job readiness, budgeting and parenting, legal advocacy, daycare enrollment and referrals and connections to mainstream resources as well as other community resources. Shelter operations funding will be used to defray the costs for the on-going upkeep and maintenance of the shelter.

**Amount Requested:** \$75,000

**Expected number to benefit from this project:** 240 People

**Unit of Service:** 1 person

**Is this a new service?** No. New Beginning has provided this service for many years. The service is an expansion of an existing service due to the expansion of the shelter.

**Is this project eligible:** Yes

**Does this duplicate an existing service?** No. New Beginning Center is the only shelter in Garland

**Consolidated Plan Objective:** Enhance the living environment of those living in homeless shelters.

<b><u>Past Funding</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$33,711	\$33,711

**Applicant:** New Beginning Center, Inc.  
214 North Tenth Street  
Garland, TX 75040

**Project Name:** New Beginning Rapid Re-housing

**Contact Person/Phone:** Lisa Rand, Director of Operations, (972) 276-0423

**Project Description:** New Beginning Center's Rapid Re-housing program consists of providing rent and utility deposits, application fees and rent and utility assistance for up to 24 months for 2 households. In addition to the financial assistance, New Beginning will provide case management for the families that will prepare them to live independently upon completion of the program. Clients eligible for Rapid Re-housing are those who are literally homeless, living on the street, in a shelter, in a place not intended for human habitation

**Amount Requested:** \$78,000

**Expected number to benefit from this project:** 2 Households consisting of 2 adults and 3 children

**Unit of Service:** 1 Household

**Is this a new service?** No.

**Is this project eligible:** Yes.

**Does this duplicate an existing service?** Yes. The Urban League of Greater Dallas and North Central Texas and Mount Hebron both have Rapid Re-housing programs.

**Consolidated Plan Objective:** Provide a broad spectrum of innovative, progressive housing programs to those who are homeless or at risk of homelessness.

<b><u>Past Funding</u></b>	<b><u>Allocated</u></b>	<b><u>Expended*</u></b>
2012-2013	\$26,289	\$19,180

Emergency Solutions Grant  
Fiscal Year 2014 – 2015  
Funding Request

**Applicant:** Mount Hebron Urban Community Housing  
1233 State Highway 66  
Garland, TX 75040

**Project Name:** M.U.C.H. Homeless Prevention Program

**Contact Person/Phone:** Aaron Gaddis, Executive Director, (972) 276-5218

**Project Description:** Mount Hebron Urban Community Housing proposes to provide rental and/or utility assistance for 20 households consisting approximately 108 people that are tenuously housed and at risk of homelessness due to a catastrophic event affecting the household. Assistance will be provided for the period of time necessary to re-stabilize the household, but not more than 24 months. Case management that will assist the family in evaluating and overcoming the barriers to stable, self-sufficient housing is also provided and will ensure that the households remain stably housed after assistance is terminated. Emergency Solutions Grant funding requires a dollar for dollar match that will increase the effectiveness of the assistance.

**Amount Requested:** \$30,000 – Homeless Prevention

**Expected number to benefit from this project:** 20 Households – Prevention

**Unit of Service:** 1 Household

**Is this a new service?** No. M.U.C.H. is currently providing this service.

**Is this project eligible:** Yes.

**Does this duplicate an existing service?** The Salvation Army and Urban League also provide homeless prevention activities.

**Consolidated Plan Objective:** Provide a broad spectrum of innovative, progressive housing programs to those who are homeless or at risk of homelessness.

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended</u></b>
2012-2013	\$24,502	\$24,502

**Applicant:** Mount Hebron Urban Community Housing  
1233 State Highway 66  
Garland, TX 75040

**Project Name:** M.U.C.H. Rapid Rehousing Program

**Contact Person/Phone:** Aaron Gaddis, Executive Director, (972) 276-5218

**Project Description:** Mount Hebron Urban Community Housing proposes to provide rental and/or utility assistance for 10 households consisting approximately 108 people that are tenuously housed and at risk of homelessness due to a catastrophic event affecting the household. Assistance will be provided for the period of time necessary to re-stabilize the household, but not more than 3 to 6 months. Case management that will assist the family in evaluating and overcoming the barriers to stable, self-sufficient housing is also provided and will ensure that the households remain stably housed after assistance is terminated. Emergency Solutions Grant funding requires a dollar for dollar match that will increase the effectiveness of the assistance.

**Amount Requested:** \$15,000 – Rapid Rehousing

**Expected number to benefit from this project:** 10 Households – Rapid Rehousing

**Unit of Service:** 1 Household

**Is this a new service?** No. M.U.C.H. is currently providing this service.

**Is this project eligible:** Yes.

**Does this duplicate an existing service?** The New Beginning and Urban League also provide rapid rehousing activities.

**Consolidated Plan Objective:** Provide a broad spectrum of innovative, progressive housing programs to those who are homeless or at risk of homelessness.

