

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2010
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 56C

SUBJECT

Authorize acquisition of two parcels improved with occupied residential structures located at 2414 & 2420 Hooper Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - Not to exceed \$67,000 (\$63,000 plus closing costs not to exceed \$4,000) - Financing: 2002-03 Community Development Block Grant Funds (\$57,000) and Dallas Housing Finance Corporation Grant Funds (\$10,000)

BACKGROUND

This item authorizes the acquisition of two parcels improved with occupied residential structures located at 2414 & 2420 Hooper Street for \$63,000. The acquisition will be used for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program - Census Tract 39.02. The total consideration of \$63,000 is based upon an independent appraisal. Closing costs are estimated to be approximately \$4,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

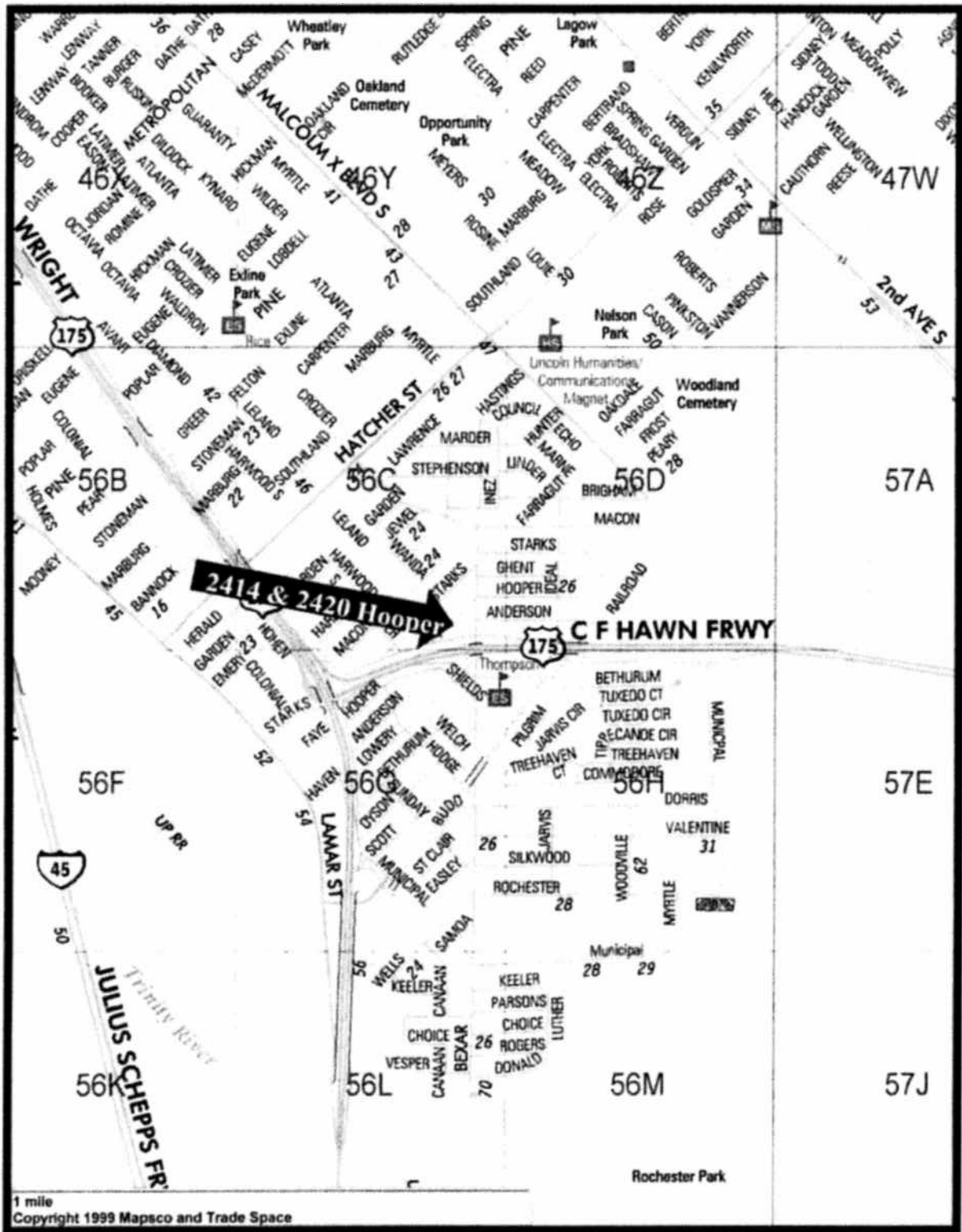
2002-03 Community Development Block Grant Funds - \$57,000 (\$53,000 plus closing costs not to exceed \$4,000)
Dallas Housing Finance Corporation Grant Funds - \$10,000

