

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 43M

SUBJECT

Authorize (1) the sale of one vacant lot located at 2028 McBroom Street from the Dallas Housing Acquisition and Development Corporation to Francisco Chavez; and (2) the execution of a release of lien for any non-tax liens that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. In 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation (“DHADC”) as its land bank.

If a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Texas Local Government Code (“Code”) requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan.

Francisco Chavez is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 2028 McBroom Street for \$5,000.00, which amount is the sales price of the property recorded in the annual plan. The DHADC Board has approved the sale, subject to City Council approval.

BACKGROUND (continued)

This item will authorize the sale of one lot from DHADC to Francisco Chavez and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens in accordance with the Code. The instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, the DHADC Board approved the sale to Francisco Chavez, subject to City Council approval.

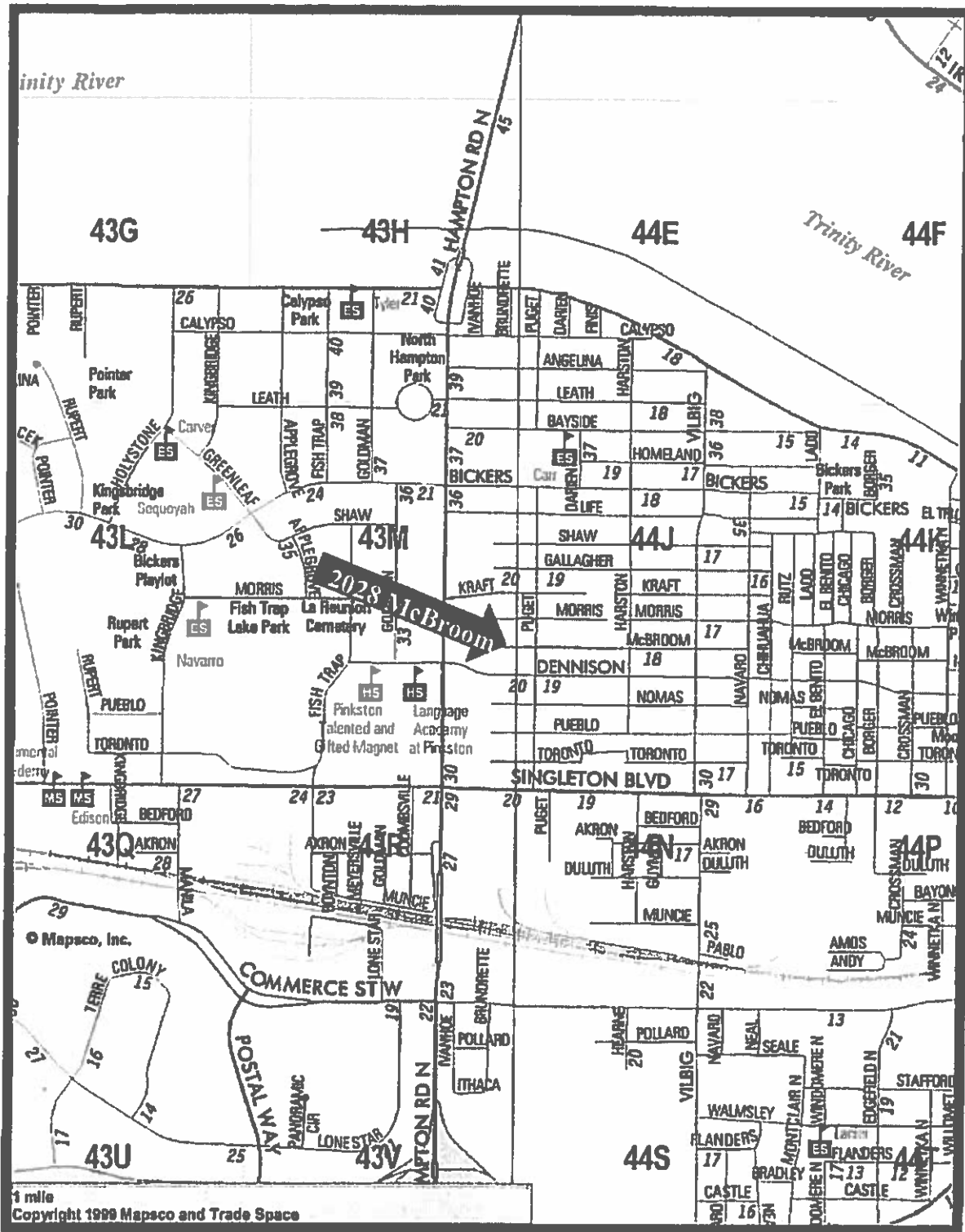
Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached



MAPSCO 43M

November 10, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code ("Code") by Resolution No. 04-0458; and

WHEREAS, if a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Code requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan; and

WHEREAS, Francisco Chavez is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 2028 McBroom Street for \$5,000.00, which amount is the sales price of the property recorded in the annual plan; and

WHEREAS, the instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code; and

WHEREAS, on October 22, 2015, the DHADC Board approved the sale to Francisco Chavez, subject to City Council approval;

NOW, THEREFORE,

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

Section 1. That the sale of the lot located at 2028 McBroom Street from DHADC to Francisco Chavez is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lot located at 2028 McBroom Street.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 54Z

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Properties; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

AAA Properties has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by AAA Properties to the City's Land Bank, the sale of those lots from DHADC to AAA Properties and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to AAA Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by AAA Properties and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

AAA Properties will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,600 to 1,700 square feet and from \$120,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$10,000 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 2 lots from DHADC to AAA Properties.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

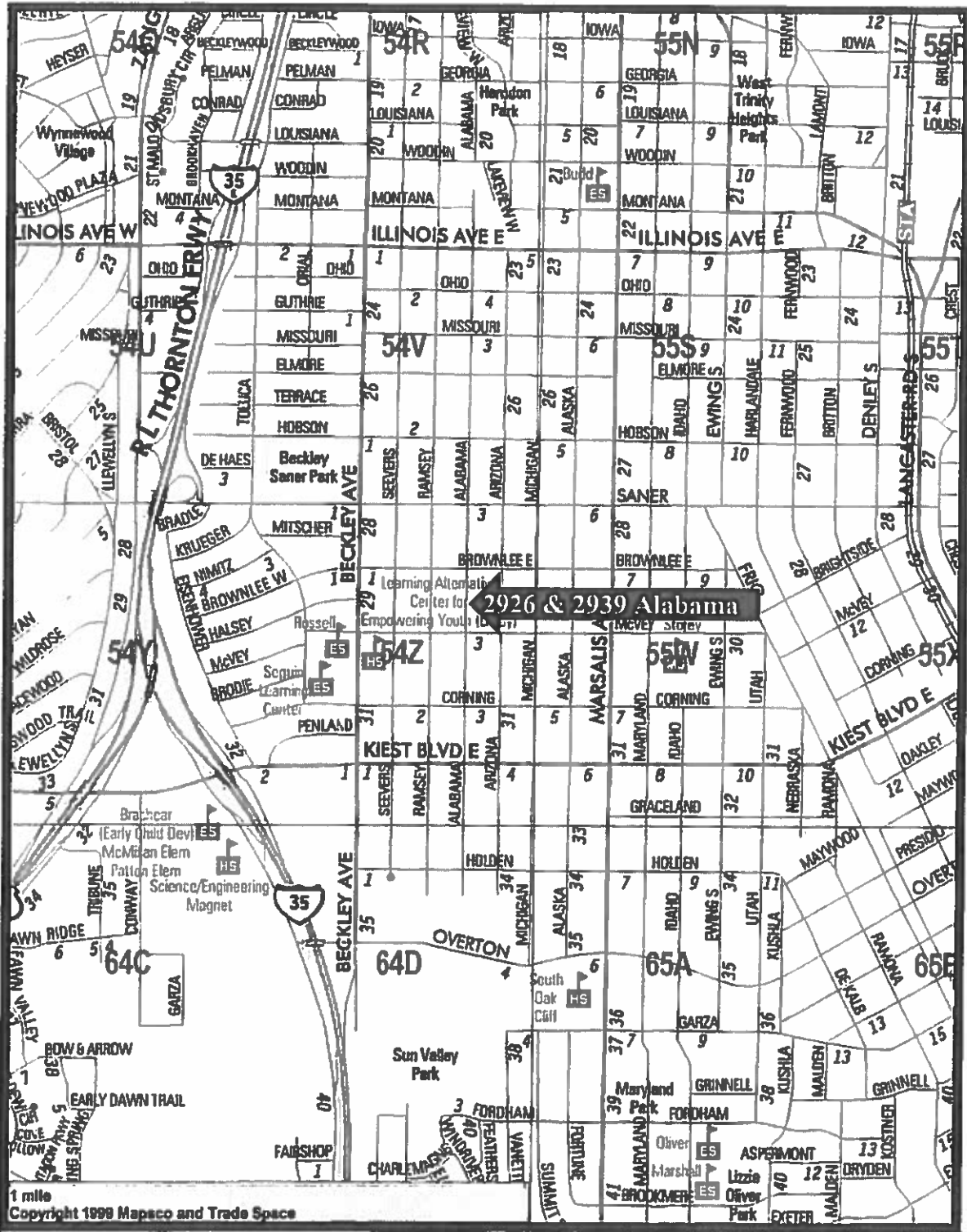
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
AAA Properties**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 2926 Alabama | 54Z | 4 | \$12,933.39 |
| 2. 2939 Alabama | 54Z | 4 | \$16,003.77 |



MAPSCO 54Z

November 10, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, AAA Properties submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

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

NOW, THEREFORE,

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

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

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

| LAND BANK PROPERTY | | | | |
|---------------------------|-----------------------------------------------------------|--------------------------------|--------------------------------------|------------------------|
| PARCEL NUMBER | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 2926 Alabama Lot 7, Fremont Addition Block 11/4110 | AAA Properties | 1 | \$5,000.00 |
| 2 | 2939 Alabama Lot 22, Fremont Addition Block 10/4109 | AAA Properties | 1 | \$5,000.00 |
| TOTAL | | | | \$10,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

2926 Alabama
2939 Alabama

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home 1 / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

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

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

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 1 on each lot
Square Footage of each home 1,600 - 1,700
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer Brick & Siding Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$120,000 - \$130,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 30 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households _____ days
Sale of last affordable unit to low income households _____ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 4, 6, 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 44E 45Z 46V 55A

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

G&G Restoration Solutions LLC has submitted a proposal and development plan to DHADC for 4 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by G&G Restoration Solutions LLC to the City's Land Bank, the sale of those lots from DHADC to G&G Restoration Solutions LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to G&G Restoration Solutions LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by G&G Restoration Solutions LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

G&G Restoration Solutions LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,000 to 1,300 square feet and from \$120,000 to \$150,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (3 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$20,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 4 lots from DHADC to G&G Restoration Solutions LLC.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

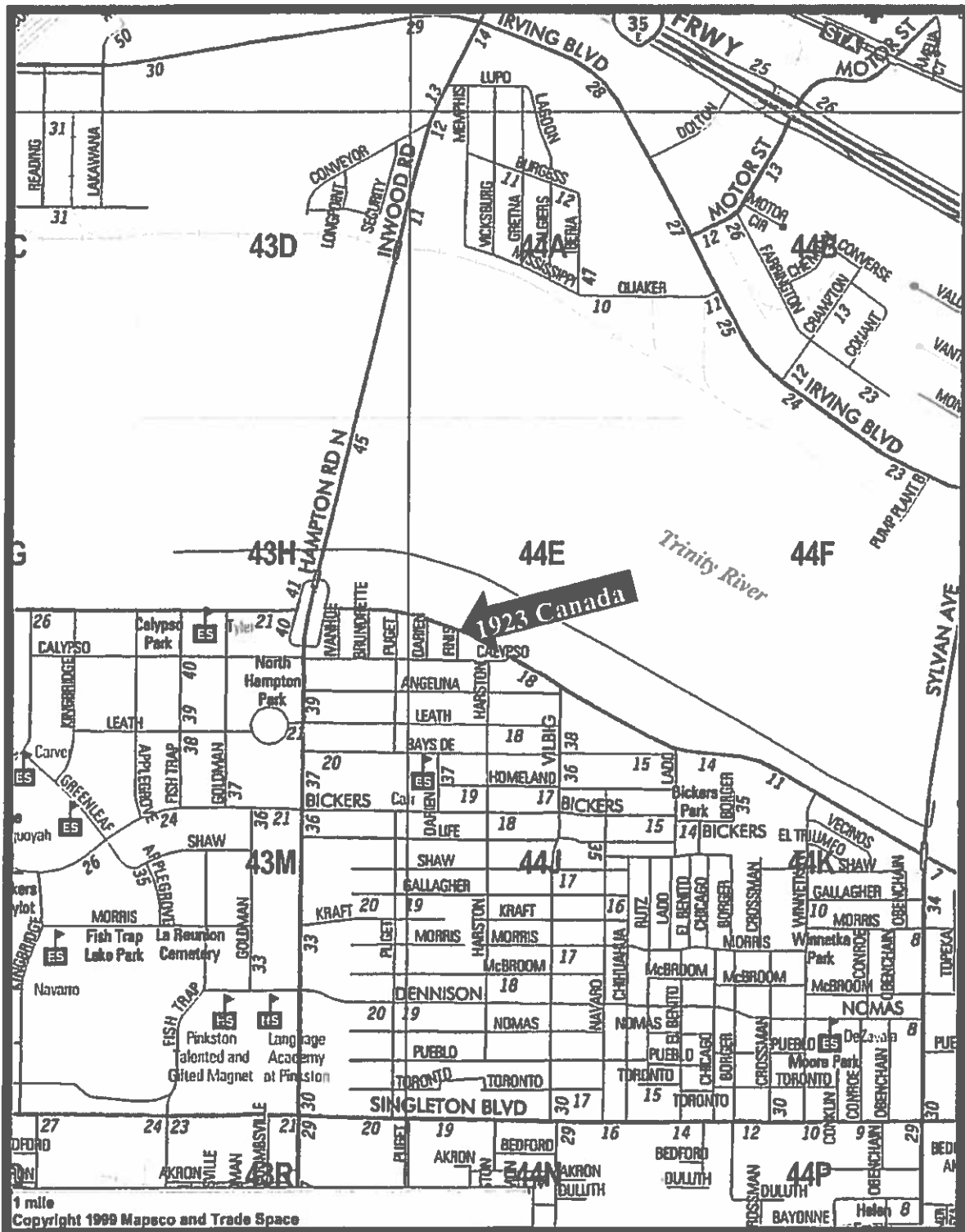
No cost consideration to the City

MAP(s)