<b><u>Past Funding:</u></b>	<b><u>Allocated</u></b>	<b><u>Expended</u></b>
2012-2013	\$22,394	\$22,394

# **Citizen Comments**

## **Section 8**



**Neighborhood Public Meeting  
City of Garland – Bluebonnet Room  
800 Main Street  
Garland, TX 75040**

**January 21, 2014 – 1:30 p.m.**

Two residents were present at the scheduled Neighborhood Public Meeting held at 1:30 on January 21, 2014. The meeting began with an oral presentation of the history of CDBG and HOME funding. The objectives of the grants and eligible uses of the funding were discussed. A brief summary of the anticipated activities eligible under the new Emergency Solutions Grant was also presented. Because congress had not passed a budget, the actual anticipated funding for the grants could not be shared with residents. The need to present the value of the programs to State, local and Federal representatives was underlined. The funding process was presented along with the tentative calendar for the completion of the various steps in the process. The importance of citizens having a voice in how funding is allocated was emphasized. Information on who to contact with input was given. A discussion was held to determine needs for community development, housing and special needs populations as identified by the citizens.

Time was allotted for citizens to express their opinions on the use of funding or to ask questions regarding the information presented.

One attendee stated that funding for the new construction of homes in the older neighborhoods has made a noticeable difference and would like to see more of these types of activities.

With no further discussion, the meeting was adjourned.

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**Neighborhood Public Meeting  
City of Garland – Bluebonnet Room  
800 Main Street  
Garland, TX 75040**

**January 22, 2014 – 7:00 p.m.**

No residents were present at the scheduled Neighborhood Public Meeting held at 7:00 p.m. on January 22, 2014.

With no further discussion, the meeting was adjourned.

**Neighborhood Public Meeting  
City of Garland – Bluebonnet Room  
800 Main Street  
Garland, TX 75040**

**January 23, 2014 – 7:00 p.m.**

No residents were present at the scheduled Neighborhood Public Meeting held at 7:00 p.m. on January 23, 2014.

With no further discussion, the meeting was adjourned.

# Priority Ranking and Citizen Comment Form

## RANKING CATEGORIES -60 Forms Received

<b>CDBG</b>	<b>Identified as Need</b>
Youth Services	
Child Care	20
After School Care	15
Recreation	15
Tutoring	20
Police Boxing Program	10
Other Summer Activities	2
Senior Services	
Clinical Services	30
Dental Care	30
Transportation	6
Meals	10
Home Improvement	20
Other - Lawn Care	30
Counseling	15
Economic Development - Business Loans Acq., Rehab	3
Housing Counseling	3
Clinical Services	42
Infrastructure Repair/Replacement	32
Streets	3
Sidewalks	15
Code Compliance	29
Rent/Mortgage Assistance	10
Housing Rehabilitation	30
Job Training	3
Education	3
Public Facilities	
Neighborhood Revitalization	7
Other Public Services	
Additional Police Patrols	1
Services to Victims of Domestic Violence	30
Various other Public Services	26
<b><u>HOME Funding</u></b>	
Rent Assistance	0
Downpayment Assistance	15
New Construction of Owner Occupied Housing	15

<b><u>ESG Funding</u></b>	
Rent Assistance	30
Legal Assistance	11
Shelter Operations	39
Shelter Construction	29
Counseling	31
Education/Job Training	53



# Policy Report

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## SALE OF PROPERTY

### ISSUE

Consider the sale of vacant lots located at 102 and 104 McKinley Dr. in the City of Garland to Green Extreme Homes CDC.

### OPTIONS

1. Approve the sale.
2. Do not approve the sale.

### RECOMMENDATION

Sell the subject properties to Green Extreme Homes Community Development Corporation (CDC), so that the organization builds two (2) new houses that will be sold to families who have low-to-moderate incomes as defined by the US Department of Housing and Urban Development. The development will occur under the GREAT Homes program managed by the Housing and Community Services Department. If Council concurs with this recommendation, staff will submit a resolution for consideration at the April 15, 2014, Regular Meeting.

### COUNCIL GOAL

Sustainable Quality Development and Redevelopment  
Financially Stable Government with Tax Base that Supports Community Needs  
Safe, Family-Friendly Neighborhoods

### BACKGROUND

On February 7, 2012, the Dallas County Sheriff “struck off” two (2) vacant lots located at 102 and 104 McKinley to the City of Garland after receiving no minimum qualified bids at the Sheriff’s Sale. Pursuant to delinquent tax suit No. TX09-40916, *City of Garland vs. CSC Family Trust*, the properties were “struck off” for the combined amount of the assessed value in the Judgment of \$22,100.