MAP

Attached

Bexar Street Redevelopment Project

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Offer Amount</u>	<u>Mapsco</u>	<u>Council District</u>
W24	Birdie Mae White	2414 Hooper Street	\$36,000	56C	7
W23	Birdie Mae White	2420 Hooper Street	\$27,000	56C	7



MAPSCO 56C

February 10, 2010

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

SECTION 1. That for the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROJECT": Bexar Street Redevelopment Project as part of the Neighborhood Investment Program - Census Tract 39.02.

"PROPERTY": Described in Exhibit A, attached hereto and made a part hereof for all purposes.

"PROPERTY INTEREST": Fee Simple

"OWNER(S)" and "OFFER AMOUNT": Described in Exhibit A, attached hereto and made a part hereof for all purposes.

All of the above PROPERTY being located in the City of Dallas, Dallas County, Texas.

SECTION 2. That it is hereby determined that public necessity requires that the CITY should acquire the PROPERTY INTEREST under, over and across the PROPERTY necessary for the PROJECT.

SECTION 3. That the PROPERTY is hereby determined to be necessary for the PROJECT. That for the purpose of acquiring the PROPERTY INTEREST, the Director of Sustainable Development and Construction, or such employee as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY to be acquired and full damages allowable by law, which amount represents its fair cash market value.

SECTION 4. That the CITY determines to appropriate the PROPERTY INTEREST under, over and across the PROPERTY for the PROJECT under the provisions of the Charter of the City of Dallas.

SECTION 5. That in the event the OWNER accepts the OFFER AMOUNT as authorized herein, the City Controller is authorized to draw a warrant in favor of the OWNER, or the then current owner of record, in the OFFER AMOUNT payable from the funding as shown below, for the properties shown on Exhibit A.

February 10, 2010

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
CD02	HOU	2346	4210	HOU2346D347	\$53,000
S206	HOU	2724	4210	HOU2724D348	\$10,000

SECTION 6. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs in an estimated amount of \$4,000; and the City Controller is authorized to draw a warrant in favor of the OWNER, or the then current owner of record, payable from the funding as shown below, for the properties shown on Exhibit A.

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
CD02	HOU	2346	4210	HOU2346D347	\$4,000

SECTION 7. That the term OWNER in this resolution means all persons having an ownership interest in the PROPERTY regardless of whether those persons are actually named in Section 1. In the event of a conflict between this section and Section 1, this section controls.

SECTION 8. 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.

DISTRIBUTION: Housing/Community Services
City Attorney's Office
Office of Financial Services, 4FS

EXHIBIT A

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Legal Description</u>		<u>Offer Amount</u>
			<u>Lot</u>	<u>Block</u>	
W24	Birdie Mae White	2414 Hooper Street	8 & 9	3/2540	\$36,000
W23	Birdie Mae White	2420 Hooper Street	10 & 11	3/2540	\$27,000

KEY FOCUS AREA: A Cleaner, Healthier City Environment
AGENDA DATE: February 10, 2010
COUNCIL DISTRICT(S): 2, 4, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 47J 54R 55N 56T 68C

SUBJECT

Authorize the reconstruction on-site of five homes in accordance with the Reconstruction/SHARE Program Statement requirements for properties located at 1205 Lawton Drive in the amount of \$93,400, 3317 Fordham Road in the amount of \$93,400, 1502 South Beckley Avenue in the amount of \$93,400, 2006 Idaho Avenue in the amount of \$93,400 and 2919 Jerome Street in the amount of \$93,400 – Total not to exceed \$467,000 - Financing: 2008-09 Home Funds (\$186,800); 2007-08 Community Development Block Grant Reprogramming Funds (\$186,800) and 2008-09 Community Development Block Grant Funds (\$93,400)

BACKGROUND

On November 12, 2007, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 50% Citywide and 80% in NIP areas of Area Median Family Income (AMFI).

