

September 25, 2019

WHEREAS, on May 9, 2018, City Council adopted the Comprehensive Housing Policy (CHP), to (1) create and maintain available and affordable housing throughout Dallas; (2) promote greater fair housing choices; and (3) overcome patterns of segregation and concentrations of poverty through incentives and requirements by Resolution No. 18-0704; and

WHEREAS, on September 18, 2018, City Council approved the FY 2019 City budget, which included \$1,000,000.00 to support housing-related tools and strategies that can be used in areas that have been historically underserved by Resolution No. 18-1337; and

WHEREAS, on November 28, 2018, City Council adopted amendments to the City of Dallas CHP, to make technical changes to the Home Improvement and Preservation Program (HIPP), the Dallas Homebuyer Assistance Program (DHAP), and the New Construction and Substantial Rehabilitation Program by Resolution No. 18-1680; and

WHEREAS, on May 22, 2019, City Council approved a resolution in furtherance of the City of Dallas' efforts to support diverse racial, ethnic, cultural, and socio-economic backgrounds and to promote equity in the Dallas community, and Section 5 of that resolution declared the City's intent to promote equity in budgeting by Resolution No. 19-0804; and

WHEREAS, on May 22, 2019, City Council adopted an amendment to the City of Dallas CHP to add a Land Transfer Program to incentivize the development of quality, sustainable housing that is affordable to the residents of the City and the development of other uses that complement the City's CHP, economic development policy, or redevelopment policy by Resolution No. 19-0824; and

WHEREAS, on June 12, 2019, City Council adopted amendments to the City of Dallas CHP to amend and restate the low-income Housing Tax Credit policy by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council adopted amendments to the City of Dallas CHP to amend the DHAP, the HIPP Homeowner Program, and the HIPP Landlord Program by Resolution No. 19-1041; and

WHEREAS, on June 27, 2019, the City issued a request for proposals for a not-for-profit, educational, legal aid, or other legal services organizations or group of organizations with a strong record of providing high-quality legal representation in low-income communities, experience with title law, applicable remedies, and knowledge of the Dallas community to apply for the initial funding for this program and to create the details for a pilot program; and

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WHEREAS, City Council must approve any addition to, alteration of, or deletion of a strategy, tool, or program in the CHP; and

WHEREAS, the City desires to maintain affordable housing, to provide greater fair housing choices, and to overcome patterns of segregation and concentrations of poverty; and therefore, it is in the best interest of the City to adopt certain amendments to the CHP; and

WHEREAS, it is in the best interest of the City of Dallas to adopt an amendment to the CHP in order to add a Title Clearing and Clouded Title Prevention Pilot Program that will allow the Department of Housing and Neighborhood Revitalization to reduce code-compliance issues and to preserve and improve existing owner-occupied housing options for low-to-moderate income families by assisting families with an ownership cloud on their title to attain a marketable title to their property and by providing legal services information sessions and preventative services to prevent future clouded titles; and

WHEREAS, in order to fully implement the Title Clearing and Clouded Title Prevention Pilot Program, it is in the best interest of the City to authorize the City Manager to enter into a three-year legal services and professional services contract to create and implement a Title Clearing and Clouded Title Prevention Pilot Program with Cadillac Law, PLLC, the most advantageous proposer of four.

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes and adopts the amendments to the CHP to add the Title Clearing and Clouded Title Prevention Pilot Program, as shown in the attached **Exhibit A**.

SECTION 2. That the City Manager is hereby authorized to execute a three-year legal and professional services contract with Cadillac Law, PLLC, approved as to form by the City Attorney, to implement a Title Clearing and Clouded Title Prevention Pilot Program (the Program), in an amount not to exceed \$200,000.00.

SECTION 3. The contract with Cadillac Law, PLLC must include the following provisions:

- a. The legal and professional services shall only be available to qualified eligible individuals and must conform to the Program requirements.
- b. The legal and professional services shall not include the removal of recorded liens or security interests.

SECTION 3. (continued)

- c. Cadilac Law, PLLC and its agents or subcontractors shall not disseminate or use any information that it obtains, directly or indirectly, in its performance or nonperformance of the contract, to sue the City, to represent any person in a lawsuit or claim against the City, be involved in a suit against the City, or otherwise use the information in litigation against the City. This provision shall survive the termination or expiration of the contract.
- d. If during or prior to the contract term, Cadilac Law, PLLC is involved in a suit against the City, the firm must immediately disclose this to the City in writing. The City will determine, in its sole discretion, if such action is a cause for contract termination.
- e. During the contract term and in order to qualify for the Program, all clients of Cadilac Law, PLLC who are involved in a suit against the City must sign an acknowledgment letter, in a form provided by the City. The letter shall include a statement that the client is aware that Cadilac Law, PLLC is implementing the City's Program and that the Program is funded by the City.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$200,000.00 to Cadilac Law, PLLC from the General Fund, Fund 0001, Department BMS, Unit 1991, Object 3070, Activity OF01, Commodity 94646, Encumbrance/Contract No. HOU-2019-00010786, Vendor VC20565.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.