Green Extreme Homes CDC has offered to purchase the property for \$22,100, the same as the current market value as determined by the Dallas County Appraisal

District. The City received no other offer. Green Extreme CDC is the only active nonprofit community-based development organization in Garland building highly energy efficient homes affordable to low-to-moderate income families. The purchase through this uniquely qualified builder makes possible the advancement of the City's GREAT (Green Revitalized Energy Efficient Affordable Tailored for Ownership) Homes Program.

## **CONSIDERATION**

Net court costs and costs of sale amount to \$9,184.45. In addition, the City is entitled to reimbursement for its costs in the amount of \$8,850.05, leaving \$4,065.50 that will be distributed to the City of Garland, Garland ISD, and Dallas County based on the pro rata percentages of the total judgment for taxes. Garland will receive \$1,360.28, with \$1,803.72 distributed to GISD and \$901.50 distributed to Dallas County. Because the sale price is equal to the assessed value of the property in the Judgment, this sale meets the criteria of Tax Code §34.05(h) and does not require the consent of the other taxing units in the Judgment.

## **ATTACHMENT**

1. Offer to purchase the property

Submitted By:

Mona L. Woodard  
Manager  
Housing and Community Services

Date: March 25, 2014

Approved By:

William E. Dollar  
City Manager

Date: March 25, 2014

LAW OFFICES  
**GAY, MCCALL, ISAACKS, GORDON & ROBERTS, P.C.**

A PROFESSIONAL CORPORATION  
ATTORNEYS AND COUNSELORS

JOHN E. GAY  
DAVID MCCALL +  
LEWIS L. ISAACKS ♦+  
SYDNA H. GORDON  
WILLIAM J. ROBERTS +  
JENNIFER T. PETTIT  
J. DOUGLAS BURNSIDE  
JENNIFER EDMONDSON  
ERIN MINETT  
DUSTIN L. BANKS  
M. SHANNON KACKLEY

SUITE 310, LB 40  
1919 S. SHILOH ROAD  
GARLAND, TEXAS 75042  
(972) 278-8282 • Fax (972) 278-8222

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION  
+ATTORNEY - MEDIATOR

March 17, 2014

Ms. Mona Woodard  
Grants Manager, Housing and Community Services  
City of Garland  
800 Main Street  
Garland, Texas 75040

Re: Offer by Green Extreme Homes, CDC to purchase 102 and 104 McKinley St., Garland, Texas

Dear Ms. Woodard:

The above referenced property was struck off to the City of Garland on February 7, 2012 at a Sheriff's Sale pursuant to delinquent tax suit No. TX09-40916, City of Garland, et al. vs. CSC Family Trust, et al. The property was struck off for the assessed value of the property in the judgment, \$22,100. Green Extreme Homes, CDC has offered to purchase this property for the assessed value in the judgment, \$22,100.

Because the sale price is equal to the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

For your convenience, I have attached a breakdown of costs and distribution of net proceeds. Please note that the tax amounts include payment of the post-judgment tax years 2011-2012. Additionally, attached please find a Special Warranty Deed for the City Council's consideration.

If you have any questions or need additional information, please contact me.

Yours truly,



J. Douglas Burnside  
Attorney at Law

Cc: Ms. Carol Clark



Re-sale Disbursement Worksheet  
City of Garland

CAD Acct #:	26587500000660000 & 26587500000670000
Property address:	102 and 104 McKinley Street
Prior Owner:	CSC Family Trust
Cause No.:	TX09-40916
Judgment Date:	June 29, 2011
Sheriff's Sale Date:	February 7, 2012
Judgment amount:	GISD \$1,178.54
	City \$961.14
	County \$580.00
	City liens \$21,260.59
Court costs:	\$7,107.56
Sheriff's fees for sale:	\$1,657.51
Publication fees for sheriff's sale, paid by Gay & McCall:	\$419.38

**Checks to be disbursed as follows:**

<b>1.</b>	<b>Dallas County District Clerk</b>	<b>\$7,107.56</b>
<b>2.</b>	<b>Dallas County Sheriff</b>	<b>\$1,657.51</b>
<b>3.</b>	<b>Gay, McCall, Isaacks, Gordon &amp; Roberts</b>	<b>\$419.38</b>
<b>4.</b>	<b>City of Garland (administrative fee)</b>	<b>\$1,500.00</b>
<b>5.</b>	<b>City of Garland (liens)</b>	<b>\$7,350.05</b>
<b>6.</b>	<b>City of Garland (taxes)</b>	<b>\$1,360.28</b>
<b>7.</b>	<b>Garland ISD (taxes)</b>	<b>\$1,803.72</b>
<b>8.</b>	<b>John Ames, Dallas County Tax Assessor</b>	<b>\$901.50</b>
	<b>TOTAL</b>	<b>\$22,100.00</b>

**The cause number and Dallas Central Appraisal District tax account number should be on all checks.**





0 100 200 Feet

102 & 104 McKinley Street



INDICATES AREA  
OF REQUEST





# Policy Report

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## SALE OF PROPERTY

### ISSUE

Consider the sale of property located at 3021 Rilla Dr. in the City of Garland to Green Extreme Homes CDC.