On December 9, 2009, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners a maximum of \$93,400 for a new home on-site of approximately 1,200 sq ft.

City Council authorization is also required prior to proceeding with reconstruction on site when all of the following conditions exist: (a) repairs necessary to meet the City's locally adopted Housing Rehabilitation Standards or Federal Housing Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the conditions of the home create an imminent danger to the life, health and/or safety of the residents and/or the neighborhood; and (c) repairs are not feasible in that they will not extend the life of the repaired structure beyond 15 years.

BACKGROUND (continued)

On October 8, 2008, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment.

The following homeowners are at 80% and below AMFI, are eligible for a loan to reconstruct the homes on-site and the properties described are eligible: an elderly female, Eve Wright, 81 years old, resides at 1205 Lawton Drive; an elderly female, Sylvia Booty, 75 years old, resides at 3317 Fordham Road; an elderly female, Sandra Burns, 66 years old, resides at 1502 S. Beckley Avenue; an elderly couple, Frank & Aurora Martinez, 92 & 82 years old, resides at 2006 Idaho Avenue and an elderly couple, Jewel & Corine Coleman, 75 & 72 years old, resides at 2919 Jerome Street.

This action provides authority to proceed with reconstruction of five (5) single-family homes on-site, as all conditions noted above have been met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Council Resolution No. 98-3157.

On August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656.

On June 27, 2001, the City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049.

On August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272.

On October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047.

On October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833.

On June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097.

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

On October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000.

On November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194.

On November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Resolution No. 07-3307.

On April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266.

On October 8, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768.

On December 9, 2009, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951.