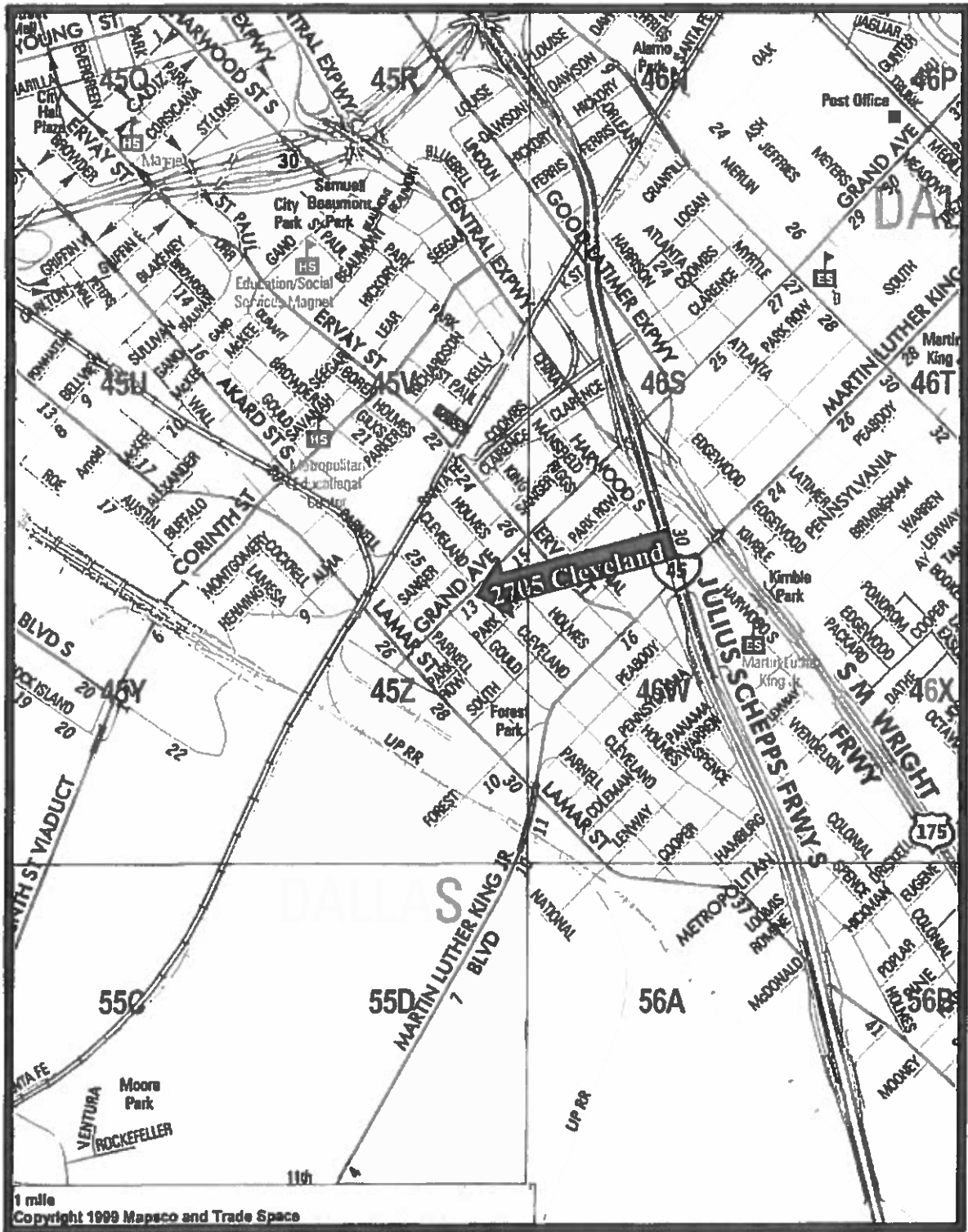
Attached

**Land Bank (DHADC) Sale of Lots to
G&G Restoration Solutions LLC**

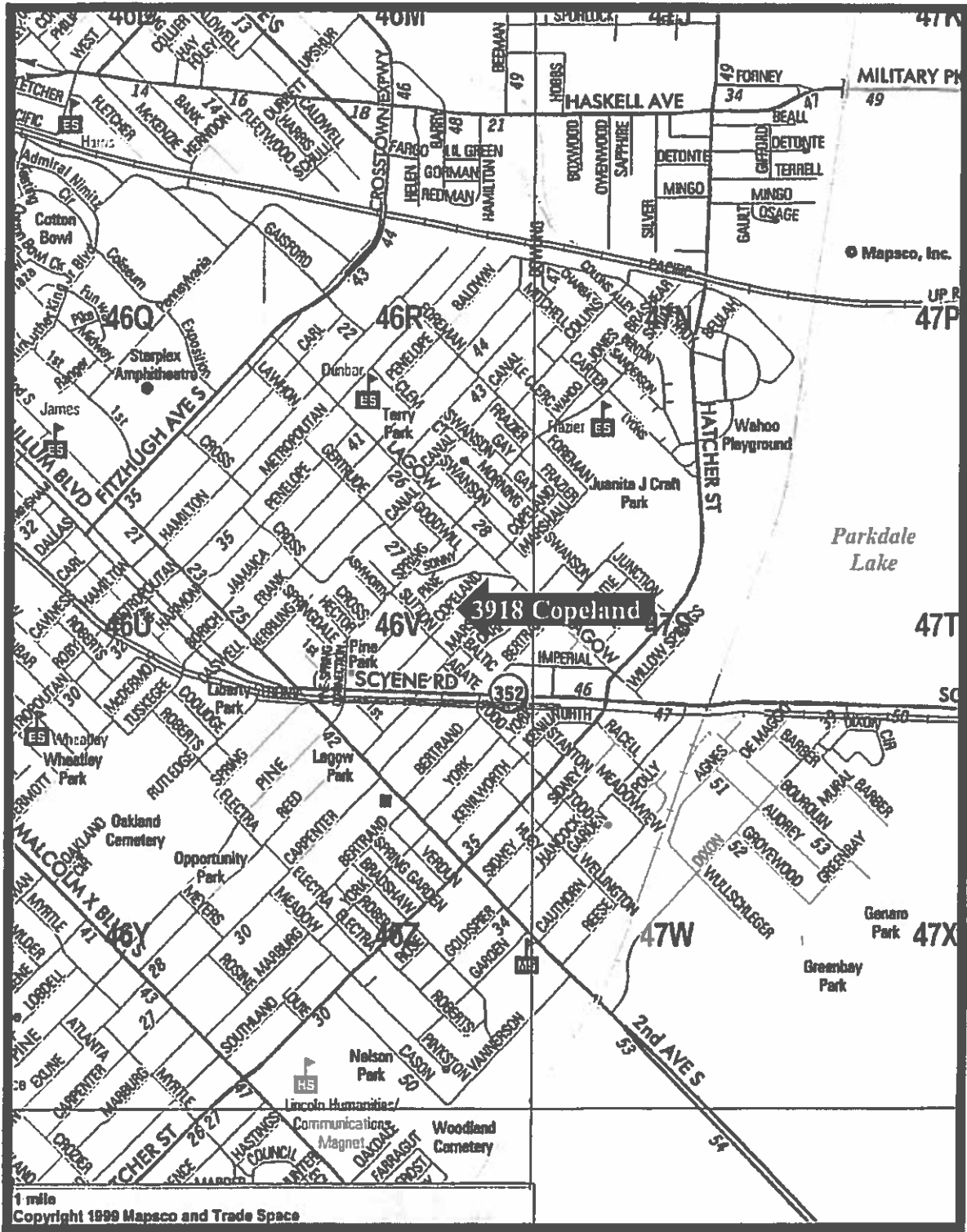
| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 1923 Canada | 44E | 6 | \$ 9,424.96 |
| 2. 2705 Cleveland | 45Z | 7 | \$ 6,652.92 |
| 3. 3918 Copeland | 46V | 7 | \$10,345.17 |
| 4. 1103 Church | 55A | 4 | \$20,789.17 |



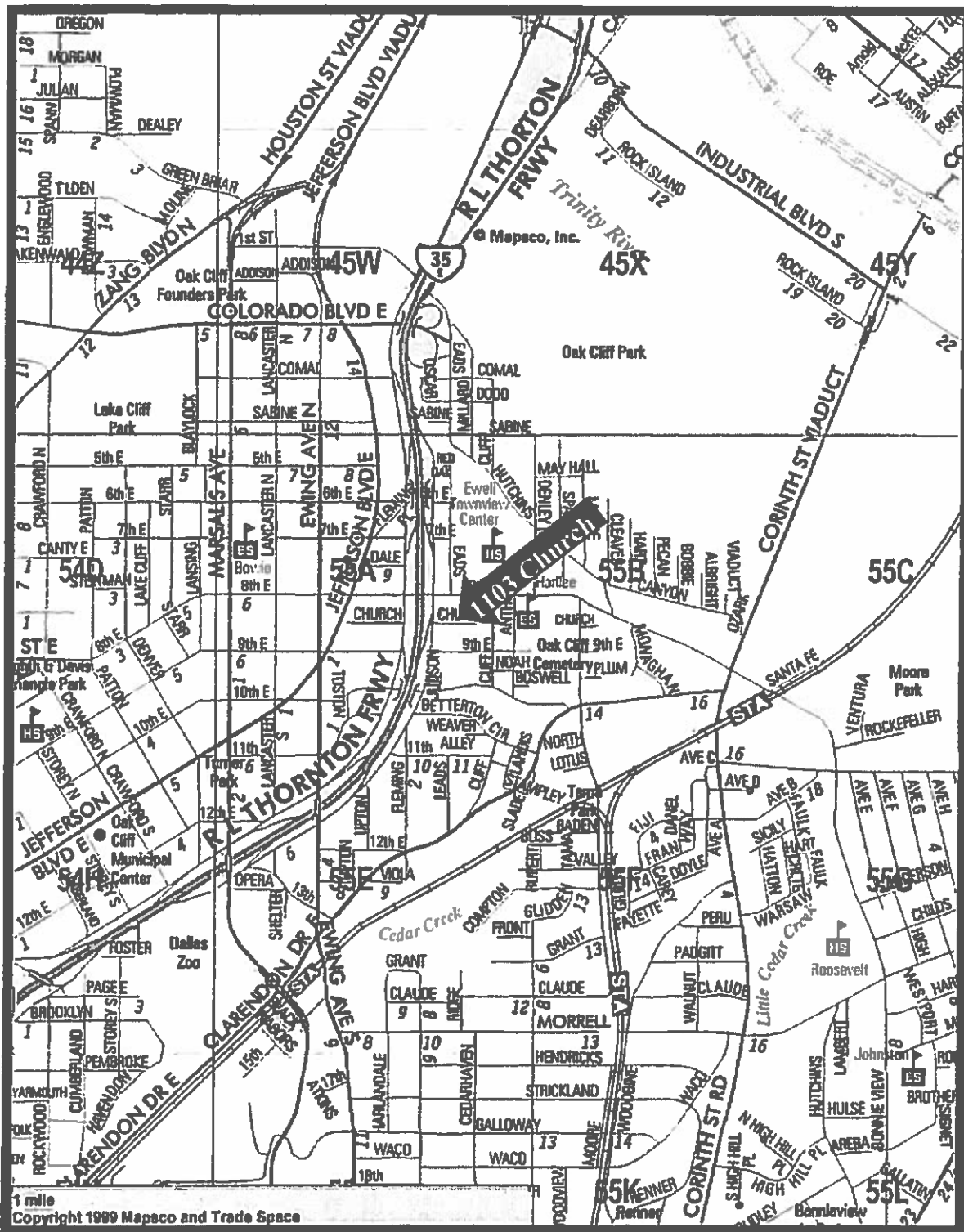
MAPSCO 44E



MAPSCO 45Z



MAPSCO 46V



MAPSCO 55A

November 10, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, G&G Restoration Solutions LLC submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by G&G Restoration Solutions LLC and authorize the sale of the said 4 lots from DHADC to G&G Restoration Solutions LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by G&G Restoration Solutions LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to G&G Restoration Solutions LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

| LAND BANK PROPERTY | | | | |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------|--------------------|
| PARCEL NUMBER | STREET/ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 1923 Canada Lot 33, Roosevelt Manor Addition Block 1/7130 | G&G Restoration Solutions LLC | 1 | \$5,000.00 |
| 2 | 2705 Cleveland Southeast 10 Feet of Lot 1 & Northwest 40 Feet of Lot 2, D L Richardson's Addition Block 1/1117 | G&G Restoration Solutions LLC | 1 | \$5,000.00 |
| 3 | 3918 Copeland Lot 10, Sennyside Addition Block 5/1838 | G&G Restoration Solutions LLC | 1 | \$5,000.00 |
| 4 | 1103 Church East 1/2 of Lot 12, Original Town of Oak Cliff Block 84A/3065 | G&G Restoration Solutions LLC | 1 | \$5,000.00 |
| TOTAL | | | | \$20,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 4

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

1923 Canada, Dallas 75212: Lot 33, Block 1/713, Roosevelt Manor 1st Inst
2705 Cleveland, Dallas 75215: Lot 1&40, Block 1/1117, DL Richardson
3918 Copeland, Dallas 75210: Lot 10, Block 5/1838, Sunnyside
1103 Church, Dallas 75203: Lot 12, Block 84, Oak Cliff Original

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built on lots 1
Square Footage of each home 1,000 - 1,300
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$120,000 to \$150,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 3
Square Footage of each home 1,000 - 1,300
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ___ Detached ___ Attached 1
Type of Exterior Veneer Brick / Siding Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$120,000 to \$150,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 150 days
Completion of Construction 500 days
Sale of first affordable housing unit to low income households 160 days
Sale of last affordable unit to low income households 730 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 2, 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46D 54V 55W

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

KW New Vision Properties and Land, Inc. has submitted a proposal and development plan to DHADC for 3 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by KW New Vision Properties and Land, Inc. to the City's Land Bank, the sale of those lots from DHADC to KW New Vision Properties and Land, Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

BACKGROUND (continued)

DHADC's Deed without Warranty to KW New Vision Properties and Land, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by KW New Vision Properties and Land, Inc. and construction financing is not closed within three years of conveyance.