### OPTIONS

1. Approve the sale.
2. Do not approve the sale.

### RECOMMENDATION

Sell the subject property to Green Extreme Homes Community Development Corporation (CDC), so that upon completion of renovations, it will be sold to a family that is low-to-moderate income as defined by the US Department of Housing and Urban Development. The development will occur under the GREAT Homes program managed by the Housing and Community Services Department. If Council concurs with this recommendation, staff will submit a resolution for consideration at the April 15, 2014, Regular Meeting.

### COUNCIL GOAL

Sustainable Quality Development and Redevelopment  
Financially Stable Government with Tax Base that Supports Community Needs  
Safe, Family-Friendly Neighborhoods

### BACKGROUND

On May 6, 2010, the Dallas County Sheriff "struck off" a single-family house located at 3021 Rilla Drive to the City of Garland after receiving no minimum qualified bids at the Sheriff's Sale. Pursuant to delinquent tax suit the property was "struck off" for \$79,950, the market value as stated in the Judgment.

The vacant structure will be acquired, renovated and subsequently sold as affordable housing by Green Extreme Homes, a nonprofit developer in partnership with the Housing and Community Services Department's GREAT Homes program. Green Extreme Homes has offered to purchase this lot for \$23,000. The City has received no other offer.

## **CONSIDERATION**

Net court costs and costs of sale amount to \$2,854.58. In addition, the City is entitled to reimbursement for its costs in the amount of \$1,500.00, leaving \$18,645.42 that will be distributed to the City of Garland, Garland ISD, and Dallas County based on the pro rata percentages of the total judgment for taxes. Garland will receive \$7,735.34, with \$7,751.38 distributed to GISD and \$3,158.70 distributed to Dallas County. Because the sale price of \$23,000 is less than the total amount necessary to pay all amounts due under the Judgment or market value at the time of the Judgment, this sale does require the consent of the other taxing units in the Judgment. Consent of the other taxing entities will be obtained upon City Council approval of the sale.

## **ATTACHMENT**

1. Offer to purchase the property

Submitted By:

Mona L. Woodard  
Manager  
Housing and Community Services

Date: March 25, 2014

Approved By:

William E. Dollar  
City Manager

Date: March 25, 2014

LAW OFFICES  
**GAY, MCCALL, ISAACKS, GORDON & ROBERTS, P.C.**

A PROFESSIONAL CORPORATION  
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♦ BOARD CERTIFIED -- CIVIL TRIAL LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

+ATTORNEY - MEDIATOR

March 20, 2014

Ms. Mona Woodard  
Grants Manager, Housing and Community Services  
City of Garland  
800 Main Street  
Garland, Texas 75040

Re: Offer by Green Extreme Homes, CDC to purchase 3021 Rilla Dr., Garland, Texas

Dear Ms. Woodard:

The above referenced property was struck off to the City of Garland on May 6, 2010 at a Sheriff's Sale pursuant to delinquent tax suit No. TX08-40444, City of Garland and Garland ISD vs. Gary Alan Ross, et al. The property was struck off for the adjudged value of the property, \$79,950. Green Extreme Homes, CDC has offered to purchase this property for \$23,000. The property is currently assessed by the Dallas Central Appraisal District at \$52,700.

The costs and distribution of net proceeds are:

Court Costs		\$1,230.33
Sheriff's Costs of Sale		\$1,301.12
Publication Fees		\$323.13
Net Court Costs and Costs of Sale		<u>\$2,854.58</u>
Personnel and Overhead		<u>\$1,500.00</u>
Total City Reimbursement		<u>\$1,500.00</u>
City of Garland	45.4%	\$6,565.09
Garland ISD	39.8%	\$5,744.04
Dallas County	14.8%	<u>\$2,138.52</u>
City of Garland Post-Judgment Taxes		\$1,170.25
Garland ISD Post-Judgment Taxes		\$2,007.34
Dallas County Post-Judgment Taxes		\$1,020.18
Total Tax Distribution		<u>\$18,645.42</u>
Net Court Costs and Costs of Sale		\$2,854.58
Total City Reimbursement		\$1,500.00
Total Tax Distribution		<u>\$18,645.42</u>
Total Sale Price		<u><u>\$23,000.00</u></u>

M. Woodard  
March 20, 2014  
Page Two

Because the purchase price is less than either the total amount of the Judgment, \$212,421.30, or the market value as stated in the judgment, \$79,950, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

For your convenience, I have attached a breakdown of costs and distribution of net proceeds. Please note that the tax amounts include payment of the post-judgment tax years 2009-2010. Additionally, attached please find a Special Warranty Deed for the City Council's consideration.

