

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2012
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 56C

SUBJECT

Authorize a public hearing to be held on March 28, 2012 to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to East Dallas Community Organization ("EDCO"), 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 (list attached) - 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 be sold by quitclaim deed 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 quitclaim deed. The quitclaim deed 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.

BACKGROUND (continued)

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 quitclaim deed 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.

EDCO submitted a proposal to construct two (2) single-family townhomes containing approximately 1,500 to 1,650 square feet each on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price from \$100,000 to \$115,000 each, with construction to begin in December 2013.

This item calls for a public hearing on March 28, 2012, 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 one unimproved property to EDCO. At the close of the public hearing, the City Council will be asked to authorize the sale of the property to EDCO by quitclaim deed 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)

This item has no prior action.

FISCAL INFORMATION

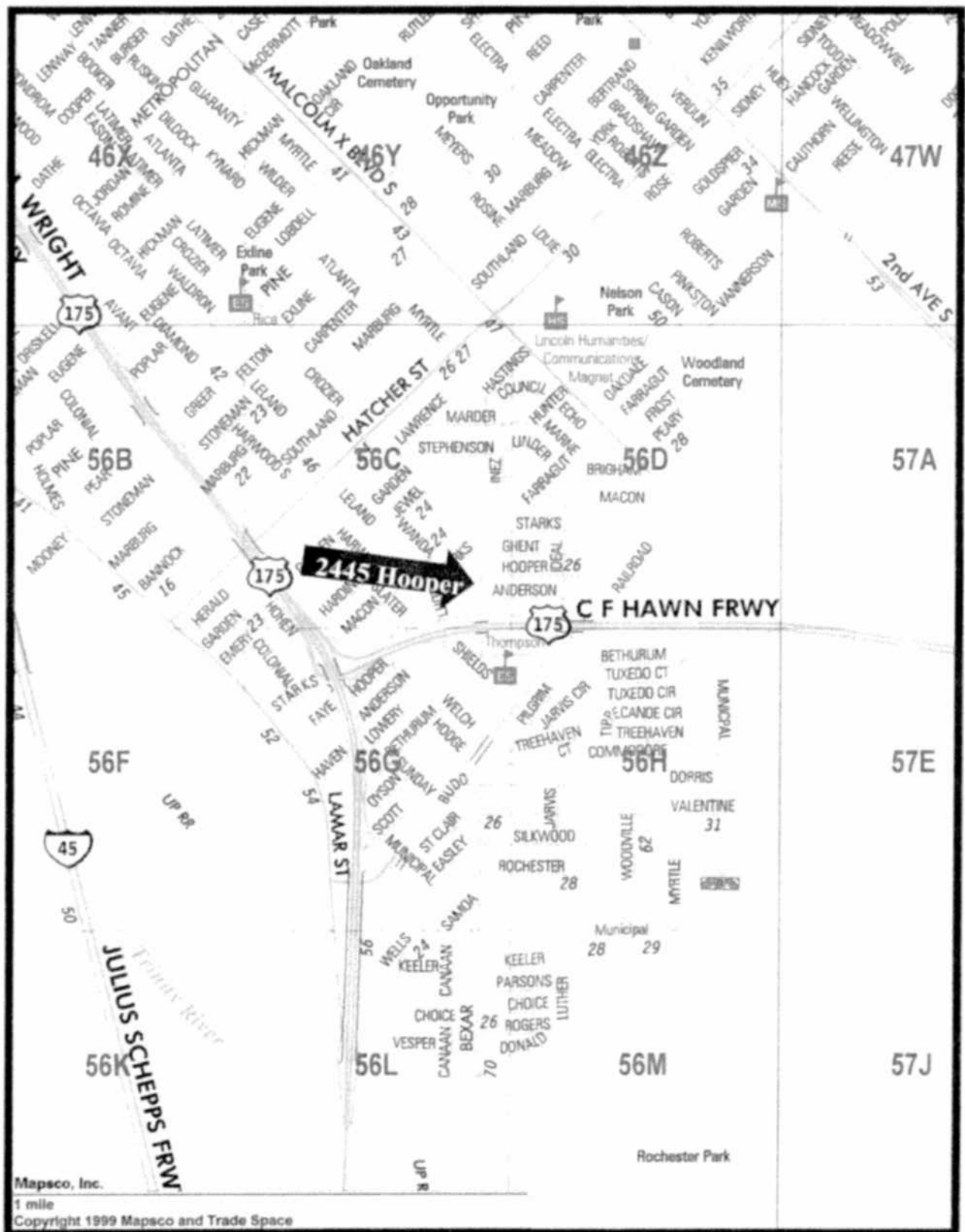
No cost consideration to the City.

