

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 14, 2010  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** 56C

---

**SUBJECT**

Authorize acquisition of one parcel improved with an occupied residential structure located at 2437 Hooper Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$20,000 including estimated closing costs - Financing: 2002-03 Community Development Block Grant Funds

**BACKGROUND**

This item authorizes the acquisition of one parcel improved with an occupied residential structure located at 2437 Hooper Street for \$18,000. 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 \$18,000 is based upon an independent appraisal. Closing costs are estimated to be approximately \$2,000.

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

This item has no prior action.

**FISCAL INFORMATION**

2002-03 Community Development Block Grant Funds - \$20,000 including estimated closing costs

**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> |
|-------------------|------------------|-------------------------|---------------------|---------------|-------------------------|
| W31               | Charles Williams | 2437 Hooper Street      | \$18,000            | 56C           | 7                       |

April 14, 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.

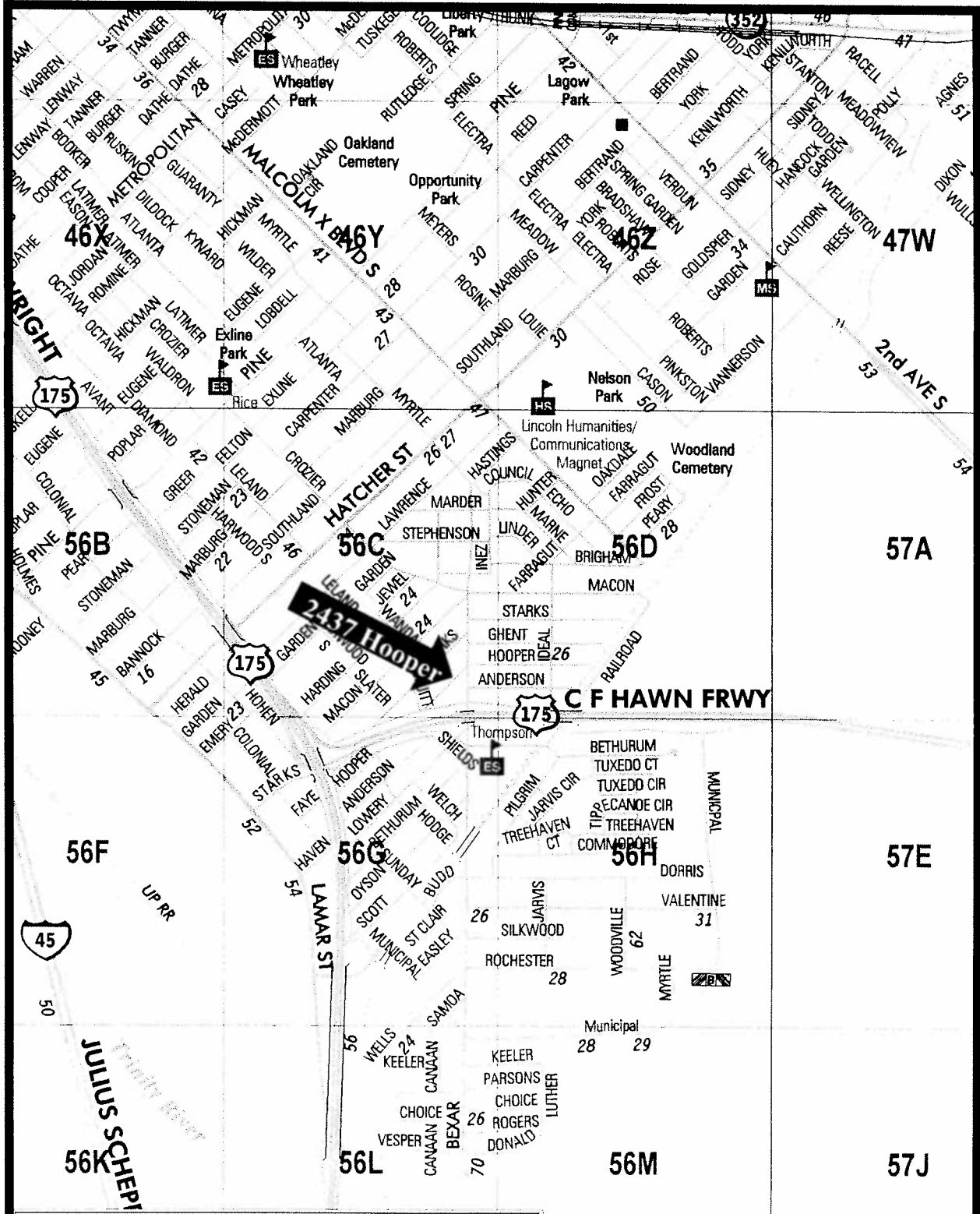
All of the above PROPERTY being located in the City of Dallas, Dallas County, Texas.