If you have any questions or need additional information, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Douglas Burnside", with a long, sweeping horizontal stroke extending to the right.

J. Douglas Burnside  
Attorney at Law

Cc: Carol Clark

Re-sale Disbursement Worksheet  
City of Garland

CAD Acct #:	26049500100160000
Property address:	3021 Rilla Drive
Prior Owner:	Gary Alan Ross
Cause No.:	TX08-40444
Judgment Date:	June 24, 2009
Sheriff's Sale Date:	May 6, 2010
Judgment amount:	GISD \$6,990.94
	City \$7,990.22
	County \$2,602.74
	City liens \$142,205.11
Court costs:	\$1,230.33
Sheriff's fees for sale:	\$1,301.12
Publication fees for sheriff's sale, paid by Gay & McCall:	\$323.13
Post-Judgment taxes:	GISD \$2,007.34
	City \$1,170.25
	County \$1,020.18

**Checks to be disbursed as follows:**

<b>1.</b>	<b>Dallas County District Clerk</b>	<b>\$1,230.33</b>
<b>2.</b>	<b>Dallas County Sheriff</b>	<b>\$1,301.12</b>
<b>3.</b>	<b>Gay, McCall, Isaacks, Gordon &amp; Roberts</b>	<b>\$323.13</b>
<b>4.</b>	<b>City of Garland (administrative fee)</b>	<b>\$1,500.00</b>
<b>5.</b>	<b>City of Garland (taxes)</b>	<b>\$7,735.34</b>
<b>6.</b>	<b>Garland ISD (taxes)</b>	<b>\$7,751.38</b>
<b>7.</b>	<b>John Ames, Dallas County Tax Assessor</b>	<b>\$3,158.70</b>
	<b>TOTAL</b>	<b>\$23,000.00</b>

**The cause number and Dallas Central Appraisal District tax account number should be on all checks.**





0 100 200 Feet

3021 Rilla Drive



INDICATES AREA OF REQUEST





# **Policy Report**

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## **NOTICE OF INTENT TO ISSUE CERTIFICATES OF OBLIGATION**

### **ISSUE**

On February 4, 2014 Council approved the 2014 Capital Improvement Program (CIP), which contemplates a Certificate of Obligation (CO) bond sale in the amount of approximately \$14.2 million to fund a portion of the CIP. Council will be asked to consider approving a notice of intent resolution at the April 15, 2014 Regular Meeting to provide legal authorization for the certificates. Approval of the notice of intent resolution will not obligate the City to issue debt.

### **OPTIONS**

1. Consider approval of a notice of intent resolution on April 15, 2014 to meet the legal requirements for issuing certificates of obligation in an amount of approximately \$14.2 million to fund a portion of the CIP and pay related costs of debt issuance of approximately \$250 thousand.
2. Do not approve a funding source for a portion of the CIP.

### **RECOMMENDATION**

Consider approval of a notice of intent resolution to issue certificates of obligation for projects and issue costs in an amount not to exceed \$14.2 million at the Regular Agenda Meeting on April 15, 2014.

### **COUNCIL GOAL**

Financially Stable City Government with Tax Base that Supports Community Needs  
Approval of this request will enable staff to fund a portion of the 2014 CIP.

### **BACKGROUND**

City management reviewed the proposed CIP in November and December of 2013 and January, 2014, and ensured that the projects and fiscal impacts were aligned with the assumptions and priorities established in previous bond elections. The City Manager formally submitted the proposed CIP to Council at the Special Budget Work Session on January 14, 2014 and staff made copies of the proposed CIP available for public

inspection and review the next day in libraries and the City Secretary's Office. Council held a public hearing of the proposed CIP at the Regular Meeting on January 21, 2014. Continued deliberations of the proposed CIP were held at the January 21st and February 3rd Council Work Sessions. The CIP was approved by Council on February 4, 2014 by Ordinance No. 6674.

The adopted CIP is a \$174 million work program for 2014. With available existing resources of \$125 million, \$49 million in new debt will be required, excluding debt issuance costs. Of the new debt requirement, approximately \$14 million is planned to come from the issuance of Certificates of Obligation (CO's).