KW New Vision Properties and Land, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,300 to 2,000 square feet and from \$110,000 to \$160,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (1 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$15,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 3 lots from DHADC to KW New Vision Properties and Land, Inc.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

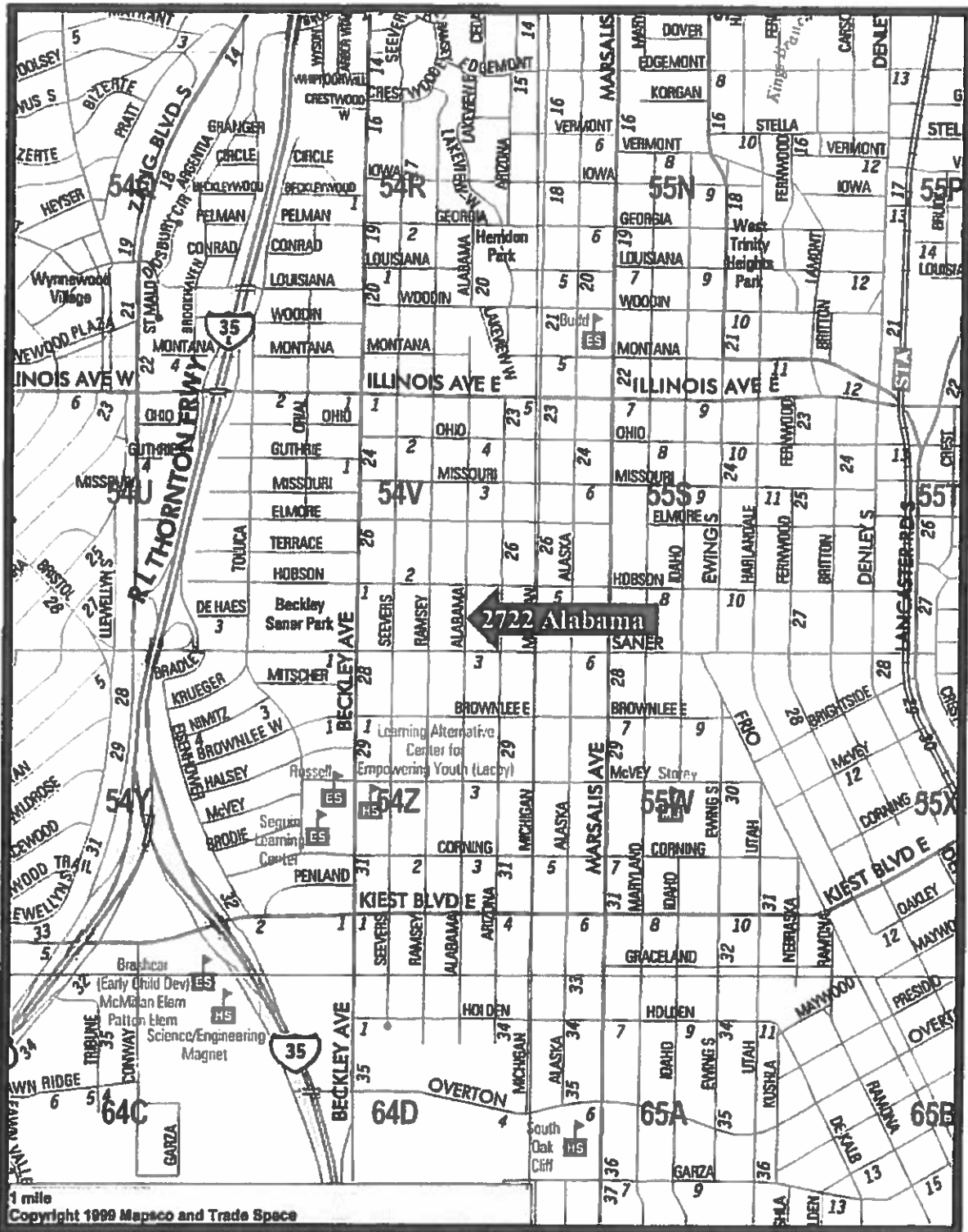
No cost consideration to the City

MAP(s)

Attached

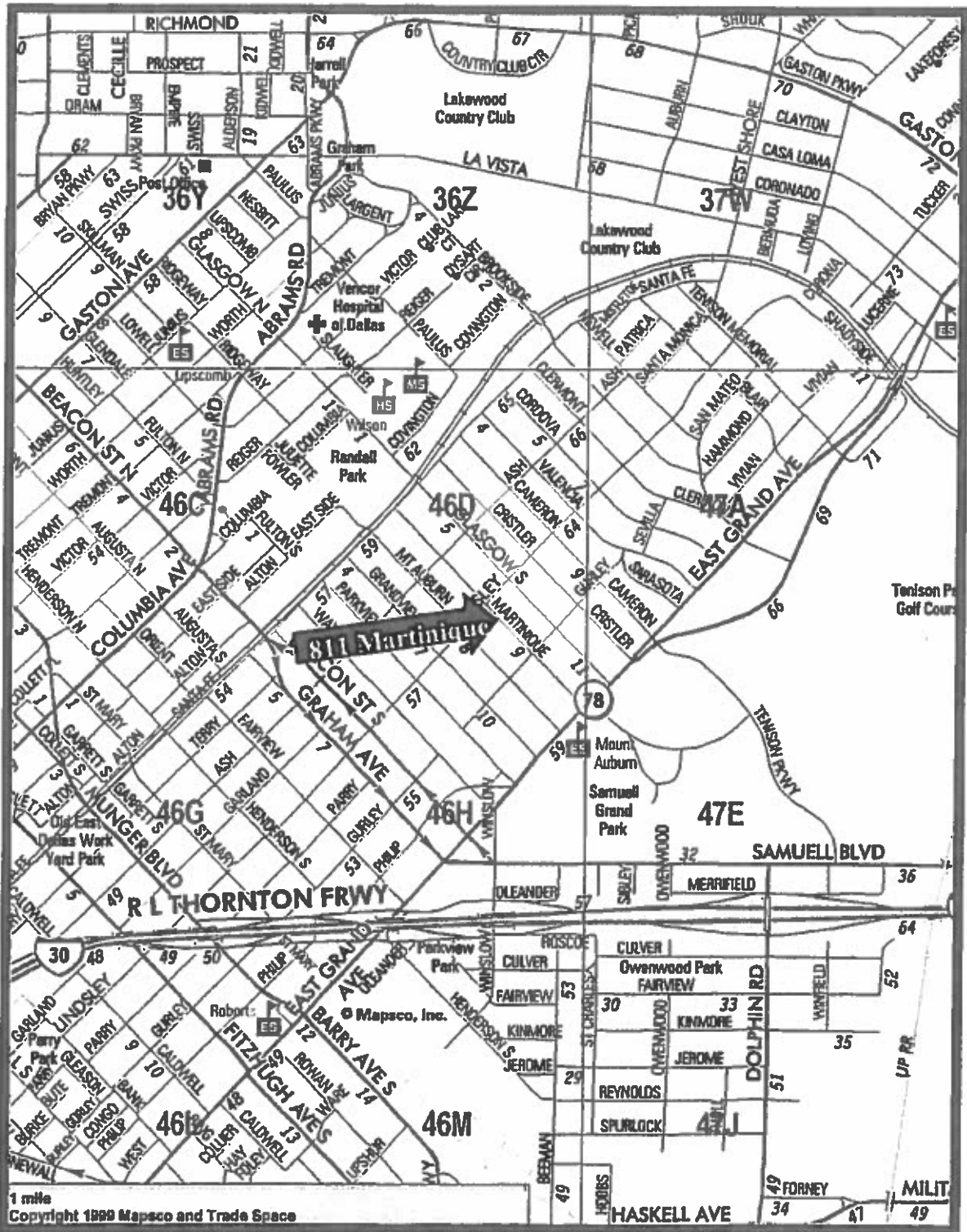
**Land Bank (DHADC) Sale of Lots to
KW New Vision Properties and Land, Inc.**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 2722 Alabama | 54V | 4 | \$15,427.01 |
| 2. 811 Martinique | 46D | 2 | \$ 6,177.53 |
| 3. 2927 Alaska | 55W | 4 | \$ 6,070.76 |

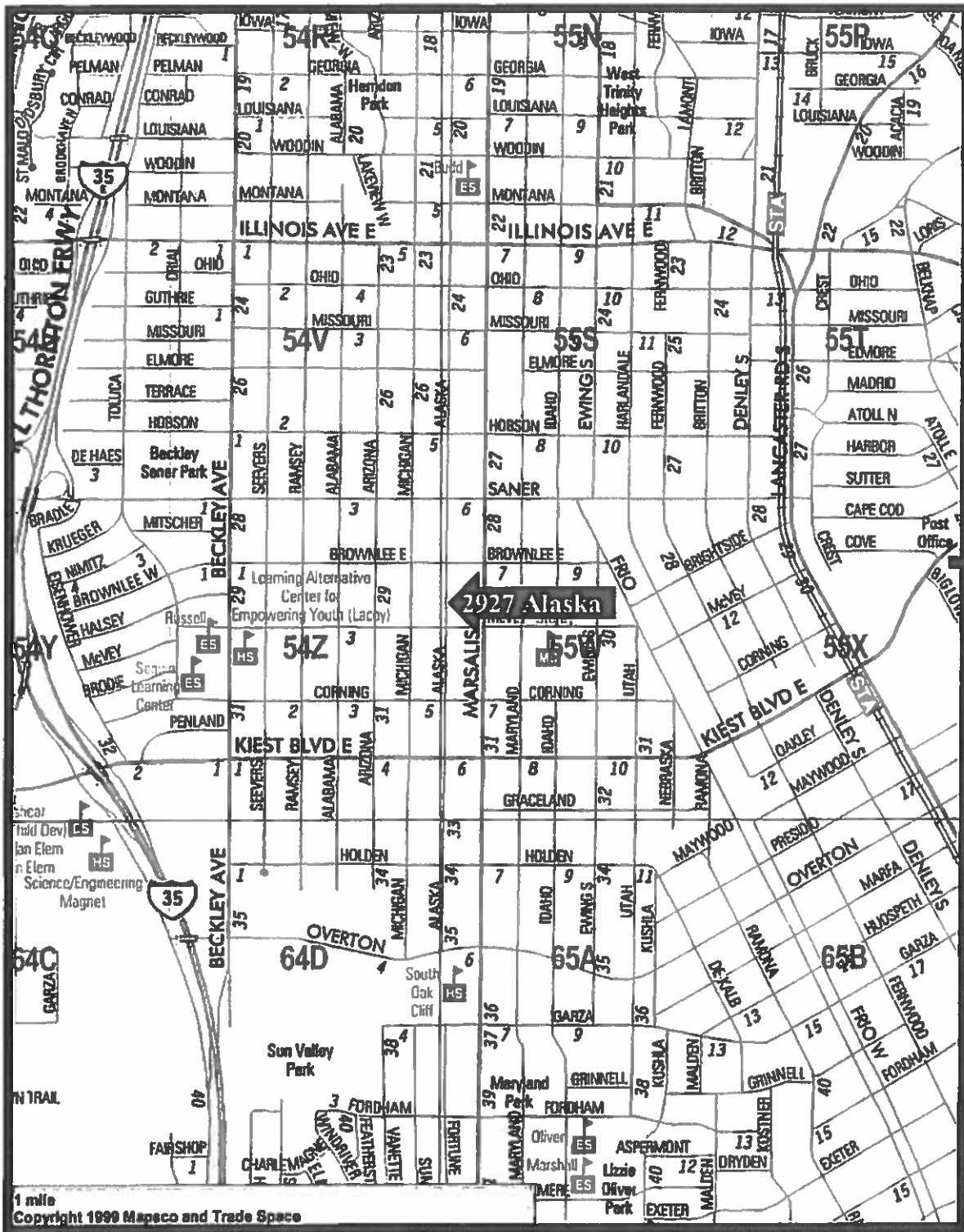


1 mile
Copyright 1999 MapscO and Trade Space

MAPSCO 54V



MAPSCO 46D



MAPSCO 55W

November 10, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, KW New Vision Properties and Land, Inc. submitted a proposal and development plan to DHADC for 3 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by KW New Vision Properties and Land, Inc. and authorize the sale of the said 3 lots from DHADC to KW New Vision Properties and Land, Inc. to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by KW New Vision Properties and Land, Inc. and the sale of 3 lots shown on Exhibit "A" from DHADC to KW New Vision Properties and Land, Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

| LAND BANK PROPERTY | | | | |
|---------------------------|---------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|------------------------|
| PARCEL NUMBER | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 2722 Alabama Lot 6, Broadmoor Addition Block 43/4203 | KW New Vision Properties and Land, Inc. | 1 | \$5,000.00 |
| 2 | 811 Martinique Tract 10, Mount Auburn Addition Block 13/1614 | KW New Vision Properties and Land, Inc. | 1 | \$5,000.00 |
| 3 | 2927 Alaska Lot 19, Freemont Addition Block 13/4119 | KW New Vision Properties and Land, Inc. | 1 | \$5,000.00 |
| TOTAL | | | | \$15,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 3
- (2) Land Bank name for this parcel of lots. Dallas
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 1) 2722 Alabama Ave., Dallas, TX 75216, Lot 6, Blk 43/4203, Broadmoor; 2) 811 Martinique Avenue, Dallas, TX 75223, Lot , Blk 13/1614, St. Martin Homestead; 3) 2727 Alaska Avenue, Dallas, TX 75201, Lot 19, Blk 13/4119.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built on lots 2
Square Footage of each home 1300-2000
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110-135K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1400-2000
Number of Bedrooms/Baths in each home 4 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer Brick Which sides all
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110-160K

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction ___ 60 ___ days

Completion of Construction ___ 60 ___ days

Sale of first affordable housing unit to low income households _ 30 ___ days

Sale of last affordable unit to low income households __ 30 ___ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 2, 4, 5
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46G 55T 57R

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Lakee Group LLC has submitted a proposal and development plan to DHADC for 4 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Lakee Group LLC to the City's Land Bank, the sale of those lots from DHADC to Lakee Group LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Lakee Group LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Lakee Group LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Lakee Group LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,400 to 1,800 square feet and from \$110,000 to \$160,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$20,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 4 lots from DHADC to Lakee Group LLC.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