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Value</u>	<u>Sale Amount</u>	<u>Vac/ Imp Zoning</u>
1.	2445 Hooper	East Dallas Community Organization	56C	\$4,000	\$1,000	V R-5(A)



MAPSCO 56C

February 22, 2012

WHEREAS, the 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; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed 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 quitclaim deed; and

WHEREAS, the quitclaim deed 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 quitclaim deed 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, East Dallas Community Organization ("EDCO") submitted a proposal to construct two (2) single-family townhomes containing approximately 1,500 to 1,650 square feet each on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price from \$100,000 to \$115,000 each, with construction to begin in December 2013; 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:

February 22, 2012

SECTION 1. That the public hearing shall be held at 1:00 p.m. on March 28, 2012 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 quitclaim deed of one (1) unimproved property, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to EDCO, 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 Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

TAX FORECLOSURE PROPERTY SALE

PARCEL NO.	Address	Mapsco	Non-Profit Organization	Sale Amount	Council District
1.	2445 Hooper	56C	East Dallas Community Organization	\$1,000.00	7

KEY FOCUS AREA: A Cleaner, Healthier City Environment

AGENDA DATE: February 22, 2012

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Ryan S. Evans, 670-3314

MAPSCO: N/A

SUBJECT

Authorize the acceptance of additional grant funds from the Dallas Housing Finance Corporation for the purpose of providing warranty home repairs for low-income qualified homeowners under the Home Repair Program and appropriating the funds for home repairs - \$50,000, from \$163,272 to \$213,272 - Financing: Dallas Housing Finance Corporation Grant Funds.

BACKGROUND

The City created the Dallas Housing Finance Corporation (DHFC) in April of 1984 to provide financing for affordable single-family home ownership and multifamily rehabilitation and development within the City.

Periodically the DHFC has funds available for additional affordable housing purposes. In 2004 the DHFC voted to provide \$27,300 to the City of Dallas to continue to provide low-income and moderate-income elderly and/or disabled homeowners with minor home repair services. The City accepted the funding and appropriated it for those services.

In June 2006, the DHFC voted to provide \$100,000 to the Home Repair Program for necessary and emergency home repair services for low-income families.

The City's Home Repair Program receives and processes applications on a first come - first serve basis given available grant funding. Currently, there is no available funding for income-eligible homeowners facing minor home repairs.

BACKGROUND (continued)

In December 2011, the DHFC voted to provide \$50,000 to the Home Repair Program for necessary warranty home repair services for low-income families.

This resolution authorizes the City of Dallas to accept \$50,000 from the DHFC 2011 Fiscal/Calendar Year for low-income homeowners warranty home repairs; authorizes the City Controller to deposit and disburse the funds; and authorizes the City Manager to appropriate the funds for warranty repairs in the Home Repair Program.

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 by 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. 02-1725.

On May 26, 2004, the City Council accepted \$27,300 from the Dallas Housing Finance Corporation by Resolution No. 04-1822.

On February 14, 2007, Council accepted \$100,000 from the Dallas Housing Finance Corporation by Resolution No. 07-0521.

On December 10, 2008, the City Council accepted \$125,000 from the Dallas Housing Finance Corporation by Resolution No. 08-3342.

FISCAL INFORMATION

Dallas Housing Finance Corporation Grant Funds - \$50,000

February 22, 2012

WHEREAS, the City of Dallas has previously accepted Dallas Housing Finance Corporation funds to provide Dallas low-income and moderate-income elderly and/or disabled homeowners with minor repair services; and

WHEREAS, on May 26, 2004, the City Council accepted \$27,300 from the Dallas Housing Finance Corporation by Resolution No. 04-1725; and

WHEREAS, on February 14, 2007, Council accepted \$100,000 from the Dallas Housing Finance Corporation by Resolution No. 07-0521; and

WHEREAS, on December 10, 2008, the City Council accepted \$125,000 from the Dallas Housing Finance Corporation by Resolution No. 08-3342; and

WHEREAS, the Dallas Housing Finance Corporation has voted to provide \$50,000 funding to the City of Dallas to provide warranty home repair services to low-income homeowners; and

WHEREAS, the City Council desires to offer health and safety solutions for low-income homeowners with warranty repair services; **NOW, THEREFORE**,

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

Section 1. That the City of Dallas accepts \$50,000 from the Dallas Housing Finance Corporation for the purpose of funding warranty repair services for low-income families under the Home Repair Program.

Section 2. That the City Controller is authorized to deposit funds in an amount not to exceed \$50,000 into Fund 0319, Agency HOU, Unit 9815, Revenue Sources 8428.

Section 3. That the City Manager is authorized to increase appropriations in the amount of \$50,000 from \$163,272 to \$213,272 in Fund 0319, Agency HOU, Unit 9815, OBJ 3099.

Section 4. That the City Controller is authorized to disburse these funds under the Home Repair Program as follows: Fund 0319, Agency HOU, Unit 9815, OBJ 3099.

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.