In compliance with Council Policy FIN-06, CO debt is issued so that debt maturities are aligned with the useful lives of the capital improvements being funded. CO principal maturities range from 5 years to 20 years. CO's require approval by Council and publication of a notice of intention for issuance.

## **CONSIDERATION**

### **Legal**

Council approval of a resolution to publish a notice of intent to issue certificates of obligation will meet the legal requirements for debt issuance but will not obligate the City to issue the debt. Legally, a notice of intention must be published in a newspaper of general circulation at least twice during the 30-day period preceding a certificate of obligation bond sale.

### **Financial**

Since neither cash nor authorized bonds are available to fund a portion of the adopted 2014 CIP, staff requests Council to consider the issuance of certificates of obligation. Based on information from the City's Financial Advisors, First Southwest Company, the proposed \$14.2 million certificate of obligation bonds can be sold at an estimated interest rate of 2.75% in the current interest rate environment. At this interest rate, the City will incur additional debt service (principal and interest payments) for the certificates of approximately \$875,000 per year as calculated over a 20-year debt amortization. The actual interest rate, average debt maturity and issue costs will be finalized at the time of the bond sale. There will be no impact on the debt service tax rate as a result of this debt issuance.

Submitted By:

David Schuler  
Finance Director

Date: March 31, 2014

Approved By:

William E. Dollar  
City Manager

Date: March 31, 2014



**Meeting: Work Session**

**Date: April 1, 2014**

# Policy Report

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## **FAIR HOUSING SERVICES AND SUMMER NUTRITION PROGRAM UPDATE**

### **ISSUE**

The Garland Fair Housing Services Department oversees two major City programs: the Fair Housing Assistance Program (FHAP); and the Summer Nutrition Program (SNP). The written briefing on both programs is to provide Council with a brief overview of program status.

### **RECOMMENDATION**

For informational purposes only.

### **COUNCIL GOAL**

Consistent Delivery of Reliable City Services  
Safe, Family-Friendly Neighborhoods

### **BACKGROUND**

**Fair Housing Services** - The Garland Fair Housing Ordinance (#5060) under Chapter 32, declares a City policy of fair, orderly and lawful procedures, to promote the opportunity for each person to obtain housing without regard to race, color, sex, religion, handicap, familial status, age, or national origin. This policy is grounded upon a recognition of the right of every person to have equal access to adequate housing of the person's own choice, and the denial of this right because of race, color, sex, religion, handicap, familial status, age or national origin is detrimental to the health, safety, and welfare of the inhabitants of the City and constitutes an unjust deprivation of rights, which is within the power and proper responsibility of government to prevent.

The Fair Housing Services Dept. provides city-wide outreach to increase awareness of fair housing laws and fair housing enforcement through housing discrimination complaint intake, investigation, conciliation, and general work in the public interest. The department also works to remove any perceived impediments to fair housing choice.

The Fair Housing Services Department will celebrate National Fair Housing Month on April 8, 2014. The keynote speaker and panel of fair housing professionals will highlight

Fair Housing success stories from around the state and country. There will also be a discussion of requirements to affirmatively further fair housing and HUD priorities.

The **Garland Summer Nutrition Program (SNP)** was established in 1995 by a coalition of Garland churches and the City with the goal of providing meals to children ages one through 18 during the summer months when proper nutrition may not be available to kids receiving free/reduced meals during the school year. The 2014 SNP program will feature approximately 31 sites throughout the City of Garland (see attachment). The program anticipates 175 breakfast and 1,750 lunch meals to be provided on daily basis. The City will also promote GUSD Summer school locations that are open to the public. The SNP Program is an inter-departmental collaboration effort, with active support from Parks, Recreation and Cultural Arts, GP&L, Water Utilities, Purchasing, and other City departments.

The City of Garland is under contract with Texas Department of Agriculture (TDA) and PepsiCo Foodservice to provide nutritious meals throughout Garland and two locations in Rowlett. The TDA provides USDA funding for administration and operation on a per meal basis. The City receives minimal administration funds, while operational funding is used to pay for site personnel, supplies and the cost of meals. Garland is considered an Urban Vended program, and bids are solicited for preparation and delivery of lunches and snacks to designated sites. The grant application deadline is April 15, 2014.

Lunch meals alternate between hot and cold entrees; while cold breakfasts will be offered at selected sites. Most sites are “open sites” and do not require registration to participate. Meals are free to all children ages 1-18, and must be consumed on site. Participating locations include various City parks, recreation centers, churches, apartment complexes, and other community centers. Many of the sites will offer activities that promote the 3E’s of Healthy Living: Education, Exercise and Eating Right! The 2014 program will be offered for nine weeks from June 9 to August 8, 2014 (excluding July 4th). A complete list of program sites, dates and times will be available in mid-May on the City of Garland website [www.garlandtx.gov](http://www.garlandtx.gov).