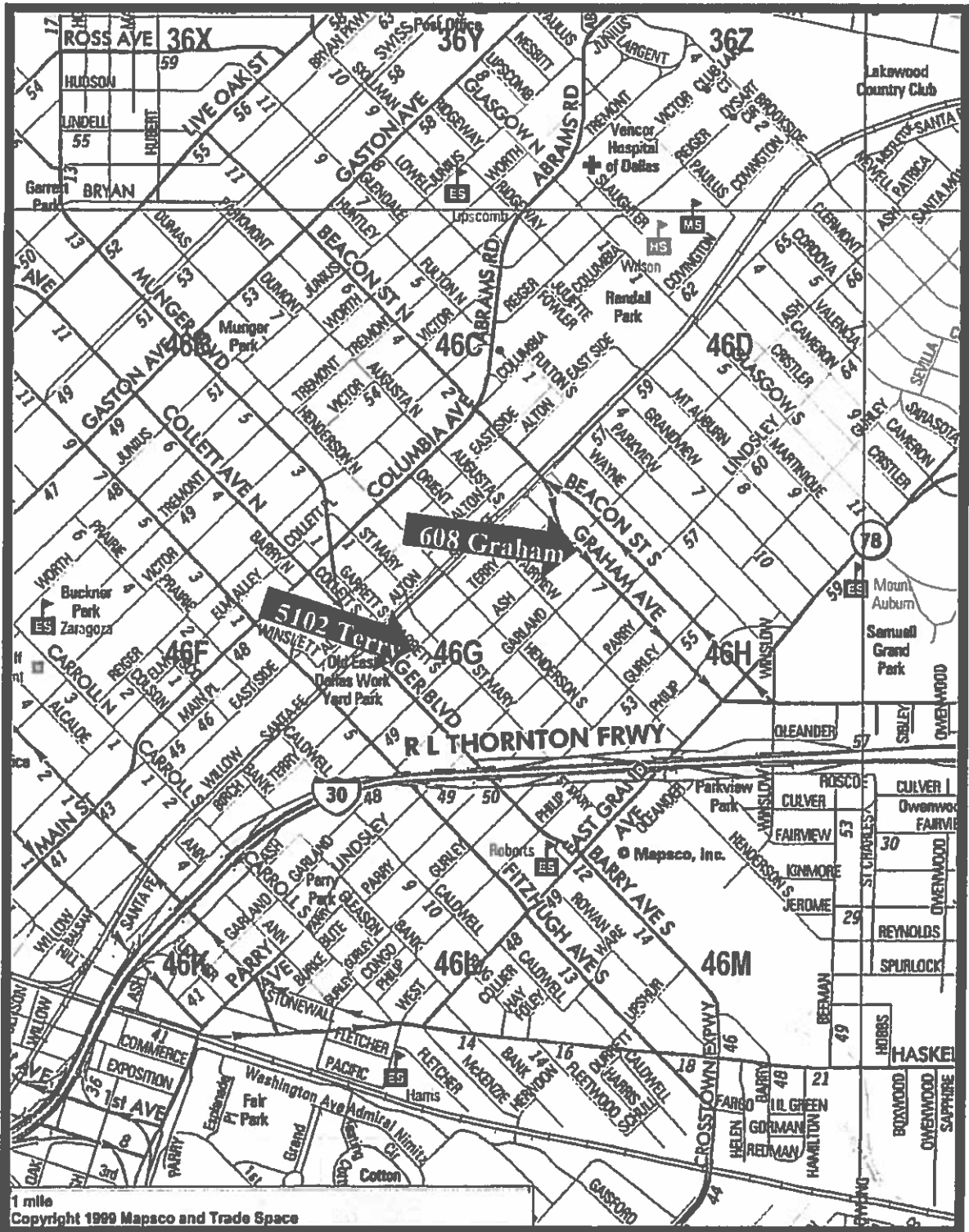
No cost consideration to the City

MAP(s)

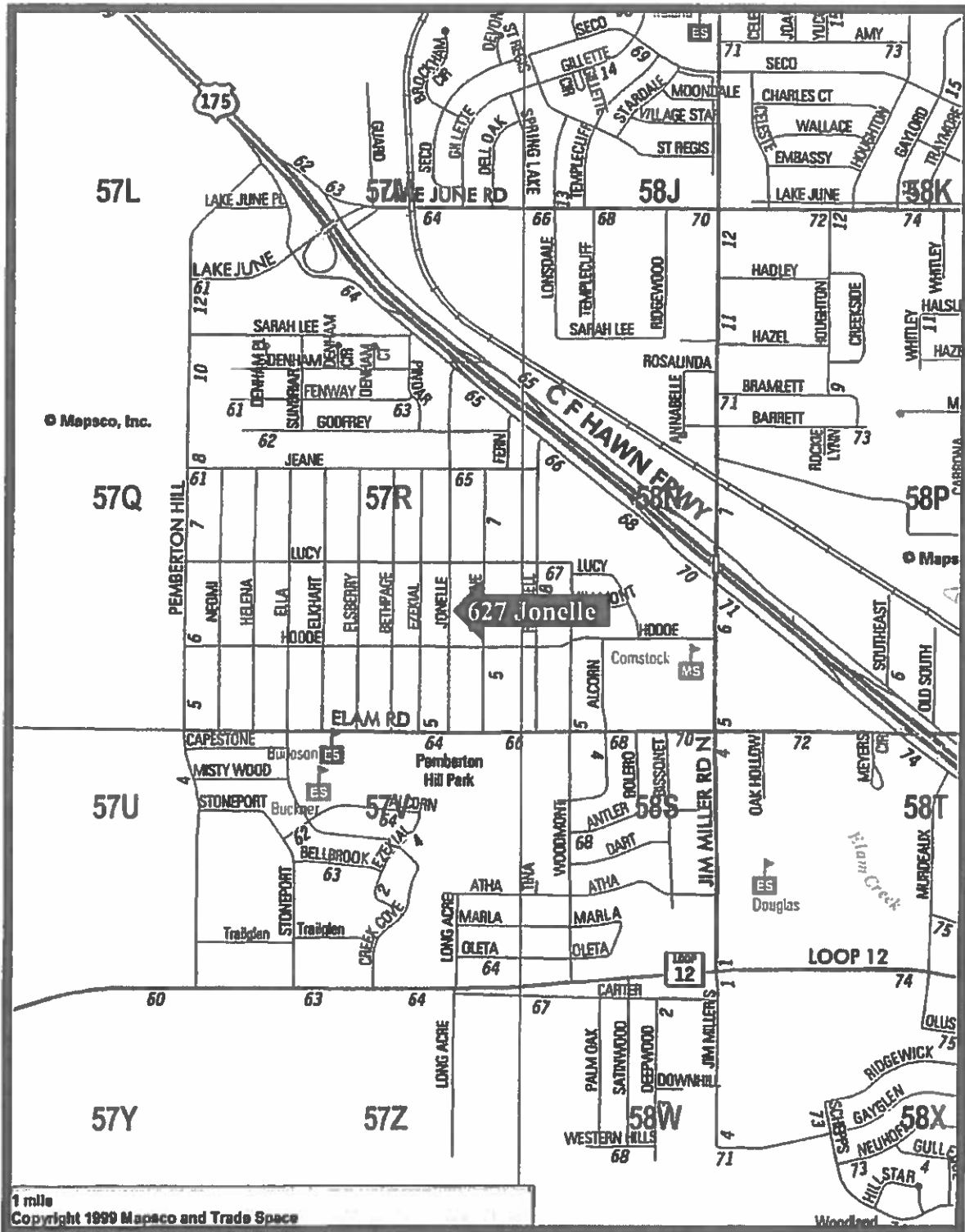
Attached

**Land Bank (DHADC) Sale of Lots to
Lakee Group LLC**

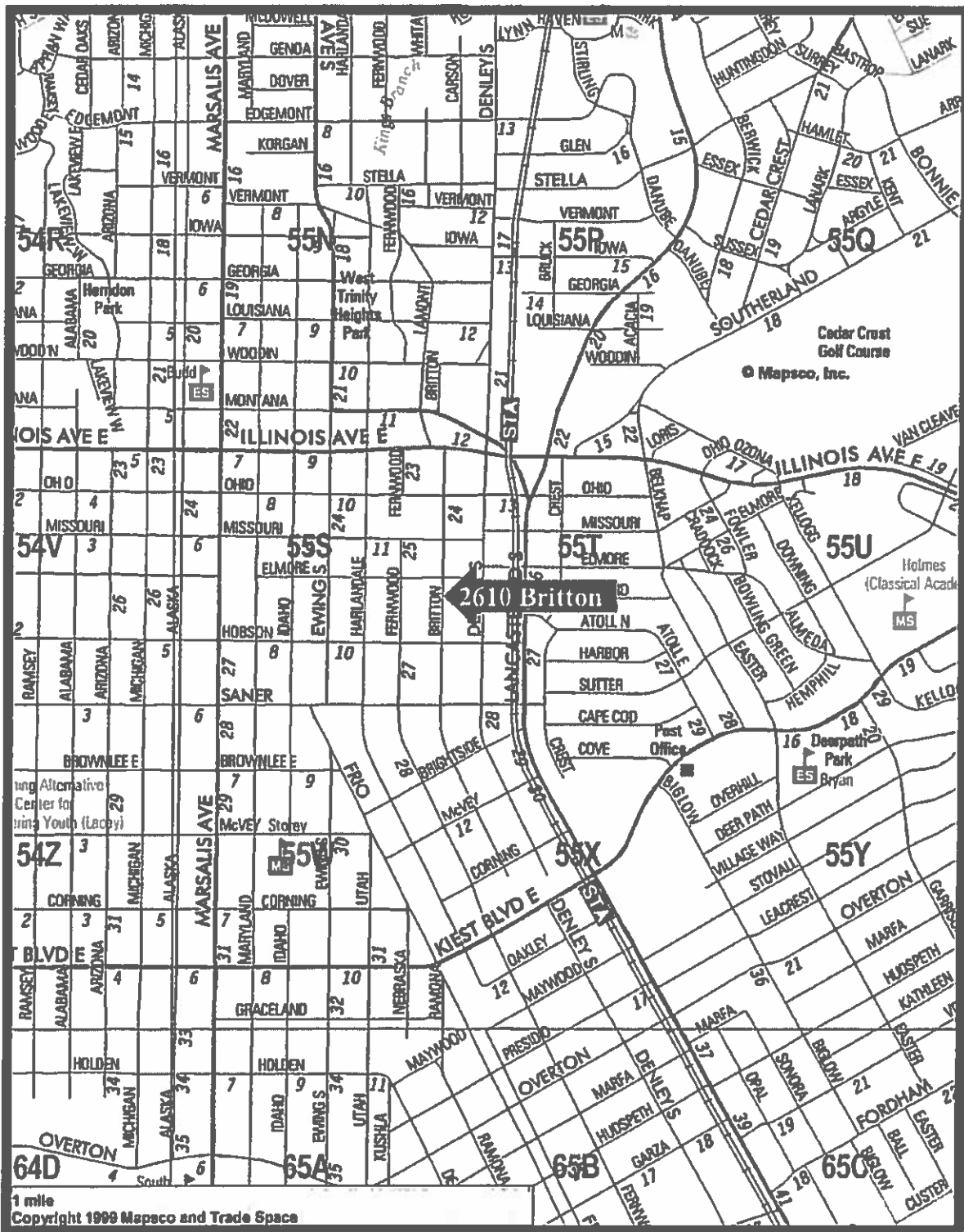
| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 608 Graham | 46G | 2 | \$13,170.59 |
| 2. 5102 Terry | 46G | 2 | \$14,962.93 |
| 3. 627 Jonelle | 57R | 5 | \$ 9,222.45 |
| 4. 2610 Britton | 55T | 4 | \$ 6,456.95 |



MAPSCO 46G



MAPSCO 57R



MAPSCO 55T

November 10, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Lakee Group LLC submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Lakee Group LLC and authorize the sale of the said 4 lots from DHADC to Lakee Group LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Lakee Group LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to Lakee Group LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

| LAND BANK PROPERTY | | | | |
|---------------------------|-----------------------------------------------------------------|----------------------------|----------------------------------|--------------------|
| PARCEL NUMBER | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 608 Graham Lot 11, Mount Auburn Addition Block 16/1613 | Lakee Group LLC | 1 | \$5,000.00 |
| 2 | 5102 Terry Lot 18, R.D. Caldwell Addition Block 10/1246 | Lakee Group LLC | 1 | \$5,000.00 |
| 3 | 627 Jonelle Lot 26, Home Gardens #3 Addition Block T/6256 | Lakee Group LLC | 1 | \$5,000.00 |
| 4 | 2610 Britton Lot 3, Broadmoor Addition Block 32/4221 | Lakee Group LLC | 1 | \$5,000.00 |
| TOTAL: | | | | \$20,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 4

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

608 Graham Avenue, Dallas TX 75203, Lot 11, Blk 16/1613, Mt Auburn
5102 Terry St Dallas TX 75223, Lot 18, Blk 16/1246, RD Caldwell
627 Jonelle St, Dallas TX 75217, Lot 26, Blk T6256, Home Gardens 03
2610 Britton Dr, Dallas, TX 75201, Lot 3, Blk 32/4221 Broadmoor

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home 1
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

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

Number of homes to be built on lots 2
Square Footage of each home 1400-1600
Number of Bedrooms/Baths in each home 3-4 | 2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000 - 130,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1500 - 1900
Number of Bedrooms/Baths in each home 3-4 | 2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached
Type of Exterior Veneer Brick Which sides Front / Sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000 - 160,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 60 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 60 days
Sale of last affordable unit to low income households 60 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 44P

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Pace Homes Inc. for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Pace Homes Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Pace Homes Inc. has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Pace Homes Inc. to the City's Land Bank, the sale of that lot from DHADC to Pace Homes Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Pace Homes Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Pace Homes Inc. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Pace Homes Inc. will build an affordable house on the lot. The approximate square footage and sales prices of the house will be 1,000 to 1,500 square feet and from \$100,000 to \$115,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (1 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 1 lot from DHADC to Pace Homes Inc.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

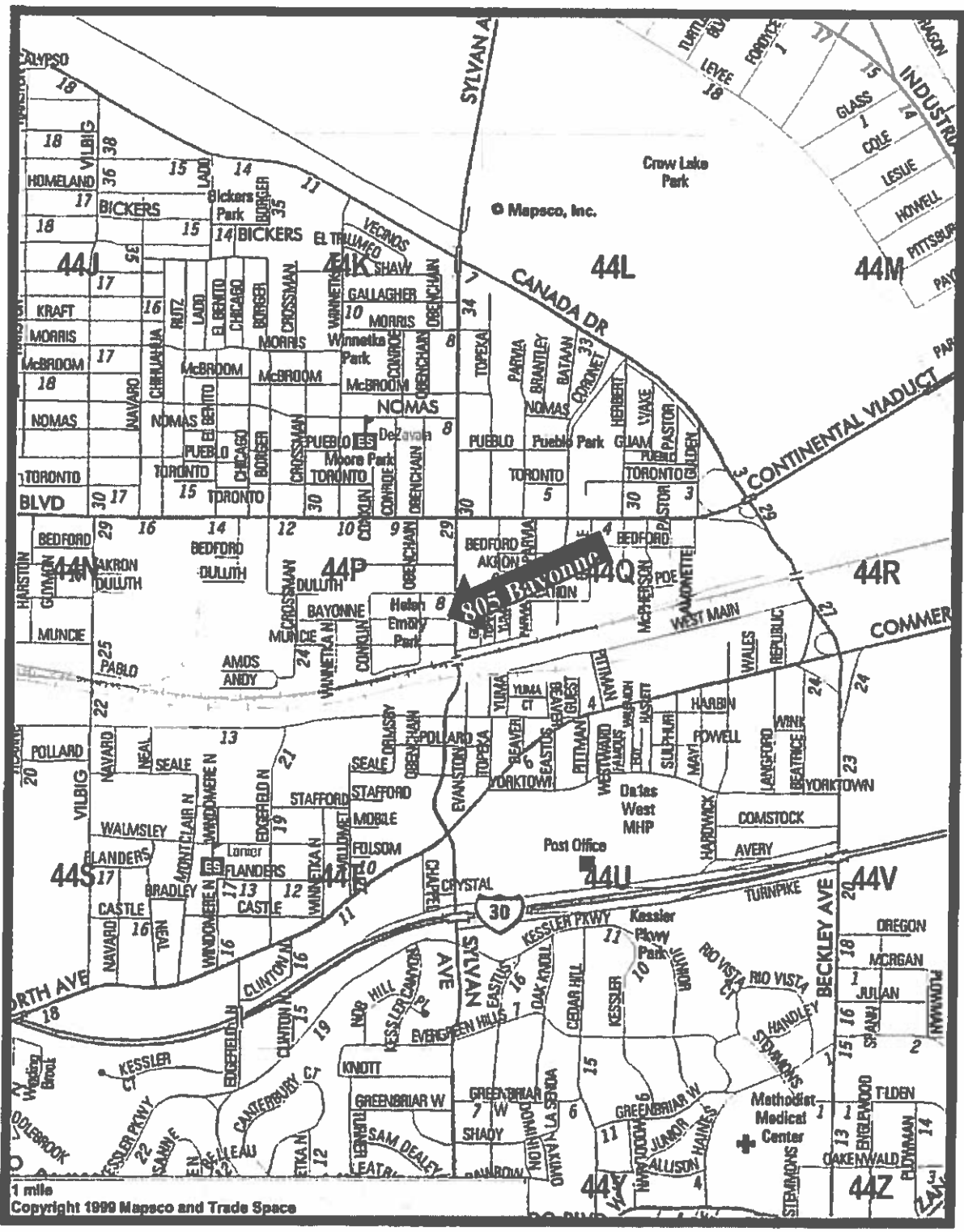
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Pace Homes Inc.**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|------------------------------------|-------------------------------------------|
| 1. 805 Bayonne | 44P | 6 | \$27,762.37 |



MAPSCO 44P

November 10, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Pace Homes Inc. submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Pace Homes Inc. and authorize the sale of the said 1 lot from DHADC to Pace Homes Inc. to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Pace Homes Inc. and the sale of 1 lot shown on Exhibit "A" from DHADC to Pace Homes Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lot shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

| LAND BANK PROPERTY | | | | |
|---------------------------|--------------------------------------------------------------------------|--------------------------------|--------------------------------------|------------------------|
| PARCEL NUMBER | STREET/ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT |
| 1 | 805 Bayonne Lots 1 & 2, Z.E. Coombs West End Addition Block 3/7265 | Pace Homes Inc. | 1 | \$5,000.00 |
| TOTAL | | | | \$5,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal: (1) ONE

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary)
(the "Property").