**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.



**MAPSCO 56C**

April 14, 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       | HOU2346F370 | \$18,000      |

**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 \$2,000; 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       | HOU2346F370 | \$2,000       |

**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 Department  
 City Attorney's Office  
 Office of Financial Services, 4FN

**EXHIBIT A**

| <b><u>Parcel No.</u></b> | <b><u>Owner</u></b> | <b><u>Property Address</u></b> | <b>Legal Description</b> |                     | <b><u>Offer Amount</u></b> |
|--------------------------|---------------------|--------------------------------|--------------------------|---------------------|----------------------------|
|                          |                     |                                | <b><u>Lot</u></b>        | <b><u>Block</u></b> |                            |
| W31                      | Charles Williams    | 2437 Hooper Street             | 35                       | 3/2539              | \$18,000                   |

**KEY FOCUS AREA:** A Cleaner, Healthier City Environment  
**AGENDA DATE:** April 14, 2010  
**COUNCIL DISTRICT(S):** 4, 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** 46M 55F 55N

---

### **SUBJECT**

Authorize the reconstruction on-site of three homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 703 Korgan Street in the amount of \$93,400, 1330 Grant Street in the amount of \$93,400 and 4911 Upshur Street in the amount of \$93,400 – Total not to exceed \$280,200 - Financing: 2007-08 Community Development Block Grant Funds (\$108,000), 2008-09 Community Development Block Grant Funds (\$110,007) and 2008-09 Community Development Block Grant Reprogramming Funds (\$62,193)

### **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 homeowners a maximum of \$93,400 for a new home on-site of approximately 1,200 sq ft.

City Council authorization is 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 so as to 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 to provide assistance with one (1) tax and insurance payment.

The homeowners herein described and their properties are eligible for a reconstruction/SHARE Program loan. The homeowners are 80% and below AMFI and their names, ages and property addresses are as follows: Santos Adames, a disabled 50 year old male residing at 703 Korgan Street; Maple Lockhart, a 64 year old elderly female residing at 1330 Grant Street; and Frankie J. Reed, a 69 year old elderly female residing at 4911 Upshur Street.

This action provides authority to proceed with reconstruction of three (3) single-family homes on-site, as all conditions noted above have been met.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

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

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

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

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

On June 23, 2004, 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 to increase the Maximum loan for a replacement home to \$70,000.

On November 10, 2004, 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, City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site pursuant to certain conditions for assistance up to \$87,500 by Resolution No. 07-3307.

On April 23, 2008, 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, 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 to provide assistance with one (1) tax and insurance payment in Resolution No. 08-2768.

On December 9, 2009, 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 in Resolution No. 09-2951.