The City of Garland Summer Nutrition Program was recognized on February 27, 2014, by TDA for its “Innovative Collaboration and Site Enrichment” in the provision of summer meals to children. The “innovative collaboration” recognizes the SNP video production, which captures the meal program in action at various meal sites throughout the city. Produced by Garland’s Public and Media Relations Department, the video highlights meals and activities and the City’s role in the community program.

The “site enrichment” effort recognizes the partnerships with the many partners who make the Garland Summer Nutrition possible, including Saturn Road Church of Christ and its *Care, Play and Read program*. Each year, over 100 - 250 kids and their parents receive daily meals at Saturn Road Church of Christ, which is located at 3030 Saturn Road, Garland, Texas, 75041. Church volunteers provide enrichment activities such as reading, computer lab time, and play time. Participating children get to play and

fellowship in a safe, supervised environment while the parents receive a meal courtesy of the church.

## **CONSIDERATION**

Fair Housing is a Federal and State law, and Garland is well served by having a local law to enforce that is substantially equivalent to other laws. Our ordinance expands protected coverage beyond the Fair Housing Act, to include age discrimination in housing transactions.

Summer Nutrition continues to be a popular program with parents and children during the off-school months. Staff concluded that, given the continuing economic recovery, many families are still in need of consistent meals during the summer, and the Garland community would be served best by continuation of program.

Submitted By:

Jose A. Alvarado  
Fair Housing Services

Date: March 24, 2014

Approved By:

William E. Dollar  
City Manager

Date: March 24, 2014



# **Policy Report**

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## **ELEVENTH STREET PARKING RESTRICTIONS**

### **ISSUE**

The residents of Eleventh Street between Avenues B and D have requested that the parking restrictions be changed from the current two-hour designated time limit parking to no stopping, standing, or parking. The proposed restriction will be from 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. on school days only.

### **OPTIONS**

- A. Establish no stopping, standing or parking restrictions from 7 a.m. to 9 a.m. and 2 p.m. to 4 p.m. school days only.  
(Attachment A)
- B. Delete current two-hour time limit parking restrictions.
- D. Establish different restrictions.
- E. Take no action.

### **RECOMMENDATION**

Staff recommends Option A and B. If Council concurs, this item will be scheduled for formal consideration at the April 15, 2014 regular meeting.

### **COUNCIL GOAL**

Safe, Family-Friendly Neighborhoods

### **BACKGROUND**

A request was made by Louis Moore on behalf of the Eleventh St. residents to change the parking restrictions on Eleventh Street between Avenues B and D to prohibit the dropping off of students of Garland High School. The current restriction which prohibits parking has been in place for over 15 years and has helped to curtail all day parking by students, but has no effect on dropping off and picking up.

**CONSIDERATION**

- The cost of replacing the 12 signs currently in place would be approximately \$220.

**ATTACHMENT**

Attachment A: Parking Restrictions Map

Submitted By:

Paul Luedtke  
Director of Transportation

Date: March 24, 2014

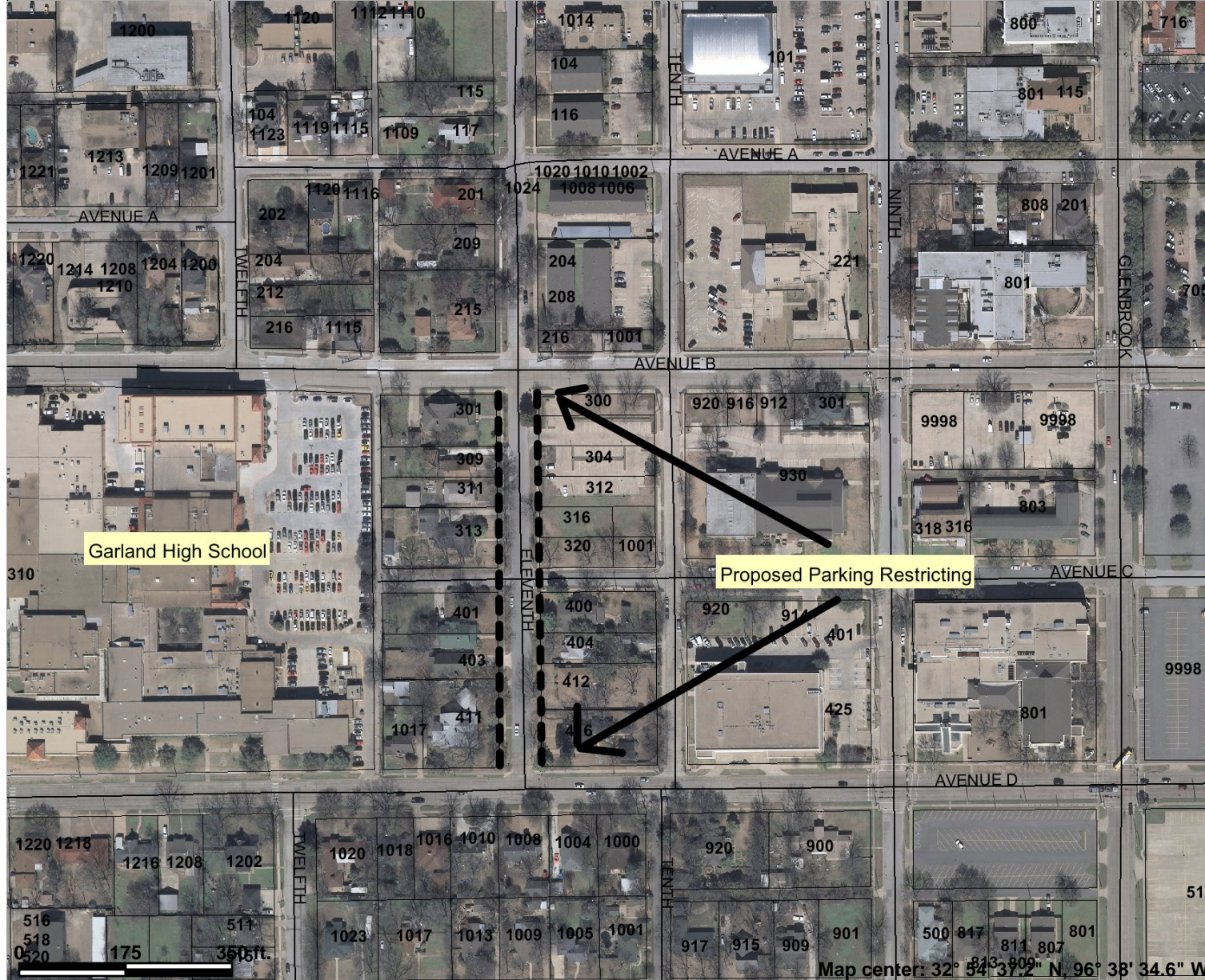
Approved By:

William E. Dollar,  
City Manager

Date: March 24, 2014



# S. Eleventh Street Proposed Parking Restrictions



## Legend

- ~ Streets
- Parcels (no shading)

59.44  
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52.42



Scale: 1:3,031

Map center: 32° 54' 37.2" N, 96° 38' 34.6" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.





# City Council Item Summary Sheet

☒ **Work Session**

**Date:** April 1, 2014

☐ **Agenda Item**

## Open-Carry Laws for Long-guns in Texas

### Summary of Request/Problem

At the request of Council Members Stephen Stanley and John Willis, Council will be briefed on open-carry laws for long-guns in Texas.

### Recommendation/Action Requested and Justification

Council discussion.

**Submitted By:**

**Approved By:**

**William E. Dollar**  
**City Manager**



# City Council Item Summary Sheet

☒ **Work Session**

**Date:** April 1, 2014

☐ **Agenda Item**

## Transportation Committee Report

### Summary of Request/Problem

Council Member John Willis, chair of the Transportation Committee, will provide a committee report on the following items:

- Briefing with Commissioner Victor Vandergriff.
- Updates from Dean International, Inc. on IH-30, IH-635 East, and SH-78 developments, DART, THSRTC, and TEX-21.
- Update and overview of strategic meetings during NLC in Washington, DC.
- Update and briefing on discussions of the City of Garland Thoroughfare Plan.
- Overview and update on discussion of DART Focus, Industrial Focus, Advocacy Group and Congressional and Legislative days.

### Recommendation/Action Requested and Justification

Council discussion.

**Submitted By:**

**Approved By:**

**William E. Dollar**  
**City Manager**



# City Council Item Summary Sheet

☒ **Work Session**

**Date:** April 1, 2014

☐ **Agenda Item**

## Audit Committee Report

### Summary of Request/Problem

Council Member Jim Cahill, chair of the Audit Committee, will provide a committee report on the following items:

- Deloitte Presentation
  - Governance Letter – Draft
  - Report to Management – Draft
  - Single Audit Report – Draft
  - Comprehensive Annual Financial Report – Draft
- Recyclables Processing and Marketing Agreement Audit
- Building Inspection – Management controls over collection of fees Audit
- GP&L T & D Capital Reimbursement Audit
- Accounts Receivable Cash Handling Audit Follow-up

### Recommendation/Action Requested and Justification

Council discussion.

**Submitted By:**

**Approved By:**

**William E. Dollar**  
**City Manager**