

RECEIVED

2013 MAY 30 AM 9: 58

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

Memorandum

DATE May 31, 2013

TO Housing Committee Members: Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop and Pauline Medrano

SUBJECT June 3, 2013 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, June 3, 2013, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from 11:00 a.m. - 12:30 p.m. The agenda is as follows:

1. Approval of May 20, 2013 Minutes
Councilmember Carolyn R. Davis
2. Jubilee Neighborhood Single Family Housing Project
Mitchell/Killingsworth
(Estimated time 25 minutes)
3. Hatcher Square Development
Mitchell/Killingsworth
(Estimated time 25 minutes)
4. Upcoming Agenda Items
Housing items only
For Information Only
 - a. Land Bank Sale ICDC (2 lots)
 - b. Land Bank Sale EDCO (2 lots)
 - c. Land Bank Sale City Wide (2 lots)
 - d. Amendment to N. Oak Cliff NIP Boundary
 - e. Reconstruction of 6 Homes
 - f. Conditional Grant Approval w/Central Dallas CDC
 - g. Loan Agreement w/2000 Roses Foundation

Housing Committee

May 31, 2013

Page 2



Carolyn R. Davis, Chair
Housing Committee

- c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Daniel Solis, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Ryan S. Evans, Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Stephanie Pegues-Cooper, Assistant to the City Manager

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

Housing Committee

Meeting Record May 20, 2013

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: May 20, 2013

Meeting Start time: 11:06 A.M.

<p><u>Committee Members Present:</u> Carolyn R. Davis (Chair) Scott Griggs (Vice-Chair) Linda Koop Pauline Medrano</p>	<p><u>Staff Present:</u> Ryan Evans-Asst. City Manager Jerry Killingsworth-Director/HOU Charles Brideau-Asst. Director/HOU Cynthia Rogers Ellickson-HOU Cobbie Ransom-HOU Rick Robin-HOU Michael Bostic-CAO Shannon Holmes-CAO Frank Rodriguez CMO Doris Edmon-HOU Cassandra Luster-HOU Aldo Fritz-HOU Adelia Gonzalez-SEC Alida Allen-HOU</p>
<p><u>Other Council Members Present:</u></p>	<p><u>Other Attendees</u> Lindsay Zimmerman- Metrocare Services Sandy Stephens-Metrocare Services Jerry Hicks-Gant & Hicks Gary Gant-Gant & Hicks PLLC John Greene-Central Dallas CDC Kristen Schulz-Dallas Area Habitat for Humanity John Siburt-City Square ADI Engineering Representatives</p>
<p><u>Committee Members Absent:</u> Dwaine Caraway</p>	<p><u>Other Attendees</u> Lindsay Zimmerman- Metrocare Services Sandy Stephens-Metrocare Services Jerry Hicks-Gant & Hicks Gary Gant-Gant & Hicks PLLC John Greene-Central Dallas CDC Kristen Schulz-Dallas Area Habitat for Humanity John Siburt-City Square ADI Engineering Representatives</p>

AGENDA:

Housing Committee Meeting Called to Order by CM Carolyn R. Davis

1. **Approval of April 15, 2013 Minutes of the Housing Committee**
 Presenter(s): Council Member Scott Griggs

Action Taken/Committee Recommendation(s) Amendment minutes to remove Jerry Allen as absent Committee Member.

Motion made by: CM Pauline Medrano	Motion seconded by: CM Linda Koop
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. The Cottages at Hickory Crossing

Presenter(s): Evans, Asst. City Manager/Jerry Killingsworth, Director

Information Only:

Action Taken/Committee Recommendation(s) Motion to move forward to full council on June 12, 2013

Motion made by: CM Carolyn Davis	Motion seconded by: CM Pauline Medrano
Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

3. Hatcher Gardens Project

Presenter(s): Evans, Asst. City Manager/Jerry Killingsworth, Director

Information Only:

Action Taken/Committee Recommendation(s) Motion to move forward to full council on June 12, 2013

Motion made by: CM Carolyn R. Davis	Motion seconded by: CM Pauline Medrano
Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

5. Upcoming Agenda Items

Housing items only

- a. Land Bank Sale Adjacent Owner
- b. Land Bank Sale Santo Coria (5 lots)
- c. City Wide CDC Lease Agreement Extension Approval (addendum)
- d. Conditional Grant Approval for Rudolph Edwards (addendum)

Information Only:

Action Taken/Committee Motion to move forward with agenda items to full council. Agenda item (c) City Wide CDC Lease Agreement Extension Approval is subject to approval with an agreement with developer on additional land use covenants.

Motion made by: CM Carolyn R. Davis	Motion seconded by: CM Linda Koop
Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

Note: Housing Committee Meeting for June 17, 2013 will begin at 10:45 a.m.

Meeting Adjourned by CM Scott Griggs

Meeting Adjourned: _____ 12:17 P.M.