FISCAL INFORMATION

2008-09 Home Funds - \$186,800

2007-08 Community Development Block Grant Reprogramming Funds - \$186,800

2008-09 Community Development Block Grant Funds - \$93,400

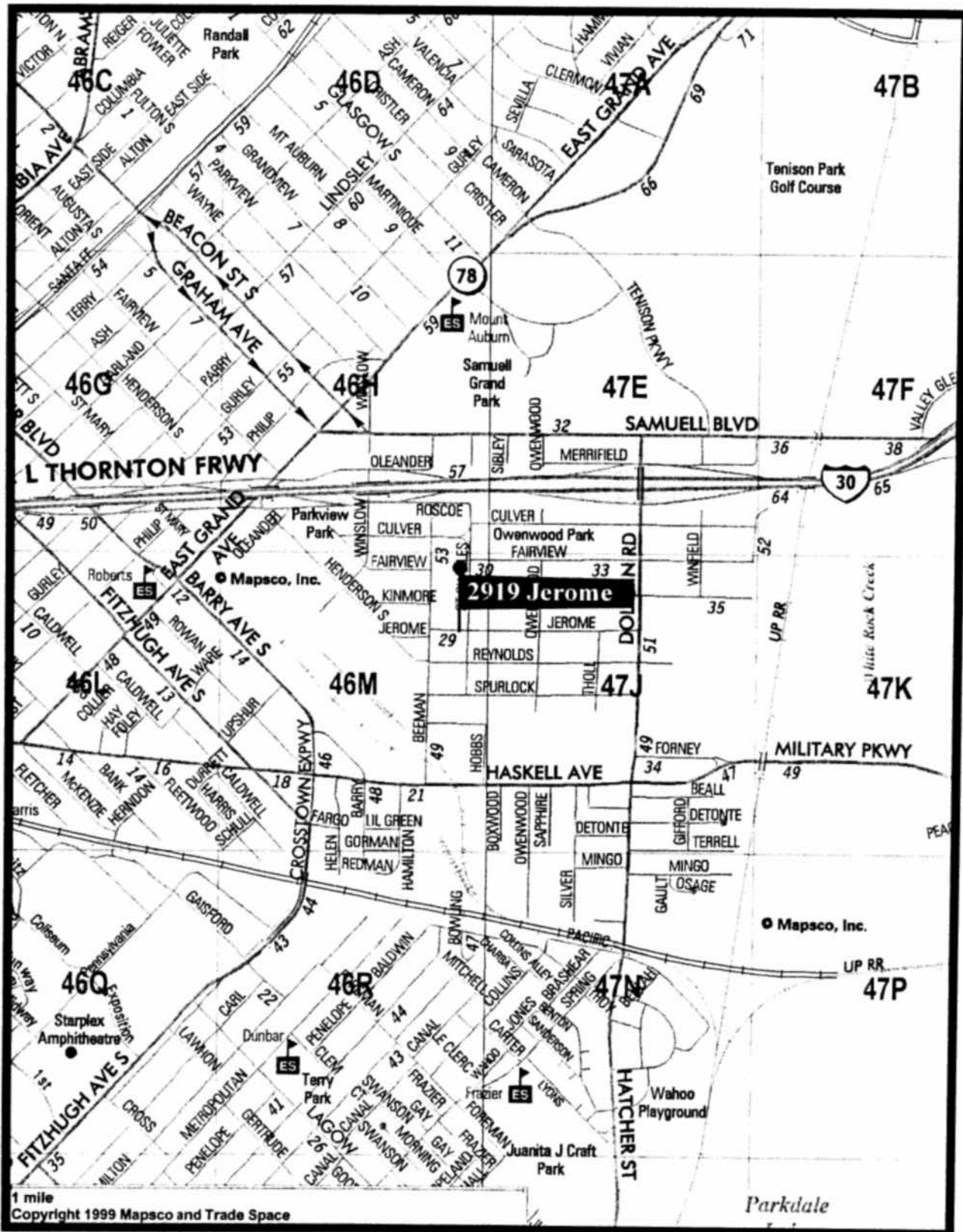
Council District 2 - \$93,400

Council District 4 - \$280,200

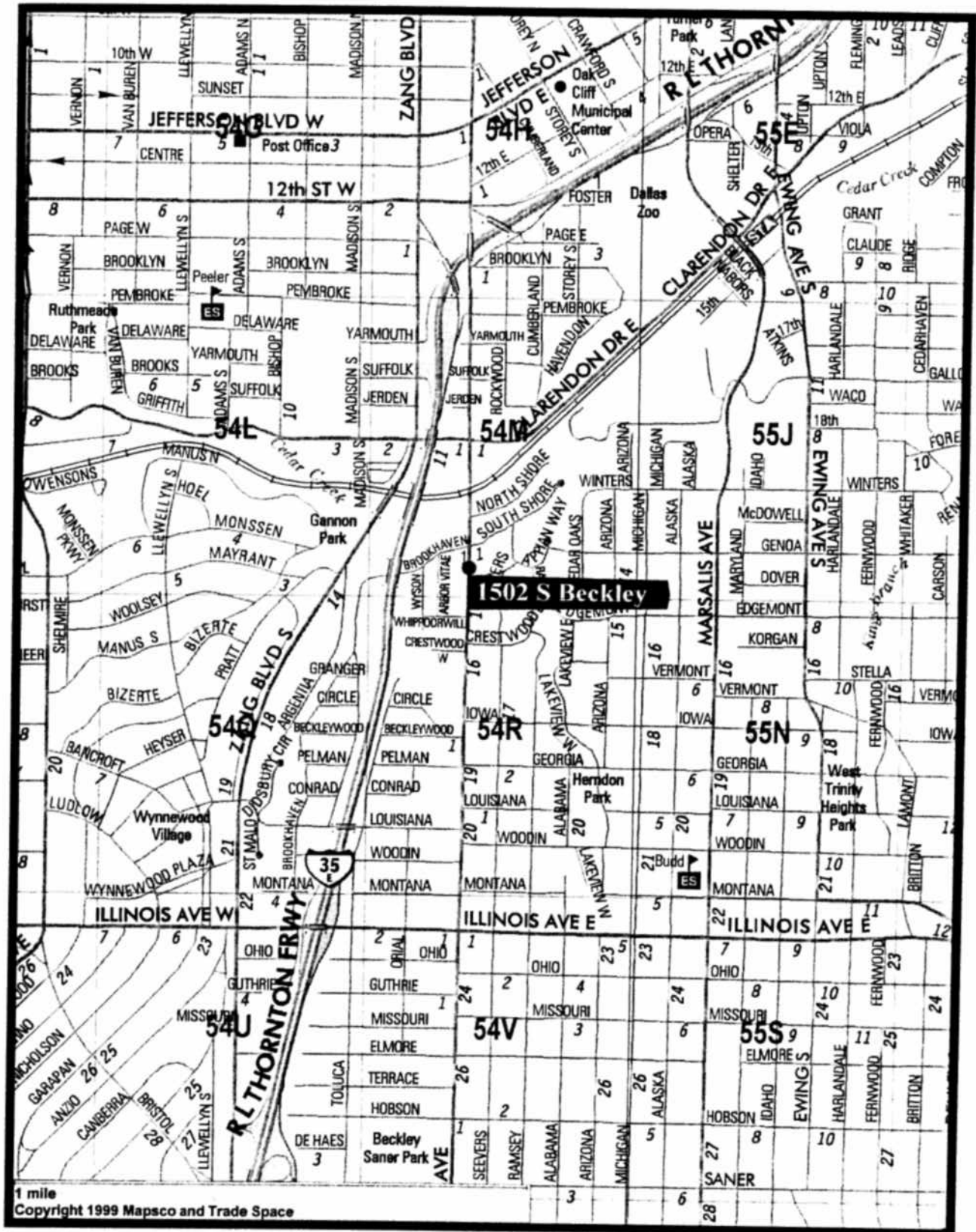
Council District 8 - \$93,400

MAP(S)