Address: 805 Bayonne
Neighborhood:
Mapsco: 44-P (DALLAS)

Legal Desc (Current 2015)

- 1: Z E COOMBS WEST END**
- 2: BLK 3/7265 LTS 1 & 2**
- 3:**
- 4: INT201500187960 DD06292015 CO-DC**
- 5: 7265 003 00100 2DA7265 00**

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots: **(1) ONE - ONE HOME PER LOT**
Square Footage of each home: **1000 TO 1500 LIVING AREA**
Number of Bedrooms/Baths in each home: **2 to 3/2**
Number of Garages: 1 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer: **BRICK** Which sides: **ALL**
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer: **\$100,000 - \$115,000**

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

PROVIDE FLOOR PLANS AND ELEVATIONS

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction: **Construction will begin within 90 days.**

Completion of Construction: **Completion of the project will take approx. 60 to 90 days.**

Sale of first affordable housing unit to low income households: **Expected to occur immediately after construction and no more than 30 days.**

Sale of last affordable unit to low income households: **Expected to occur immediately after construction and no more than 30 days.**

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 42H P 44J

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by SOS Custom Homes, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to SOS Custom Homes, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

SOS Custom Homes, Inc. has submitted a proposal and development plan to DHADC for 3 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by SOS Custom Homes, Inc. to the City's Land Bank, the sale of those lots from DHADC to SOS Custom Homes, Inc. and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to SOS Custom Homes, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by SOS Custom Homes, Inc. and construction financing is not closed within three years of conveyance.

SOS Custom Homes, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,400 to 1,600 square feet and from \$120,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD.

A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$15,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 22, 2015, DHADC approved the development plan and sale of 3 lots from DHADC to SOS Custom Homes, Inc.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

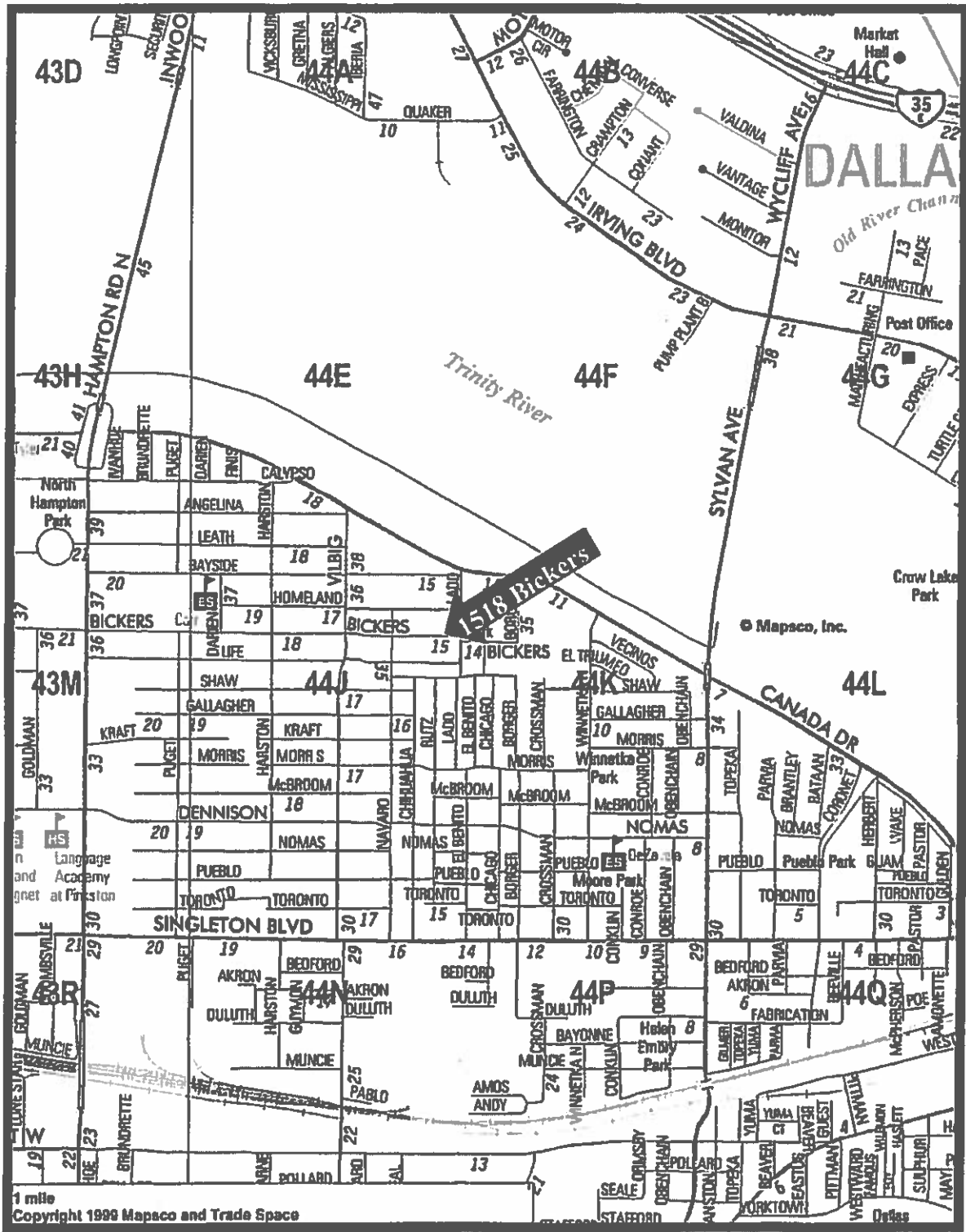
No cost consideration to the City

MAP(s)

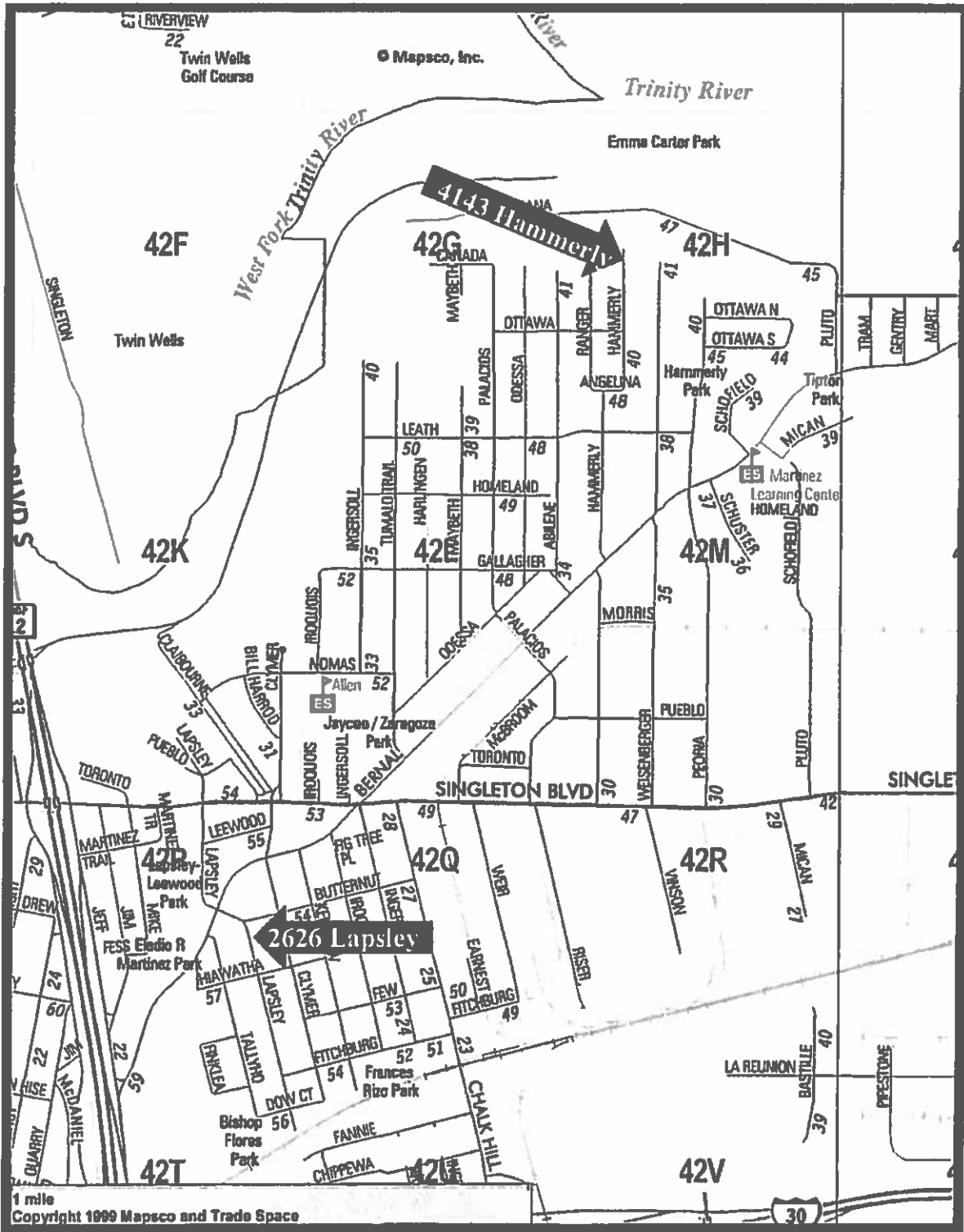
Attached

**Land Bank (DHADC) Sale of Lots to
SOS Custom Homes, Inc.**

| <u>Property Address</u> | <u>Mapsco</u> | <u>Council District</u> | <u>Amount of Non-Tax Liens</u> |
|--------------------------------|----------------------|--------------------------------|---------------------------------------|
| 1. 1518 Bickers | 44J | 6 | \$16,204.32 |
| 2. 4143 Hammerly | 42H | 6 | \$12,591.23 |
| 3. 2626 Lapsley | 42P | 6 | \$19,444.69 |



MAPSCO 44J



MAPSCO 42H & 42P

November 10, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, SOS Custom Homes, Inc. submitted a proposal and development plan to DHADC for 3 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by SOS Custom Homes, Inc. and authorize the sale of the said 3 lots from DHADC to SOS Custom Homes, Inc. to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by SOS Custom Homes, Inc. and the sale of 3 lots shown on Exhibit "A" from DHADC to SOS Custom Homes, Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

| LAND BANK PROPERTY | | | | |
|---------------------------|----------------------------------------------------------------------|----------------------------|---------------------------------------|------------------------|
| PARCEL NUMBER | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEBOWNER UNITS | SALE AMOUNT |
| 1 | 1518 Bickers Lot 9, Homestead Gardens Addition Block B/7120 | SOS Custom Homes, Inc. | 1 | \$5,000.00 |
| 2 | 4143 Hammerly Lot 16, Joe A. Irwin Addition No. 2 Block 6/7163 | SOS Custom Homes, Inc. | 1 | \$5,000.00 |
| 3 | 2626 Lapsley Lot 14, Westwood Unit #2 Addition Block 27/7181 | SOS Custom Homes, Inc. | 1 | \$5,000.00 |
| TOTAL | | | | \$15,000.00 |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 3

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

1518 Bickers
4143 Hammerly
2626 Lapsley

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home 1
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

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

Number of homes to be built on lots 1
Square Footage of each home 1,400-1,600
Number of Bedrooms/Baths in each home 3 | 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick + Siding Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000-130,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 2
Square Footage of each home 1,400-1,600
Number of Bedrooms/Baths in each home 3 | 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick + Siding Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000-130,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 30 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households 480 days

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: November 10, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a contract with Open Arms, Inc. dba Bryan's House for child care services for special needs children for the period October 1, 2015 through September 30, 2016 - Not to exceed \$55,000 - Financing: 2015-16 Community Development Block Grant Funds

BACKGROUND

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055. The grant funds are available beginning October 1, 2015. The FY 2015-16 Consolidated Plan Budget includes Community Development Block Grant (CDBG) funding in the amount of \$189,129 for Child Care Services Program.

In August 2015, the City posted a Request for Competitive Sealed Proposal for nonprofit organizations to provide child care services to residents in the city limits of Dallas. In August 2015, Open Arms, Inc. dba Bryan's House submitted a proposal to the City of Dallas for child care services for special needs children including children with HIV/AIDS, severe brain injuries, and autism. Open Arms, Inc. dba Bryan's House indicated in their proposal that they can accommodate over 270 children annually.