## **FISCAL INFORMATION**

2007-08 Community Development Block Grant Funds - \$108,000

2008-09 Community Development Block Grant Funds - \$110,007

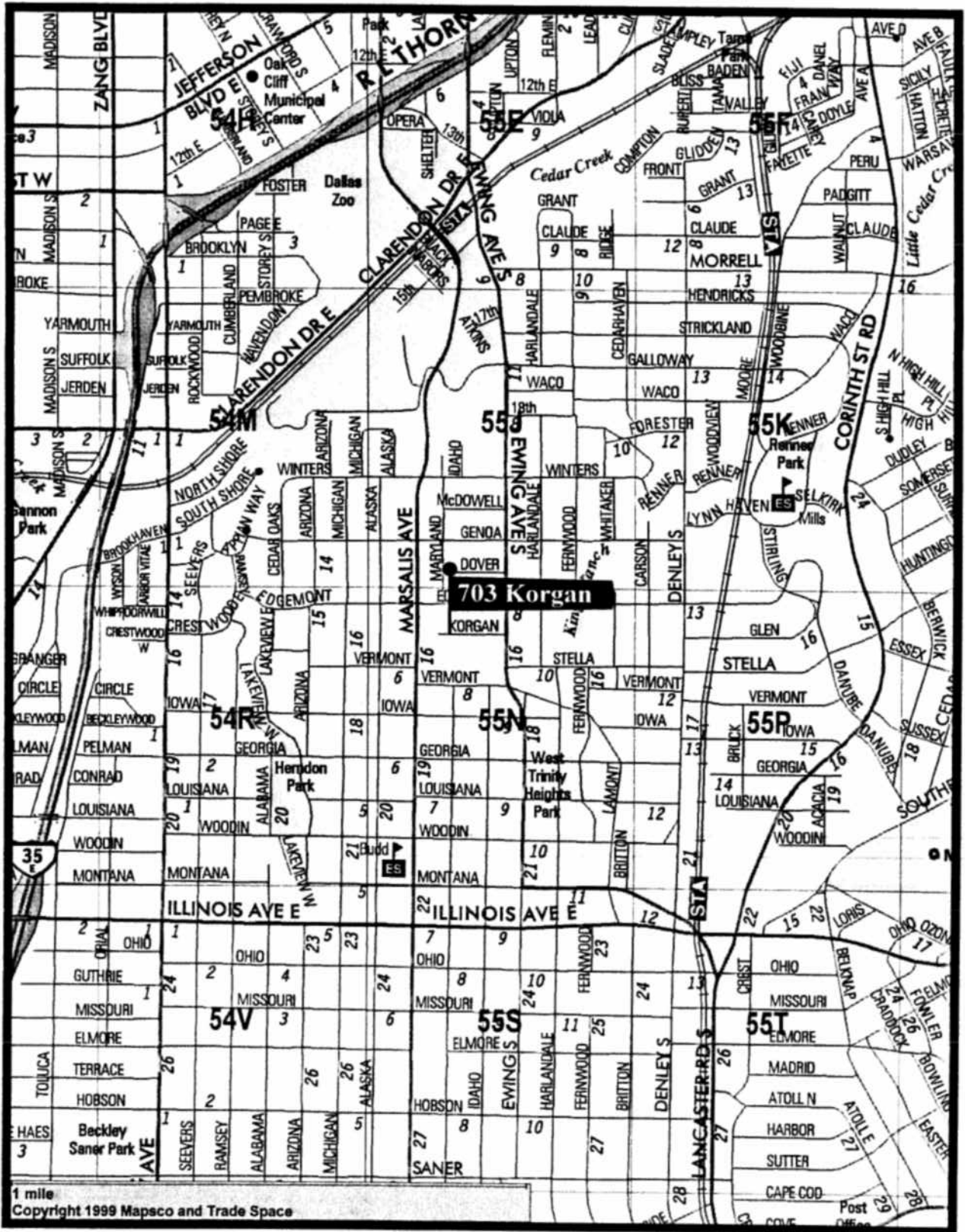
2008-09 Community Development Block Grant Reprogramming Funds - \$62,193