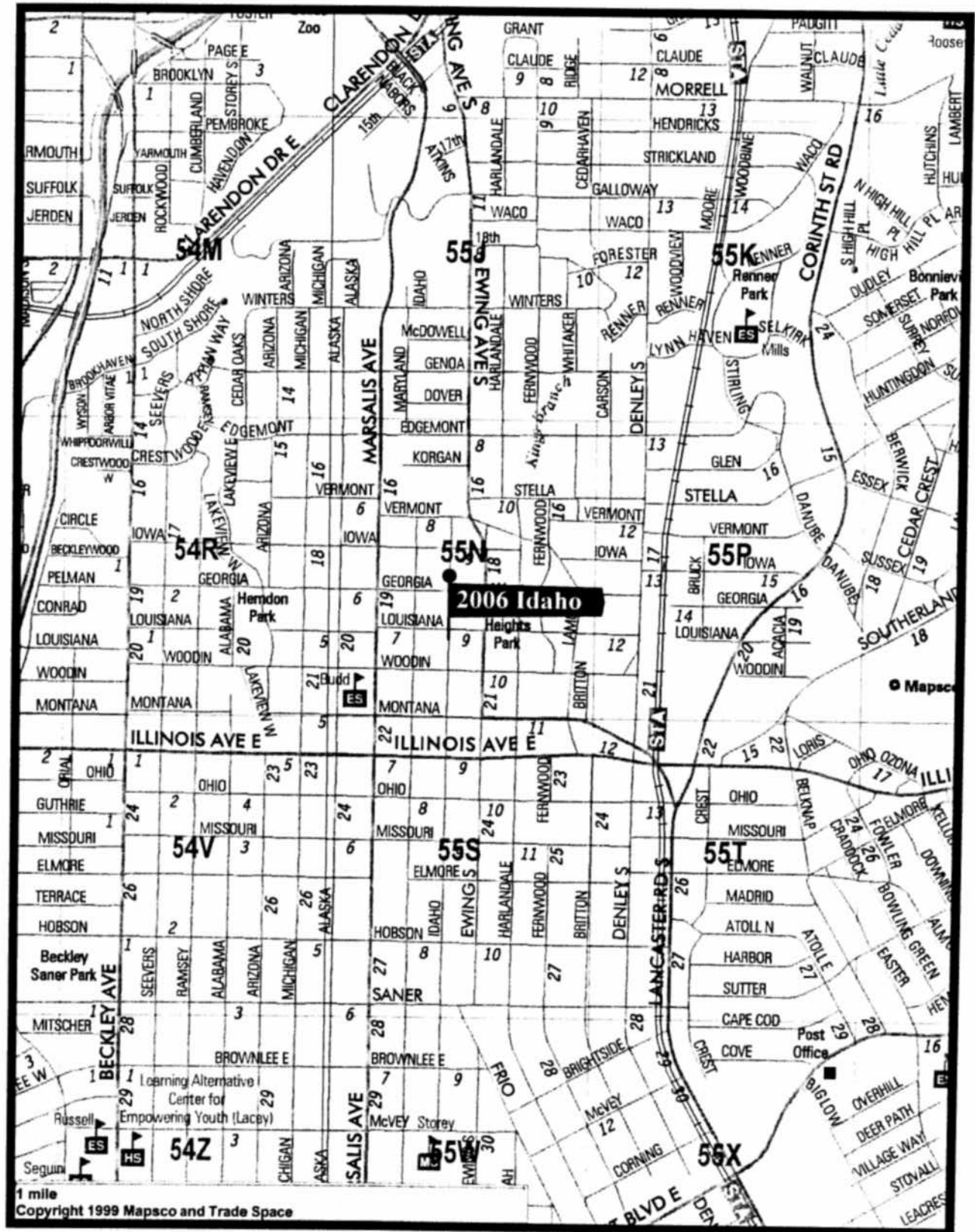
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