Approval of this item will provide funding in the amount of \$55,000 in CDBG funds to Open Arms, Inc. dba Bryan's House to continue to provide child care for special needs children.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds, by Resolution No. 15-1055.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

\$55,000 - 2015-16 Community Development Block Grant Funds

ETHNIC COMPOSITION

Open Arms, Inc. dba Bryan's House (Board)

| | | | |
|-----------------|----|---------------|----|
| Black Female | 0 | Black Male | 2 |
| Hispanic Female | 0 | Hispanic Male | 1 |
| White Female | 11 | White Male | 11 |
| Other Female | 0 | Other Male | 0 |

OWNER

Open Arms, Inc. dba Bryan's House

Board of Directors

| | | |
|--------------------|--------------------|----------------|
| Dr. Lisa Genecov | Nancy B. Roe | Camie Shelmire |
| Paul Riddle | Robert Fulford | Ryan Friend |
| Robin Brister | Donna German | Mara Chase |
| Homer Brown | Elizabeth Dacus | Rusty Reid |
| Archie Drake, R.N. | Linda Hall | Jessica Garner |
| Lance Leslie | Clay Hosterman | Stuart Newsome |
| Antonio Rocha | Tommy Haskins, Jr. | Ryan Scripps |
| Ken Sheffield | Tinsley Silcox | Chris Williams |
| Lisa Genecov, M.D. | | |

November 10, 2015

WHEREAS, the City of Dallas supports the idea of addressing child care issues in a comprehensive manner including the provision of child care services for afterschool programs, special needs children, and homeless children; and

WHEREAS, Open Arms, Inc. dba Bryan's House is a licensed provider of child care services; and

WHEREAS, the City Council has identified the need to support local child care services programs and is committed to ensuring the availability of child care services for Dallas citizens; and

WHEREAS, on June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055; and

WHEREAS, Open Arms, Inc. dba Bryan's House has requested to partner with the City to provide child care service;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into a contract with Open Arms, Inc. dba Bryan's House for child care services for special needs children for the period October 1, 2015 through September 30, 2016, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from Fund CD15, Dept. HOU, Unit 618H, Object Code 3099, Encumbrance No. HOU618HA1057 to Open Arms, Inc. dba Bryan's House (Vendor No. 266376), in an amount not to exceed \$55,000.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: **(1)** Senior Outreach Program in West Oak Cliff Area; **(2)** Nursing Home Ombudsman Program; and **(3)** Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016 - Not to exceed \$161,049 - Financing: 2015-16 Community Development Block Grant Funds (\$73,049) and Current Funds (\$88,000)

BACKGROUND

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055. The grant funds are available beginning October 1, 2015. The FY 2015-16 Consolidated Plan Budget includes Community Development Block Grant (CDBG) funding in the amount of \$73,049 for Senior Services. On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that includes funds for Senior Citizens of Greater Dallas, Inc. to provide senior service programs in the amount of \$88,000.

In August 2015, the City posted a Request for Competitive Sealed Proposal for nonprofit organizations to provide senior services to residents in the city limits of Dallas. In August 2015, Senior Citizens of Greater Dallas, Inc. submitted a proposal to the City of Dallas for senior services to provide case management and ombudsman services for seniors over 60 years old.

The Nursing Home Ombudsman Program is designed to give official mandated voice to seniors in nursing home facilities to address concerns and seek resolutions to problems or issues to enhance the quality of life in nursing home facilities for residents and their families and/or provide information, awareness and assistance to residents about nursing home facilities, selection and/or any related nursing home issues.

BACKGROUND (Continued)

The Senior Outreach West Oak Cliff Program offers workshops and a place to congregate, socialize and educate seniors through various means to address senior social service needs in the community. The Senior Outreach and Case Management Program provides services to non-English speaking clients with special emphasis on Spanish-speaking clients through advocacy, referral and case management to facilitate access to social services via education, translation, transportation, etc. Senior Citizens of Greater Dallas, Inc. is a non-profit organization incorporated in 1961 to serve seniors in Dallas to improve their quality of life through protection, eldercare, advocacy, volunteerism, and employment services. They serve over 1,100 individuals with new services annually.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds, by Resolution No. 15-1055.

On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds in the amount of \$88,000 to provide senior services programs to the Senior Citizens of Greater Dallas, Inc., by Resolution No. 15-1784.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

\$73,049 - 2015-16 Community Development Block Grant Funds
\$88,000 - Current Funds

ETHNIC COMPOSITION

Senior Citizens of Greater Dallas, Inc. (Board)

| | | | |
|-----------------------|----|-------------------------|----|
| Caucasian Male | 24 | Caucasian Female | 25 |
| African American Male | 4 | African American Female | 1 |
| Hispanic Male | 2 | Hispanic Female | 3 |
| Asian Male | 0 | Asian Female | 1 |
| Native American Male | 0 | Native American Female | 0 |

OWNER

Senior Citizens of Greater Dallas, Inc.

Board of Directors

Debbie Oates
Greg Ballew
Kim Cocklin
John Cuellar
Carolyn L. Miller
Donald Berg
Frank Breedlove
Bill E. Carter
Nancy Carter
David Corrigan
Christina Durovich
Ruben Esquivel
Elizabeth Gambrell
Walter D. Gruenes
Paul Hoffman
Dorothy Kennington
Ashlee Kleinert
Patty Leyendecker
Michael P. Massad, Jr.
John McCarthy
Becky Powell-Schwartz
Beverly Bell Godbey
Shannon Hanberry
Roscoe Smith
Theresa Stambaugh
John R. Taylor, III
Charles Etta Williams, Ed. D.
Rwan S. Hardesty
Rachel Velasquez
Jason Winborn

Jeffrey N. Francis
James Garner
Kathy Helm
Larry Gekiere
Matt Adams
Tre' Black
Kris Burks
Christie Carter
J. Peter Kline
Sheryl Coyne-Batson
Timothy L. Dwight
Marvin Franking
Jerry C. Gilmore
Lisa Longino
Sharon McCullough
David Kleiman
Mary Lazo
Dan Mahoney
Thomas J. Mastor
Sharon Popham
Tom Rhodes, Jr.
Pat Rosenthal
Andy Smith
Connie O'Neil
Donna Strittmatter Max
Carrie Parsons
Emilynn Wilson
Maria M. Tafalla
Marilyn H. Weber
Michael Shtofman

November 10, 2015

WHEREAS, on June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055; and

WHEREAS, on September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds for Senior Citizens of Greater Dallas, Inc. to provide senior service programs in the amount of \$88,000 by Resolution No. 15-1784; and

WHEREAS, Senior Citizens of Greater Dallas, Inc. is a non-profit 501(c)(3) corporation throughout the City of Dallas who provides services that meet the criteria set forth for seniors; and

WHEREAS, the City desires to contract with Senior Citizens of Greater Dallas, Inc. to provide Senior Service Programs for seniors in an amount not to exceed \$161,049;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: (1) Senior Outreach Program in West Oak Cliff Area; (2) Nursing Home Ombudsman Program; and (3) Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from Fund CD15, Dept. HOU, Unit 629H, Object Code 3099, Encumbrance No. HOU629HA1056 to Senior Citizens of Greater Dallas, Inc. (Vendor No. VS0000044882), in an amount not to exceed \$73,049.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0001, Dept. HOU, Unit 4305, Object Code 3099, Encumbrance No. HOU4305A1055 to Senior Citizens of Greater Dallas, Inc. (Vendor No. VS0000044882), in an amount not to exceed \$88,000.

Section 4. 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.

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: November 10, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016 - Not to exceed \$125,129 - Financing: 2015-16 Community Development Block Grant Funds (\$94,129) and Current Funds (\$31,000)

BACKGROUND

On June 10, 2015, City Council approved the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055. The grant funds are available beginning October 1, 2015. The FY 2015-16 Consolidated Plan Budget includes Community Development Block Grant (CDBG) funding in the amount of \$189,129 for Child Care Services. On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that includes funds for Vogel Alcove to provide child care services for homeless families.

In August 2015, the City posted a Request for Competitive Sealed Proposal for nonprofit organizations to provide child care services to residents in the city limits of Dallas. In August 2015, Vogel Alcove submitted a proposal to the City of Dallas for child care services for homeless families. Vogel Alcove can accommodate up to 270 persons annually in its main facility. Families are eligible for services if they are homeless and are residents of the twenty-two (22) affiliated homeless shelters, domestic violence shelters and transitional housing programs.

Approval of this item will provide funding in the amount of \$125,129 in CDBG and current funds to Vogel Alcove to continue to provide child care for homeless families.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds, by Resolution No. 15-1055.

On September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds in the amount of \$31,000 for child care services to Vogel Alcove, by Resolution No. 15-1784.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

\$94,129 - 2015-16 Community Development Block Grant Funds
\$31,000 - Current Funds

ETHNIC COMPOSITION

Vogel Alcove (Board)

| | | | |
|-----------------|----|---------------|----|
| Black Female | 1 | Black Male | 0 |
| Hispanic Female | 0 | Hispanic Male | 0 |
| White Female | 11 | White Male | 23 |
| Other Female | 0 | Other Male | 1 |

OWNER

Vogel Alcove

Board of Directors

- | | | |
|------------------|---------------------|----------------------|
| John Amend | John Bryce Anderson | Dylan Bolden |
| Alice Barnett | Suzie Bovine | Jim Chadrick |
| Mary Lee Broder | Craig Budner | Marguerite Burtis |
| Charlie Corson | Clay K. Deniger | Sara Dura |
| Catherine Enrico | Howard Feldman | Benjamin K. Fujihara |
| Cathy Glick | Alan Gold | Susan Hirsch |
| Peter Knag | Mark Kovac | Rick A. Lacher |
| Rick Lear | Rob Little | Mary Lyons |
| Diane Miles | John Ofenloch | Ann Marie Painter |
| Alan Perkins | Andy Rabin | Vinnie Rubin |
| Jared Rusman | David Veeder | Kyle Volluz |
| John Wander | Sandra Wells | |
| Alan Yonack | | |

November 10, 2015

WHEREAS, the City of Dallas supports the idea of addressing child care issues in a comprehensive manner including the provision of child care services for afterschool programs, special needs children, and homeless children; and

WHEREAS, Vogel Alcove is a licensed provider of child care services; and

WHEREAS, the City Council has identified the need to support local child care services programs and is committed to ensuring the availability of child care services for Dallas citizens; and

WHEREAS, on June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 15-1055; and

WHEREAS, on September 22, 2015, City Council adopted the FY 2015-16 City of Dallas Operating, Grants/Trusts, and Capital Budgets that authorizes funds in the amount of \$31,000 for child care services to Vogel Alcove, by Resolution No. 15-1784; and

WHEREAS, Vogel Alcove has requested to partner with the City to provide child care service;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from Fund CD15, Dept. HOU, Unit 618H, Object Code 3099, Encumbrance No. HOU618HA1059 to Vogel Alcove (Vendor No. 269533), in an amount not to exceed \$94,129.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0001, Dept. HOU, Unit 4311, Object Code 3099, Encumbrance No. HOU4311A1058 to Vogel Alcove (Vendor No. 269533), in an amount not to exceed \$31,000.

Section 4. 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.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a Memorandum of Understanding between the City of Dallas and Unlocking DOORS, Inc. dba DOORS, to: (1) collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and (2) measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Risk Assessment Supplemental Tool (TRAS) for the period January 1, 2016 through December 31, 2016 - Not to exceed \$50,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

On September 12, 2014, Unlocking DOORS, Inc. dba DOORS (DOORS) presented to the Housing Committee on reentry services provided by the organization. The committee expressed an interest in DOORS collecting and reporting evidence-based information regarding recidivism citywide and by individual zip codes/City Councilmember districts. This data will have qualitative percentage of former prisoners who are arrested for a similar offense or ensuring that interventions are as appropriate and purposeful as possible.

On February 11, 2015, City Council, by Resolution No. 15-0273, approved a Memorandum of Understanding with DOORS, to provide funding to DOORS: (a) to collect and report recidivism data on a quarterly basis to the City, and (b) to have DOORS case managers conduct assessments on clients referred to DOORS by the City using the TRAS, which determines client's needs and risk of re-offending. The TRAS will assess how likely an offender is to be re-convicted, identify and classify offending-related needs, including basic personality characteristics and cognitive behavioral problems, assess risk of serious harm, risks to the individual and other risks, assist with management of risk of harm, indicate the need for further specialist assessments, and measure change during the period of comprehensive Pre/Post-Release Case Management.

BACKGROUND (Continued)

DOORS is the only non-profit entity that has been authorized to use this re-entry assessment tool by the Texas Department of Criminal Justice (TDCJ), and they provide copies of the assessments through a secure process to City staff for inclusion in the client files and development of individual services plans. Approval of this agenda item will continue these re-entry data collection and assessment services for an additional year.

DOORS is a non-profit entity and provides comprehensive state-wide reentry networks headquartered in Dallas, Texas. Through collaboration and coordination with hundreds of agencies and organizations, DOORS seeks to reduce crime by assuring Formerly Incarcerated Persons (FIPS) lead crime-free and self-sufficient lives. DOORS provides the following services to individuals who are 18 years of age or older, have a criminal record, and are seeking reentry integration into free society:

- Comprehensive Pre/Post-Release Case Management for individuals who already reside in/or are releasing into a county where DOORS has an office. Case management includes: (a) a full risk/needs assessment, (b) customized client case management plan; (c) referrals to community service providers to meet the client's specific needs; and (d) client monitoring up to four years to assure successful integration and self-sufficiency;
- Reentry Resource and Referral Service (Pre-Case Management Services) for individuals (via phone, email and USPS mail) who reside outside or are returning to a county or another state where DOORS does not have any office;
- Reentry Training and Education (including continuing education credits for professionals) for community/state/federal partners, agencies and organizations, service providers, criminal justice professionals (including licensed social workers, law enforcement and attorneys), and the public regarding reentry and integration issues, tools, policies, and evidence-based practices; and
- Evidence-Based and Community Impact Data Collection, Maintenance and Evaluation/Analysis for use by stakeholders in determining evidence-based funding, policies and legislation.

The City of Dallas is among one of the many partners that collaborates with DOORS regarding re-entry services and seeks technical assistance regarding new and innovative methods to address issues facing Formerly Incarcerated Persons (FIPS), their families, service providers, and the community.

On February 25, 2015, DOORS presented the Texas Reentry Symposium at the Belo Mansion here in Dallas, to bring national experts in re-entry together with local providers and community stakeholders (including the City of Dallas), for a dialogue on re-entry program services that work to reduce recidivism.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 14, 2014, the Housing Committee was briefed on re-entry services by DOORS.

On February 11, 2015, City Council approved a Memorandum of Understanding with Unlocking DOORS, Inc. dba DOORS, for re-entry data collection and assessment services, by Resolution No. 15-0273.

On August 17, 2015, Unlocking DOORS Texas Reentry Network was briefed to the Housing Committee.

FISCAL INFORMATION

\$50,000 - Current Funds (subject to appropriations)

November 10, 2015

WHEREAS, there are more than 70,000 Formerly Incarcerated Persons (FIPS) returning from prisons, and state and county jails to the Texas community annually; and

WHEREAS, in 2014, Dallas County had the second highest population of releases from Texas Department of Criminal Justice facilities based on county of conviction, with 7,603 persons with a Dallas County conviction having been released back into the community in 2014; and

WHEREAS, approximately 430 parolees are released to Dallas County per month (excluding non-parolees released who require services); and

WHEREAS, on February 11, 2015, City Council approved a Memorandum of Understanding with Unlocking DOORS, Inc. dba DOORS to provide re-entry data collection and assessment services, and desires to continue those services for an additional year;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a Memorandum of Understanding between the City of Dallas and Unlocking DOORS, Inc. dba DOORS to: (1) collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and (2) measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Risk Assessment Supplemental Tool (TRAS) for the period January 1, 2016 through December 31, 2016.

