

Memorandum



CITY OF DALLAS

DATE September 23, 2024

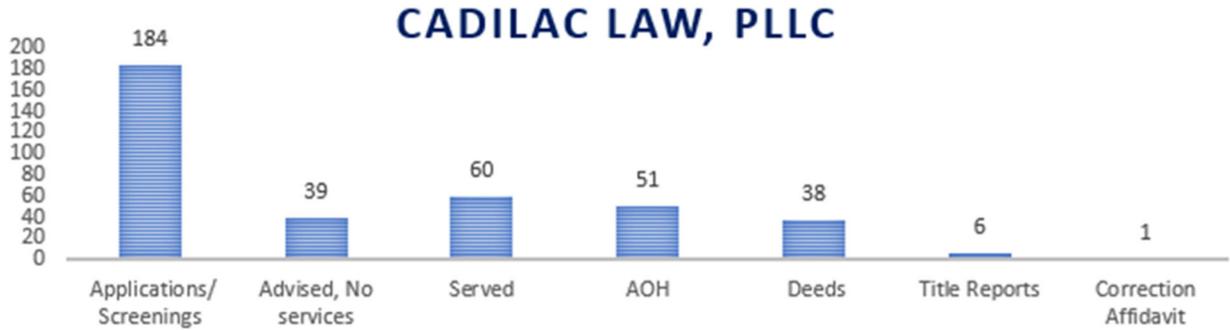
TO Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT Title Clearing and Clouded Title Prevention Pilot Program update

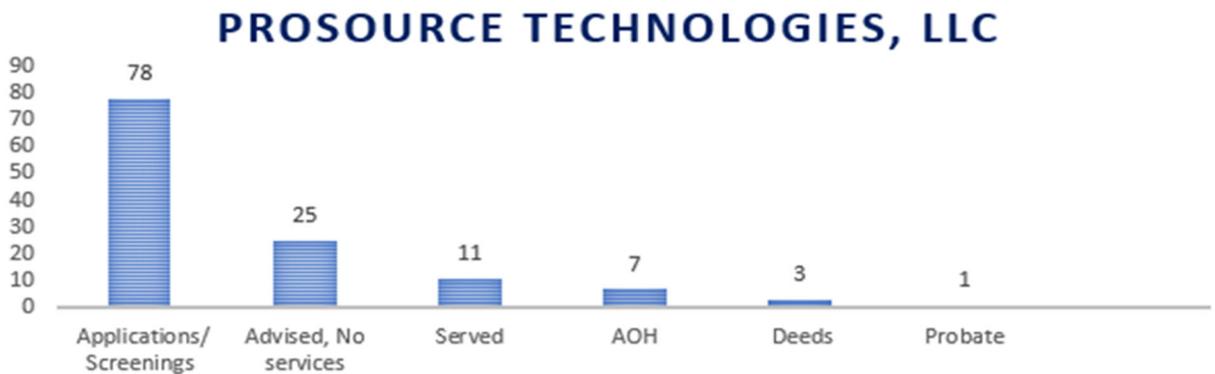
The purpose of this memorandum is to provide an update on the Department of Housing and Community Development (Housing) program for Title Clearing and Clouded Title Prevention Pilot (AKA Tangled Title Program) and to report on those served. Tangled Title Program was established to address heirship issues which limited applicants' ability to receive city services such as home repair. These services included affidavits of heirship to establish heirs, disclaimers, and warranty deeds for clarifying and transferring property interests, and commentary on title to explain ownership matters.

On September 25, 2019, Dallas City Council authorized the first Tangled Title Program as Title & Property Assistance Program (TAPA) for three years for legal and professional services contract from May 15, 2020, to May 15, 2023, with Cadillac Law, PLLC. On September 14, 2022, Dallas City Council authorized the 2nd vendor a one-year legal and professional services agreement with ProSource Technologies, LLC. ProSource Technologies, LLC rebranded the program to the S.A.V.E. Your House Program (SAVE)

Both programs, TAPA and SAVE, were uniquely developed but required to offer the same core services: 1) legal aid to help clear titles, 2) educational opportunities to help residents learn about the steps needed to attain clear titles and future financial impacts of keeping or selling property, and 3) include preventative services such as preparing wills, transfer on death deeds, or family mediation services that aid or result in clear titles. Both vendors were required to conduct intake and screening, provide legal advice and guidance, prepare and file ownership documents, examine titles, and provide legal representation in court as needed. Following is the data for the clients served in narrative and chart form.



Cadillac Law, PLLC processed 184 applications/screenings, advised 39 clients without providing services, and served 60 clients with various legal needs, including 51 affidavit of heirship, 38 Deeds, 6 title reports, and 1 correction affidavit. They spent \$70,738 in total, with an average of \$768 spent per person served. The remaining funds went to administration, program marketing and a website. Ten households served went on to receive home repair assistance.



ProSource Technologies, LLC processed 78 applications/screenings, 25 were advised with no services provided, and 11 were served (7 affidavit of heirship, 3 deeds, 1 probate), with \$200,000 spent and an average of \$2,790 spent per person served. The remaining funds were allocated to administration costs. Two households served went on to receive home repair assistance.

Challenges Faced

The main challenge with tangled title program is the extensive work families must undertake, which often remained unresolved. Both vendors under the Program aimed to