Council District 4 - \$186,800

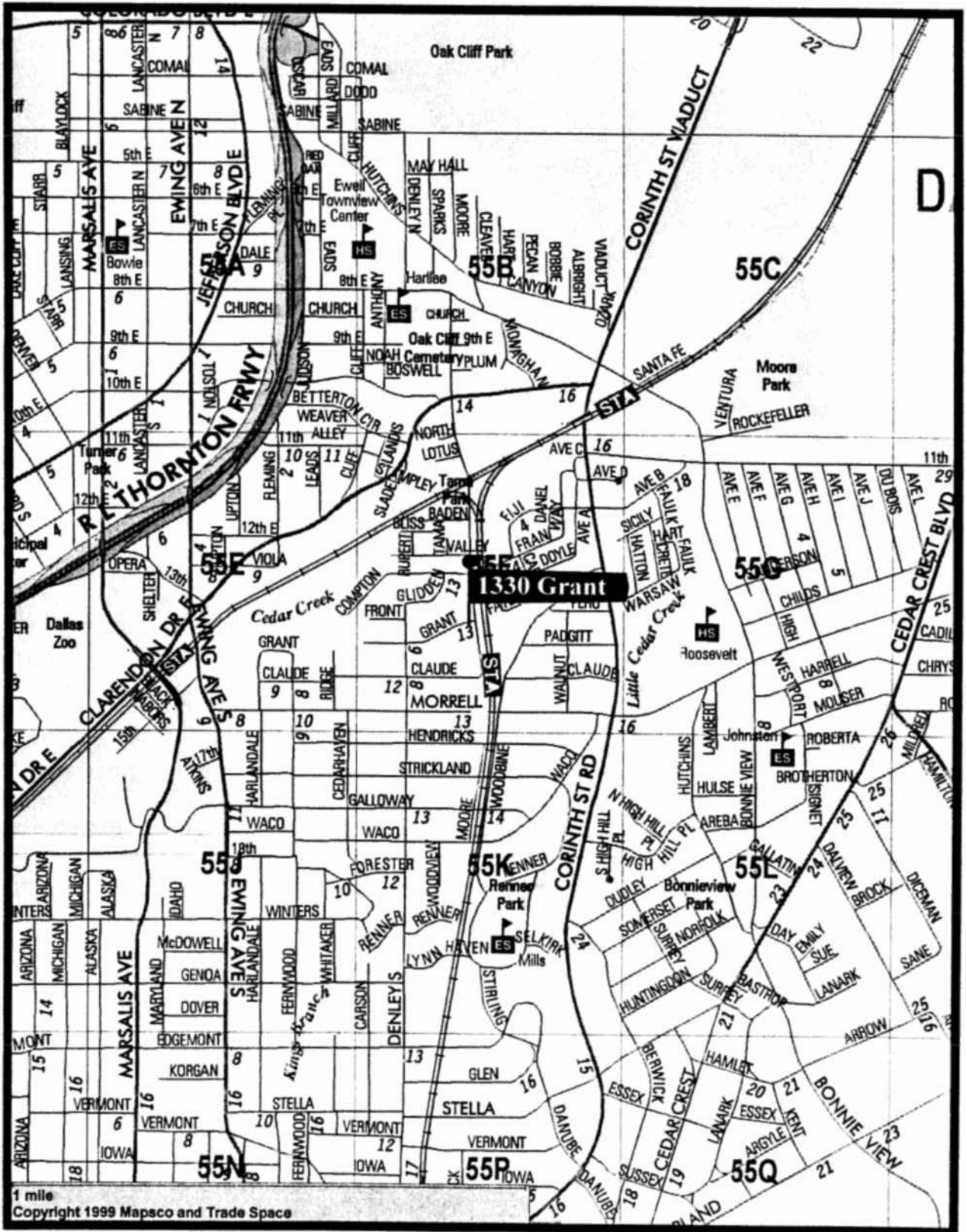
Council District 7 - \$93,400

## **MAP(S)**

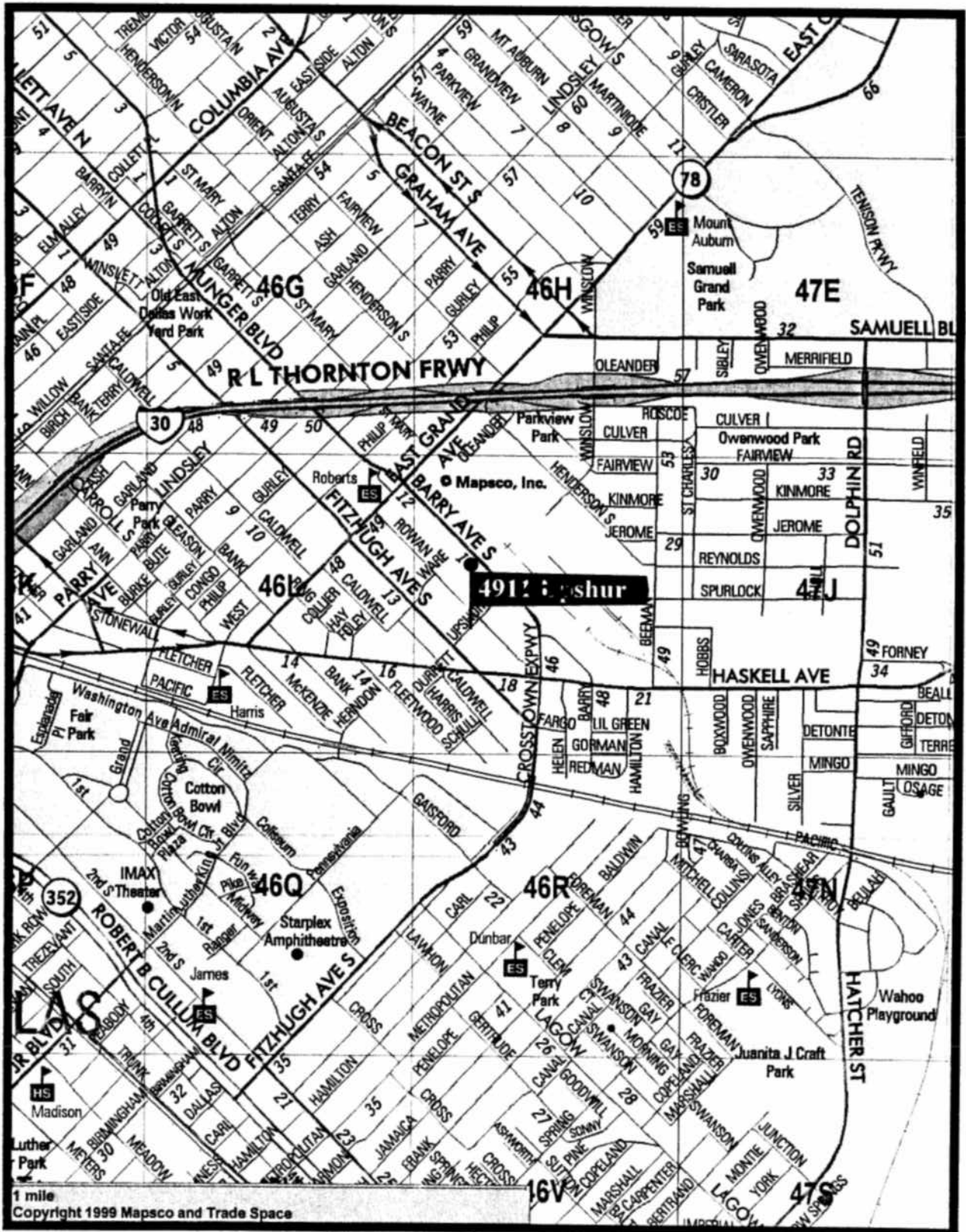
Attached



MAPSCO 55N



**MAPSCO 55F**



**MAPSCO 46M**

April 14, 2010

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

**WHEREAS**, on August 23, 2000, 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, City Council authorized approval of a Program Statement for the Home Repair Program by Resolution No. 01-2049; and

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

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

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

**WHEREAS**, on June 23, 2004, 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, 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, City Council approved the Program Statement authorizing the Housing Department to implement the Reconstruction/SHARE Program Statement for reconstruction on-site pursuant to certain conditions for assistance up to \$87,500 by Resolution No. 07-3307; and

**WHEREAS**, on April 23, 2008, 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

April 14, 2010