Section 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments, to Unlocking DOORS, Inc. dba DOORS in an amount not to exceed \$50,000 (subject to appropriations), from Fund 0001, Dept. HOU, Unit 4295, Object Code 3099, Encumbrance No. CTGH184737, Vendor No. VS0000068727.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize (1) an amendment to Resolution No. 01-2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: (a) permit affordable rental housing in addition to affordable housing for sale, (b) extend the completion deadline to December 31, 2014; and (2) a release of lien for the remaining lots for market rate housing – Financing: No cost consideration to the City

BACKGROUND

In January 2002, the City Council approved a Community Housing Development Organization (CHDO) loan for infrastructure and single family homes project with Operation Relief Center (ORC) for 22 market rate and 20 affordable units in the Pleasant Oaks Estates addition.

In 2008, Operation Relief Center sold 42 lots to Coronado Assets, L.P. to complete construction of the units. ORC remained as a partner for the development of the subdivision while Coronado Assets, L.P. and Neighborhood Builders CDC, a nonprofit developer, constructed the remaining units.

To-date, the infrastructure for the subdivision, construction of the 20 affordable homes and 10 of the market rate units have been completed. Of the 20 affordable homes, six were sold to low income families, and fourteen were leased to low income families to be sold as they are approved for permanent financing.

The loan agreement requires that the 20 affordable homes all be sold to low income families by September 13, 2012. ORC has requested that the City amend the loan agreement to permit the 14 rental units, and to extend the completion deadline to December 31, 2014. Since they have met the terms of the original loan agreement, ORC has requested that the remaining lots be cleared of the City's lien in order to obtain interim financing to complete the build out of the remaining 12 market rate units.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2001, City Council approved the Community Housing Development Organization (CHDO) Program Statement by, Resolution No. 01-2049.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

No cost consideration to the City

November 10, 2015

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on June 27, 2001, the City Council approved the Community Housing Development Organization (CHDO) Program Statement by Resolution No. 01-2049; and

WHEREAS, the City desires the development of market rate housing in southern Dallas for moderate income families; **NOW, THEREFORE,**

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

SECTION 1. That the City Manager is hereby authorized to **(1)** amend Resolution No. 01-2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: **(a)** permit affordable rental housing in addition to affordable housing for sale, **(b)** extend the completion deadline to December 31, 2014; and **(2)** release of lien for the remaining lots for market rate housing.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute the amendment and releases of liens, terminate deed restrictions, and forgive the debt on the property upon compliance with the loan terms and deed restrictions.

SECTION 3. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan or conditional grant, until such time as the loan and conditional grant documents are duly approved by all parties and executed.

SECTION 4. 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.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 1
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 45W

SUBJECT

Authorize Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to: **(1)** extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and **(2)** change the scope of work on the water heater component of the rehabilitation project - Financing: No cost consideration to the City

BACKGROUND

On October 22, 2014, by Resolution No. 14-1794, City Council authorized a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to be completed by September 30, 2015. The approved projects include replacement of the roof and water heaters, funded by FY 2014-15 Housing Opportunities for Persons with AIDS (HOPWA) grant funds, which expire in September 2017.

The agency completed the roof replacement project at Spencer Gardens and at one of its other facilities in late July, both of which has been scheduled to be completed in spring but were delayed to summer due to extensive rain. The agency then solicited bids on the water heater project, but encountered several unexpected barriers. The agency has requested to extend the completion date until March 31, 2016, and change the scope of work on the water heater component of the rehabilitation project.

BACKGROUND (Continued)

The agency first had difficulty securing a licensed plumbing contractor meeting the City's insurance requirements that was willing and available to take on this small commercial retro-fit at a multi-family property. Then, the scope of work for the project changed. The original scope of work called for replacing and relocating the water heaters from the attic to a mechanical closet in the parking garage. However, after consulting with several plumbing contractors and the manufacturer regarding ventilation issues, the scope of the project had to be changed to replace/relocate the water heaters within the attic to an area that would not threaten living areas in the event of a leak. With these new specifications, the agency has identified and scheduled a plumbing contractor to begin work on the project upon approval issuance of an order to proceed by the City, to be completed by March 31, 2016.

No residents will be displaced during the rehabilitation. HOPWA regulations require that Spencer Gardens be maintained, through deed restrictions, as a facility to provide housing or assistance for persons with HIV/AIDS for a period of not less than three (3) years following the completion date, which will be March 31, 2019, in this case.

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) is a non-profit agency located in the southwestern part of the city. The agency was founded in 1987, with its mission being to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. The agency has been providing supportive housing services continually since April 1987.

Spencer Gardens is located at 717 Comal Street and is a multi-story building with 12 two- and three-bedroom apartment units for families. The facility is owned by Supportive Housing, Inc., which is a non-profit organization formed in September 1992, to hold fee simple/legal title to the real property that PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas uses to provide supportive housing to persons with HIV/AIDS in Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the first twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 13, 2014, by Resolution No. 14-1229.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Ewing Center, on October 22, 2014, by Resolution No. 14-1793.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Spencer Gardens, on October 22, 2014, by Resolution No. 14-1794.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 12, 2015, by Resolution No. 15-1375.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

No cost consideration to the City

ETHNIC COMPOSITION

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (Board)

| | | | |
|-----------------|---|---------------|----|
| Black Female | 1 | Black Male | 2 |
| White Female | 4 | White Male | 17 |
| Hispanic Female | 2 | Hispanic Male | 1 |
| Other Female | 0 | Other Male | 2 |

OWNER(S)

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

| | |
|-----------------------------|--------------------|
| Don Neubauer, Chair | James Lightfoot |
| Donald Mercer, Vice Chair | Arlene Miller |
| Karen Charleston, Secretary | David Nelson |
| William Early, Treasurer | Ashley Peña |
| Jacque Borel | Rich Perry |
| Michael Bursey | Ian Sadler |
| Charles Calise | JoAnn Schauf |
| Debbie Ochoa Duncan | Budi Sutomo |
| Mark Edgell | Wayne Thomas |
| Jennifer Greenlee | Jonathan Thorne |
| Robert Helm | Jennifer Thornton |
| Bruce Jaster | Sharon Valenti |
| Domingo Jimenez | Hon. Ernie White |
| Matthew Jones | William Young, Jr. |
| Dennis Kershner | |

November 10, 2015

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, on October 22, 2014, by Resolution No. 14-1794, City Council authorized a secured, no interest, forgivable loan with Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street; and

WHEREAS, the approved rehabilitation projects at Spencer Gardens are funded by FY 2014-15 Housing Opportunities for Persons with AIDS (HOPWA) grant funds, which expire in September 2017; and

WHEREAS, the agency has requested, and the City of Dallas desires to allow, additional time until March 31, 2016, to complete the water heater project with new specifications; and

WHEREAS, Spencer Gardens must be maintained, to provide housing or assistance for persons with HIV/AIDS for a minimum use period of not less than three years after the rehabilitation is completed;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to: **(1)** extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and **(2)** change the scope of work on the water heater component of the rehabilitation project.

Section 2. 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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 64W

SUBJECT

Authorize (1) an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to: (a) forgive the debt as each unit is sold to a low-income homebuyer at or below 80% of Area Median Family Income; and (2) an agreement with the Texas State Affordable Housing Corporation (Lessor), in lieu of requiring the Lessor to file a Deed of Trust in favor of the City against the lots for the Creekside Project located on Oak Garden Trail - Financing: No cost consideration to the City

BACKGROUND

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4M, of which \$1M was for projects to be developed by CHDOs, requesting developers to submit proposals to build single family homes in the city limits of Dallas. Builders of Hope CDC (BOH) Corporation applied and City Council approved a development loan on May 27, 2015 for \$225,000 for construction of ten (10) affordable housing units for low and moderate income families for the Creekside Project.

The Texas State Affordable Housing Corporation (Lessor) currently ground leases the land for the Creekside Project to Builders of Hope CDC. As each home is built and sold to eligible homebuyers, the Lessor will release the lot on which the home is built from the ground lease and transfer title to the buyer. The Lessor has agreed to execute an agreement with City to ensure that the lots will be sold simultaneously with sale of each house, that the Lessor may not exercise any right of first refusal or other purchase right with regard to the Creekside lots, and the Lessor will record deed restrictions against the Creekside properties within 10 business days of Builders of Hope CDC executing its loan agreement with the City.

City Council approval of this agenda item will authorize the City Manager to execute the agreement with the Lessor in lieu of requiring the Lessor to file a deed of trust in favor of the City to secure the Creekside lots.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget for FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629.

On May 27, 2015, the City Council approved a forgivable development loan agreement with Builders of Hope CDC, by Resolution No. 15-0989.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Builders of Hope CDC

Damon Polk, Interim President

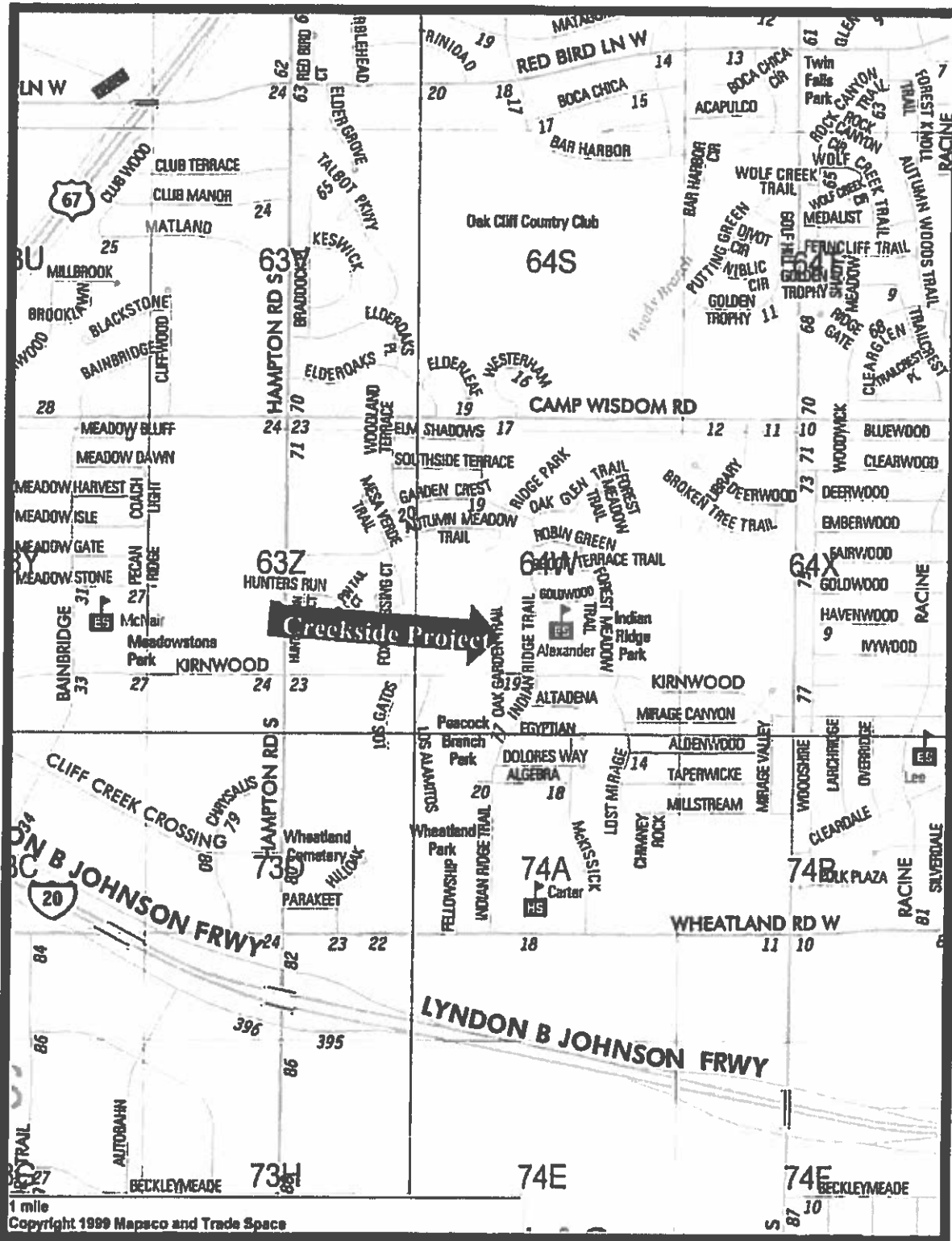
DEVELOPER

Builders of Hope CDC

Damon Polk, Interim President

MAP

Attached



MAPSCO 64W

November 10, 2015

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget for FY 2012-13 federal funds which included the Community Based Development Organizations (CBDOs) in the Community Development Block Grant Funds, by Resolution No. 12-1629; and

WHEREAS, the Community Housing Development Organization (CHDO) Program requires a CHDO Set-Aside Project commitment within 24-months of receiving the FY 2014-15 CHDO Operating Assistance Grant award and this project satisfies that requirement; and

WHEREAS, on April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA CHDO Project recommendations; and

WHEREAS, Builders of Hope CDC (BOH) proposes to work with the City of Dallas to undertake the development of ten (10) affordable units in the Creekside Project; and

WHEREAS, the City desires for BOH to develop affordable units for low and moderate income families; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to (1) amend Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to: (a) forgive the debt as each unit is sold to a low-income homebuyer at or below 80% of Area Median Family Income; and (2) execute an agreement with the Texas State Affordable Housing Corporation (Lessor) in lieu of requiring the Lessor to execute and file a deed of trust in favor of the City against the lots for the Creekside Project located on Oak Garden Trail.

Section 2. The terms of the agreement with the Lessor shall include:

- a. Upon Builders of Hope CDCs sale of a home to a qualified buyer, Lessor will release the lot on which each home is built from the ground lease and transfer title to the buyer.
- b. Lessor may not exercise any right of first refusal or other purchase right with regard to the Creekside lots.
- c. Lessor will record deed restrictions against the Creekside properties within 10 business days of Builders of Hope CDC executing its loan agreement with the City.

November 10, 2015

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as release liens and terminations of deed restrictions on the properties upon compliance with the loan terms and deed restrictions.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46V 56 V Z

SUBJECT

Authorize a public hearing to be held on December 9, 2015 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must to be sold by Deed without Warranty and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the Deed without Warranty. The Deed without Warranty must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the Deed without Warranty in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

Dallas Neighborhood Alliance for Habitat, Inc., (DNAH) submitted a proposal to construct four (4) single-family homes containing approximately 1,387 square feet on the four (4) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price from \$93,500 to \$98,500 with construction to begin in December 2018.