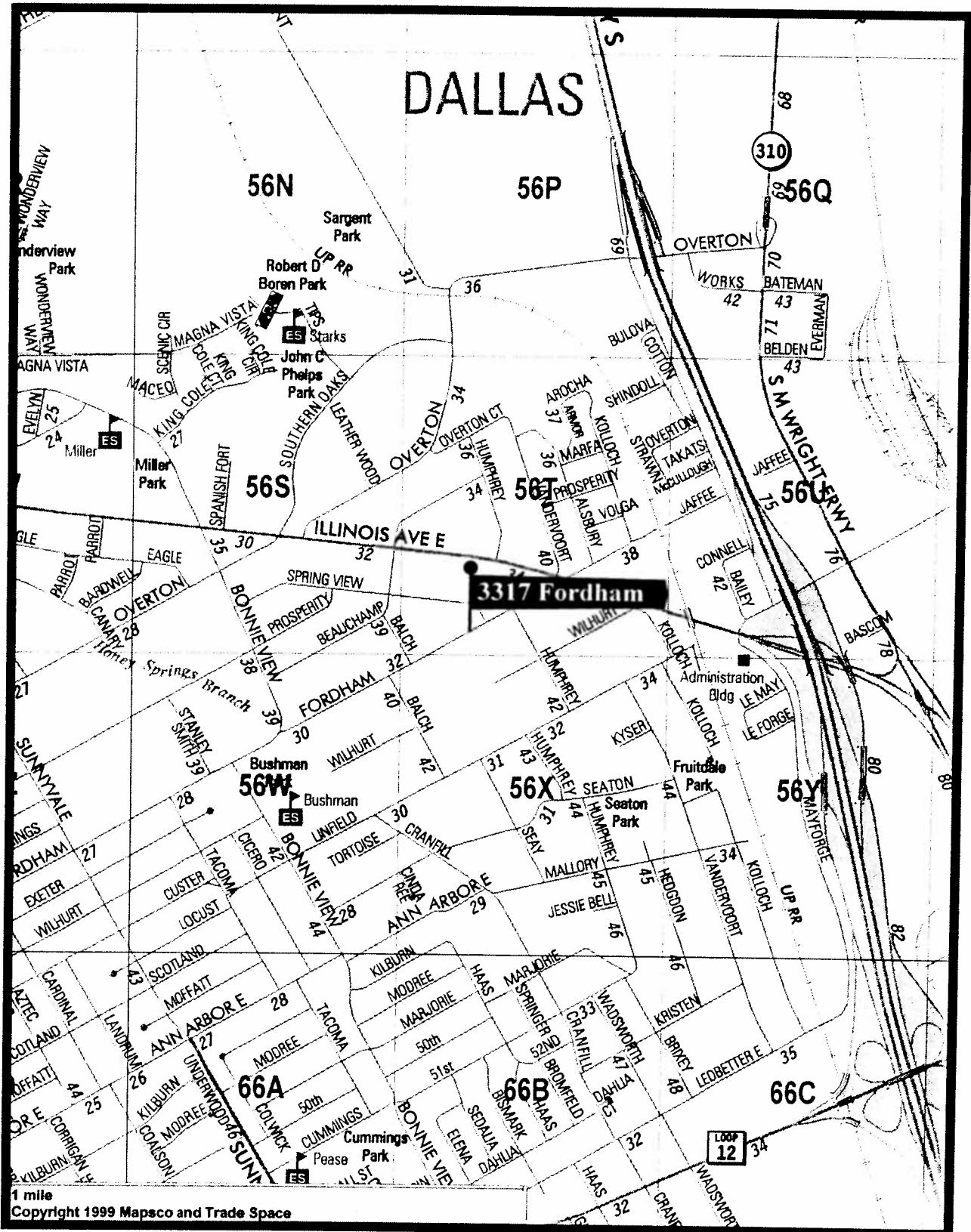
MAPSCO 47J