**WHEREAS**, on October 8, 2008, 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, 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 herein described made application to the Home Repair Program: Santos Adames at 703 Korgan Street; Maple Lockhart at 1330 Grant Street; and Frankie J. Reed at 4911 Upshur Street; and

**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 Santos Adames, Maple Lockhart, and Frankie J. Reed; **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: Santos Adames at 703 Korgan Street; Maple Lockhart at 1330 Grant Street; and Frankie J. Reed at 4911 Upshur Street. All loans are 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 Santos Adames, Maple Lockhart, and Frankie J. Reed for reconstruction on-site of the homes to be located at: 703 Korgan Street; 1330 Grant Street; and 4911 Upshur 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 CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU302AF365 (\$93,400)  
Vendor # VS0000040190 – Altura Homes DFW, LP. – 703 Korgan St Street

Fund CD07 Dept HOU, Unit 2894, Obj 3100 CT HOU2894F364 (\$93,400)  
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 1330 Grant Street

April 14, 2010

Fund CD07 Dept HOU, Unit 2894, Obj 3100 CT HOU2894F366 (\$14,600)  
Fund CD08 Dept HOU, Unit 304A, Obj 3100 (\$16,607)  
Fund 08R3 Dept HOU, Unit 378A, Obj 3100 (\$62,193)  
Vendor # VS0000024909 – JB's Kool Air & Painting Service – 4911 Upshur 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