This item calls for a public hearing on December 9, 2015, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the four (4) unimproved properties to DNAH. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to DNAH by Deed without Warranty and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

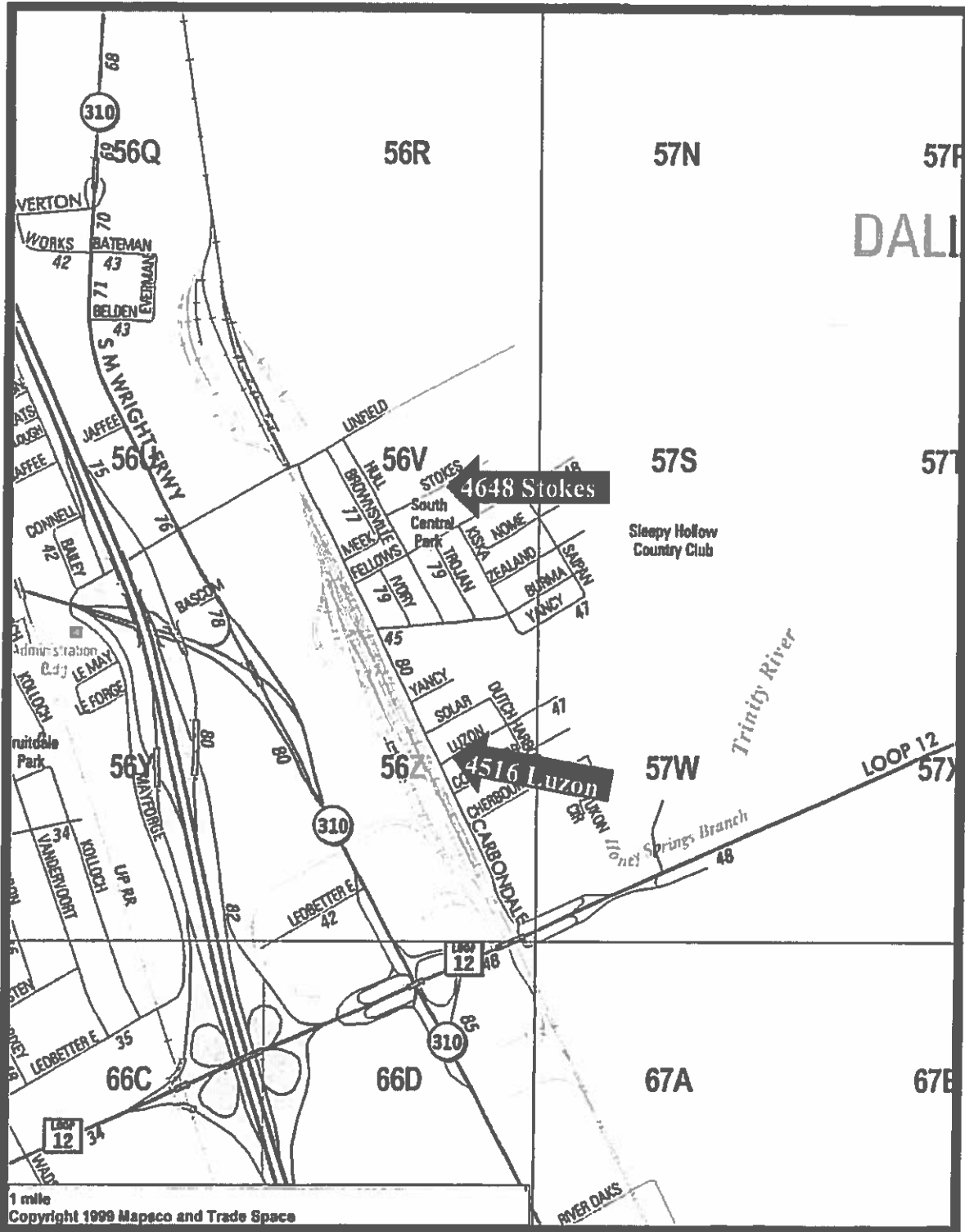
No cost consideration to the City

MAP(s)

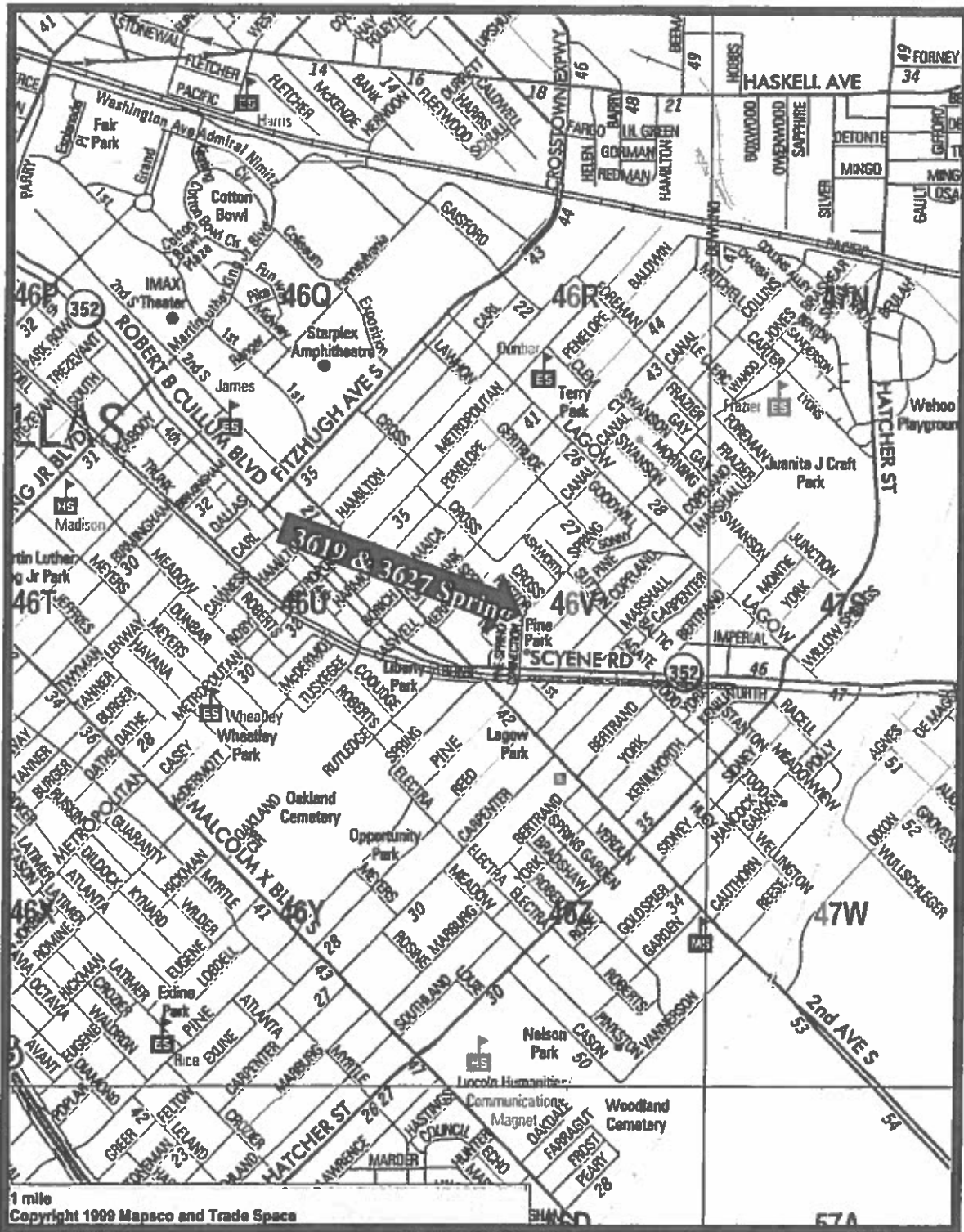
Attached

Tax Foreclosure and Seizure Property Resale

| <u>Parcel No.</u> | <u>Address</u> | <u>Non-Profit Organization</u> | <u>Mapsco</u> | <u>DCAD Amount</u> | <u>Sale Amount</u> | <u>Vac/ Imp</u> | <u>Zoning</u> |
|-------------------|----------------|------------------------------------------------|---------------|--------------------|--------------------|-----------------|---------------|
| 1. | 4648 Stokes | Dallas Neighborhood Alliance for Habitat, Inc. | 56V | \$2,000 | \$1,000.00 | V | R-5(A) |
| 2. | 4516 Luzon | Dallas Neighborhood Alliance for Habitat, Inc. | 56Z | \$2,000 | \$1,000.00 | V | CS |
| 3. | 3627 Spring | Dallas Neighborhood Alliance for Habitat, Inc. | 46V | \$3,250 | \$1,000.00 | V | PD-595 |
| 4. | 3619 Spring | Dallas Neighborhood Alliance for Habitat, Inc. | 46V | \$3,750 | \$1,000.00 | V | PD-595 |



MAPSCO 56V & 56Z



MAPSCO 46V

November 10, 2015

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by Deed without Warranty and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the Deed without Warranty; and

WHEREAS, the Deed without Warranty must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the Deed without Warranty in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc., (DNAH) submitted a proposal to construct four (4) single-family homes containing approximately 1,387 square feet on the four (4) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer at a proposed sales price from \$93,500 to \$98,500 with construction to begin in December 2018; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

NOW, THEREFORE,

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

November 10, 2015

Section 1. That the public hearing shall be held at 1:00 p.m. on December 9, 2015 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by Deed without Warranty of four (4) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to DNAH, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize (1) preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 9, 2015 to receive comments on Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan – Financing: No cost consideration to the City

BACKGROUND

The Neighborhood Stabilization Program (NSP) funds may benefit low, moderate and middle income persons up to 120% Area Median Family Income (AMFI) for Dallas and 25% of the NSP funds must benefit low income persons up to 50% AMFI. The use of the funds must comply with the requirements under the Housing and Economic Recovery Act (HERA), the Community Development Block Grant regulations, the Uniform Relocation Assistance Real Property Acquisition Policies Act of 1970, and other federal requirements.

Notice to the public was provided of the allocation of NSP funds on October 23, 2008 and comments as to the use of funds were also requested. On November 17, 2008, the Housing Committee of the City Council was briefed on the NSP and reviewed recommendations for the use of funds. On November 19, 2008, City Council authorized the FY 2008-09 Consolidated Plan Reprogramming Budget #1 for the NSP funds, which included \$2.5 million for Acquisition, Demolition, and Redevelopment of Foreclosed and Abandoned Properties (ADR), \$4,639,300 for Acquisition, Rehabilitation, and Sell or Rent Foreclosed Properties (ARSR), and \$793,255 to provide for the administration, planning, oversight, reporting and implementation of projects to be funded by NSP over a four year period.

BACKGROUND (continued)

This council action will authorize (1) preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 9, 2015 to receive comments on Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2011, City Council held a public hearing on Substantial Amendment No. 10 to the FY 2008-2009 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); and at the end of the public hearing, authorized: (1) final adoption of Substantial Amendment No. 10 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); (2) the receipt and deposit of program income in the amount of \$1,200,000 in the Neighborhood Stabilization Program Fund; and (3) an increase in appropriations in the amount of \$1,200,000 to be used for similar eligible activities, by Resolution No. 11-2876.

On November 14, 2012, City Council authorized (1) preliminary adoption of Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$400,000; (2) an increase in appropriations in the amount of \$400,000, from \$3,400,000 to \$3,800,000 to be used for similar eligible activities; and (3) a public hearing to be held on December 12, 2012 to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 12-2799.

On April 10, 2013, City Council authorized (1) preliminary adoption of Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$200,000; (2) an increase in appropriations in the amount of \$200,000, from \$3,800,000 to \$4,000,000 to be used for similar eligible activities; and (3) a public hearing to be held on May 22, 2013 to receive comments on Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 13-0650.

Information about this item will be provided to the Housing Committee on November 2, 2015.

FISCAL INFORMATION

No cost consideration to the City

November 10, 2015

WHEREAS, on October 26, 2011, City Council held a public hearing on Substantial Amendment No. 10 to the FY 2008-2009 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); and at the end of the public hearing, authorized: **(1)** final adoption of Substantial Amendment No. 10 to the FY 2008-09 Consolidated Plan for the Neighborhood Stabilization Program (NSP1); **(2)** the receipt and deposit of program income in the amount of \$1,200,000 in the Neighborhood Stabilization Program Fund; and **(3)** an increase in appropriations in the amount of \$1,200,000 to be used for similar eligible activities, by Resolution No. 11-2876; and

WHEREAS, on November 14, 2012, City Council authorized **(1)** preliminary adoption of Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$400,000; **(2)** an increase in appropriations in the amount of \$400,000, from \$3,400,000 to \$3,800,000 to be used for similar eligible activities; and **(3)** a public hearing to be held on December 12, 2012 to receive comments on Substantial Amendment No. 16 to the FY 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 12-2799; and

WHEREAS, on April 10, 2013, City Council authorized **(1)** preliminary adoption of Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the Neighborhood Stabilization Program (NSP1) to receive and deposit program income in the amount of \$200,000; **(2)** an increase in appropriations in the amount of \$200,000, from \$3,800,000 to \$4,000,000 to be used for similar eligible activities; and **(3)** a public hearing to be held on May 22, 2013 to receive comments on Substantial Amendment No. 19 to the 2008-09 through 2012-13 Consolidated Plan for the NSP1, by Resolution No. 13-0650; and

WHEREAS, program income generated through Neighborhood Stabilization Program activities must be used for other Neighborhood Stabilization Program eligible activities.

NOW, THEREFORE,

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

SECTION 1. That the City Council hereby authorizes **(1)** preliminary adoption of Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; **(2)** an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and **(3)** a public hearing to be held on December 9, 2015 to receive comments on Substantial Amendment No. 20 to the Neighborhood Stabilization Program Plan.

November 10, 2015

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit the NSP1 Program Income funds in the amount of \$350,000 in the Neighborhood Stabilization Program Fund NS08, Department HOU, Unit 413A, Revenue Source Code 8474.

SECTION 3. That the City Manager is hereby authorized to increase established appropriations from \$4,000,000 to \$4,350,000 in Fund NS08, Department HOU, Unit 413A.

SECTION 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan or conditional grant, until such time as the loan and conditional grant documents are duly approved by all parties and executed.

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.

Memorandum



DATE October 30, 2015

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Addendum Agenda Item on the November 10, 2015 Council Agenda – Authorize an amendment to Resolution No. 15-1544, previously approved on August 26, 2015, for a conditional grant agreement with SDC Compton Housing, L.P. (SDC) to clarify the terms of the agreement**

This item authorizes an amendment to Resolution No. 15-1544, previously approved on August 26, 2015, for a conditional grant agreement with SDC Compton Housing, L.P. (SDC) to clarify the terms of the agreement to (1) allow flexibility in the number of total units financed under this grant agreement in the event that the units are sold to households with income over 140% of Area Median Family Income (AMFI); and (2) extend the start date to no later than December 31, 2015 for the project in South Dallas located on Fran Way near Eighth and Corinth Streets

Please let me know if you have any questions.



Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council