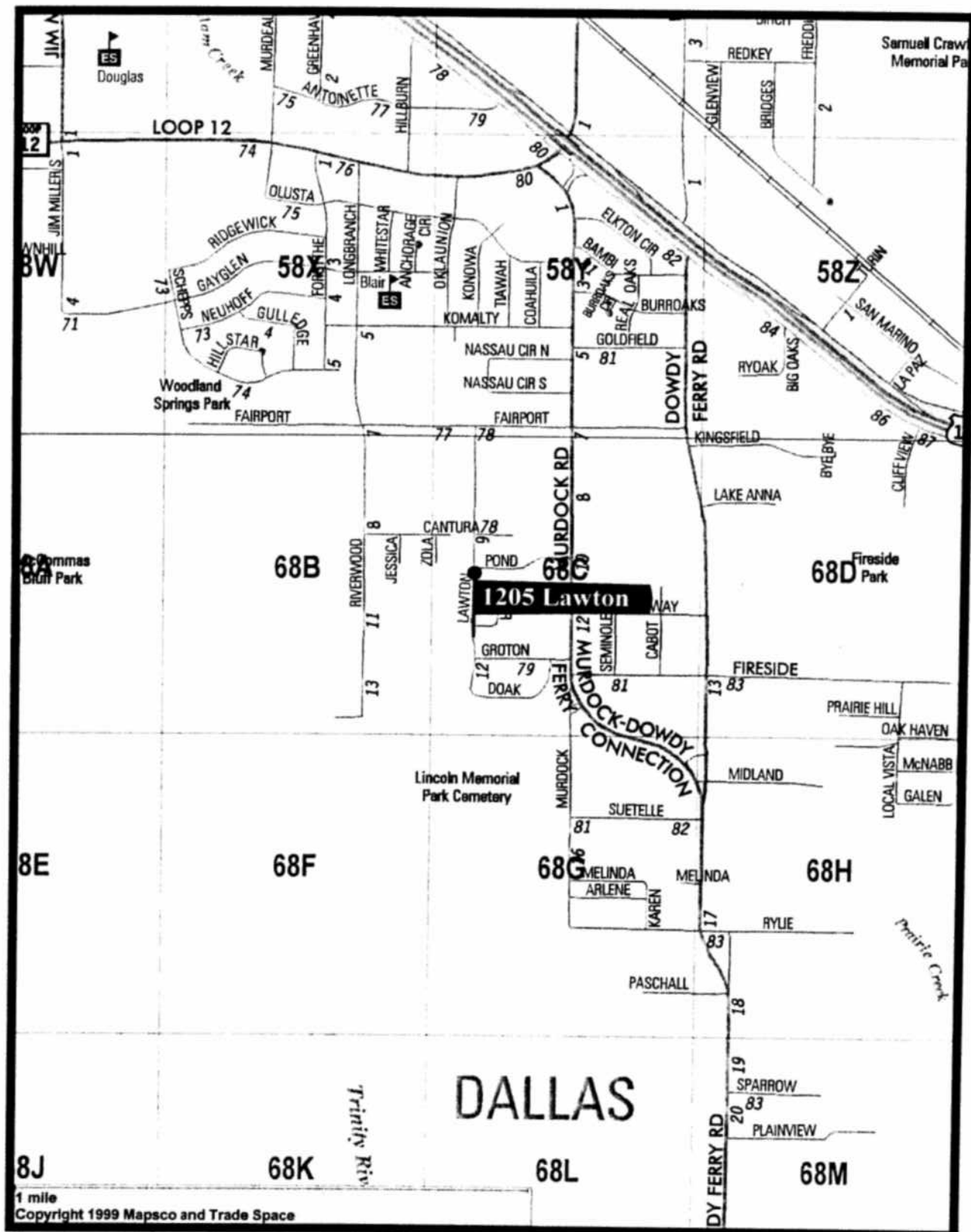
MAPSCO 54R



MAPSCO 55N



MAPSCO 56T



1 mile
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MAPSCO 68C

February 10, 2010

WHEREAS, on October 28, 1998, the City Council approved the Program Statement authorizing the Housing Department to implement the Home Improvement Loan Program and included clarification of procedures for reconstruction on-site under certain conditions by Resolution No. 98-3157; and

WHEREAS, on August 23, 2000, the City Council authorized approval of the Program Statement for the Home Improvement Loan Program by Resolution No. 00-2656; and

WHEREAS, on June 27, 2001, the City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049; and

WHEREAS, on August 14, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-2272; and

WHEREAS, on October 23, 2002, the City Council authorized the Program Statement for the Home Repair Program by Resolution No. 02-3047; and

WHEREAS, on October 22, 2003, the City Council authorized the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 03-2833; and

WHEREAS, on June 23, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program by Resolution No. 04-2097; and

WHEREAS, on October 18, 2004, the Housing and Neighborhood Development Committee recommended increasing the Maximum loan for a replacement home to \$70,000; and

WHEREAS, on November 10, 2004, the City Council authorized an amendment to the Program Statement for the Replacement and SHARE Housing Program to increase the maximum amount to \$70,000 by Resolution No. 04-3194; and

WHEREAS, on November 12, 2007, the City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site under certain conditions for assistance up to \$87,500 by Resolution No. 07-3307; and

WHEREAS, on April 23, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to add an amenities package up to \$5,900 by Resolution No. 08-1266; and

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WHEREAS, on October 8, 2008, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners at 80% of AMFI who are older than 62 years old or disabled and to provide assistance with one (1) tax and insurance payment; and

WHEREAS, on December 9, 2009, the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951; and

WHEREAS, the homeowners described made application to the Home Repair Program; Eva Wright, at 1205 Lawton Drive; Sylvia Booty, at 3317 Fordham Road; Sandra Burns, at 1502 S. Beckley; Frank & Aurora Martinez, at 2006 Idaho Avenue and Jewel & Corine Coleman, at 2919 Jerome Street.

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for reconstruction of a home on-site have been met for the property owners Eva Wright, Sylvia Booty, Sandra Burns, Frank & Aurora Martinez and Jewel & Corine Coleman; **NOW THEREFORE**,

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

SECTION 1. That the application and property from homeowners described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Eve Wright, 1205 Lawton Drive; Sylvia Booty, 3317 Fordham Road; Sandra Burns, 1502 S. Beckley Avenue; Frank & Aurora Martinez, 2006 Idaho Avenue and Jewel & Corine Coleman, 2919 Jerome Street, all in the amounts shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Eva Wright, Sylvia Booty, Sandra Burns, Frank & Aurora Martinez and Jewel & Corine Coleman for reconstruction on-site of the homes to be located at 1205 Lawton Drive, 3317 Fordham Road, 1502 S. Beckley Avenue, 2006 Idaho Avenue and 2919 Jerome Street.

SECTION 3. That the City Controller is authorized to make payments for reconstruction of the home in accordance with the funding information listed according to:

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AD345 (\$93,400)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 1205 Lawton Drive

Fund 07RP Dept HOU, Unit 305A, Obj 3100 CT HOU305AD344 (\$93,400)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 3317 Fordham Road

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Fund HM08 Dept HOU, Unit 322A, Obj 3100 CT HOU305AD341 (\$93,400)
Vendor # VS0000030119 – Myers Custom Builders – 1502 S. Beckley Avenue

Fund HM08 Dept HOU, Unit 322A, Obj 3100 CT HOU305AD343 (\$93,400)
Vendor # VS0000030119 – Myers Custom Builders – 2006 Idaho Avenue

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AD342 (\$93,400)
Vendor # VS0000040190 – Altura Homes DFW, LP. – 2919 Jerome Street

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FS