Approved By: _____

DRAFT

Memorandum



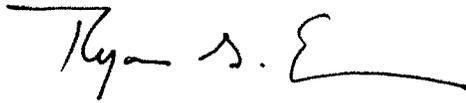
DATE May 31, 2013

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Jubilee Neighborhood Single Family Housing Project

On Monday, June 3, 2013, you will be briefed on Jubilee Neighborhood Single Family Housing Project. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Daniel Solis, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager

Jubilee Neighborhood Single Family Housing Project

A Briefing to the Housing Committee
Housing/Community Services Department
June 3, 2013



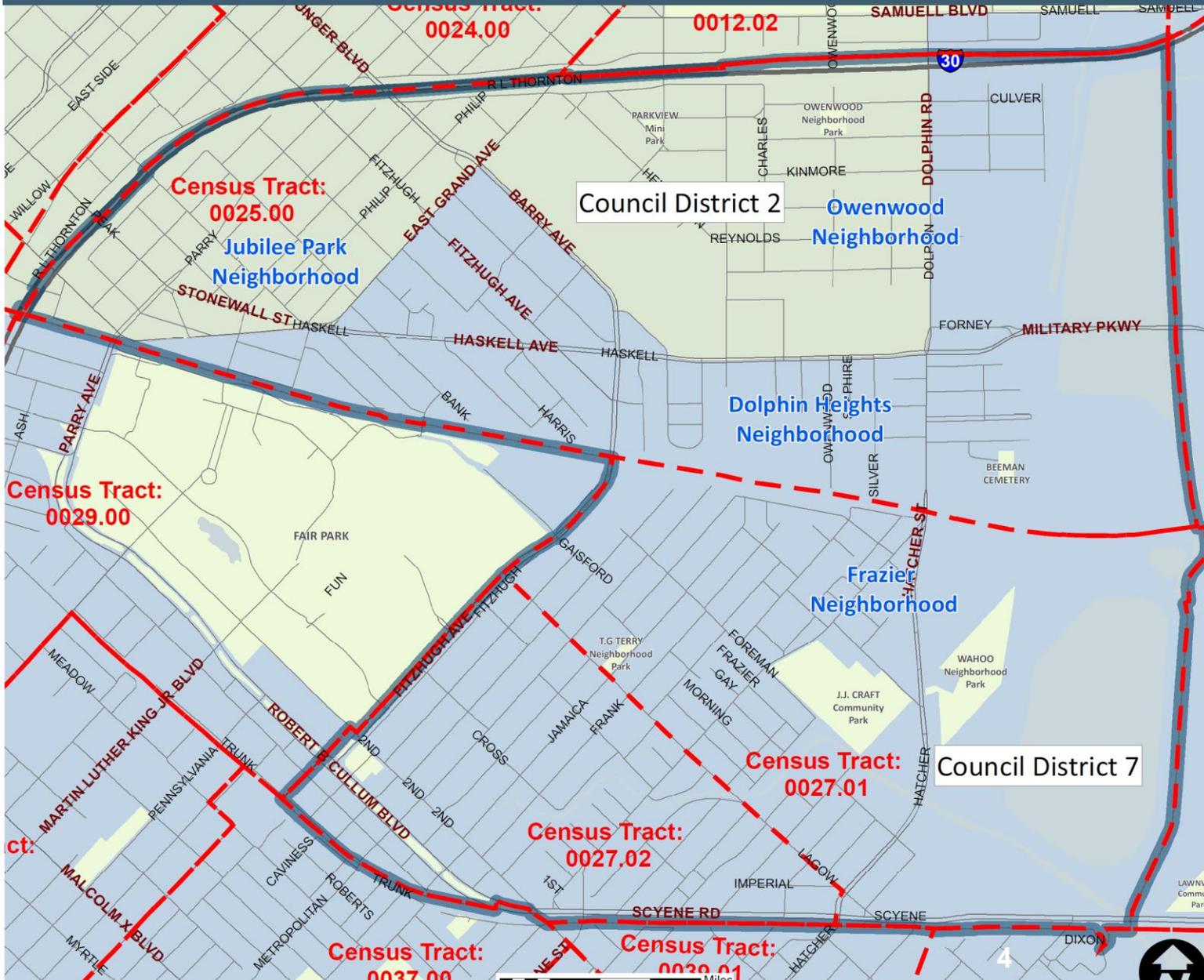
Purpose

- Present a proposed single family housing project to be located in the Jubilee Neighborhood
- Request approval of the Housing Committee for City Council consideration on June 26, 2013

Jubilee Neighborhood

- Census Tract 25, Council District 2
- Located in South Dallas
- Bounded by I -30, East Grand, and Fair Park
- Neighborhood Investment Program Area
- Projects in the area: Jubilee Park, David's Place (Head Start school), Community & Resource Centers, Congo Street Homes, Land Bank projects, Jubilee Seniors Project

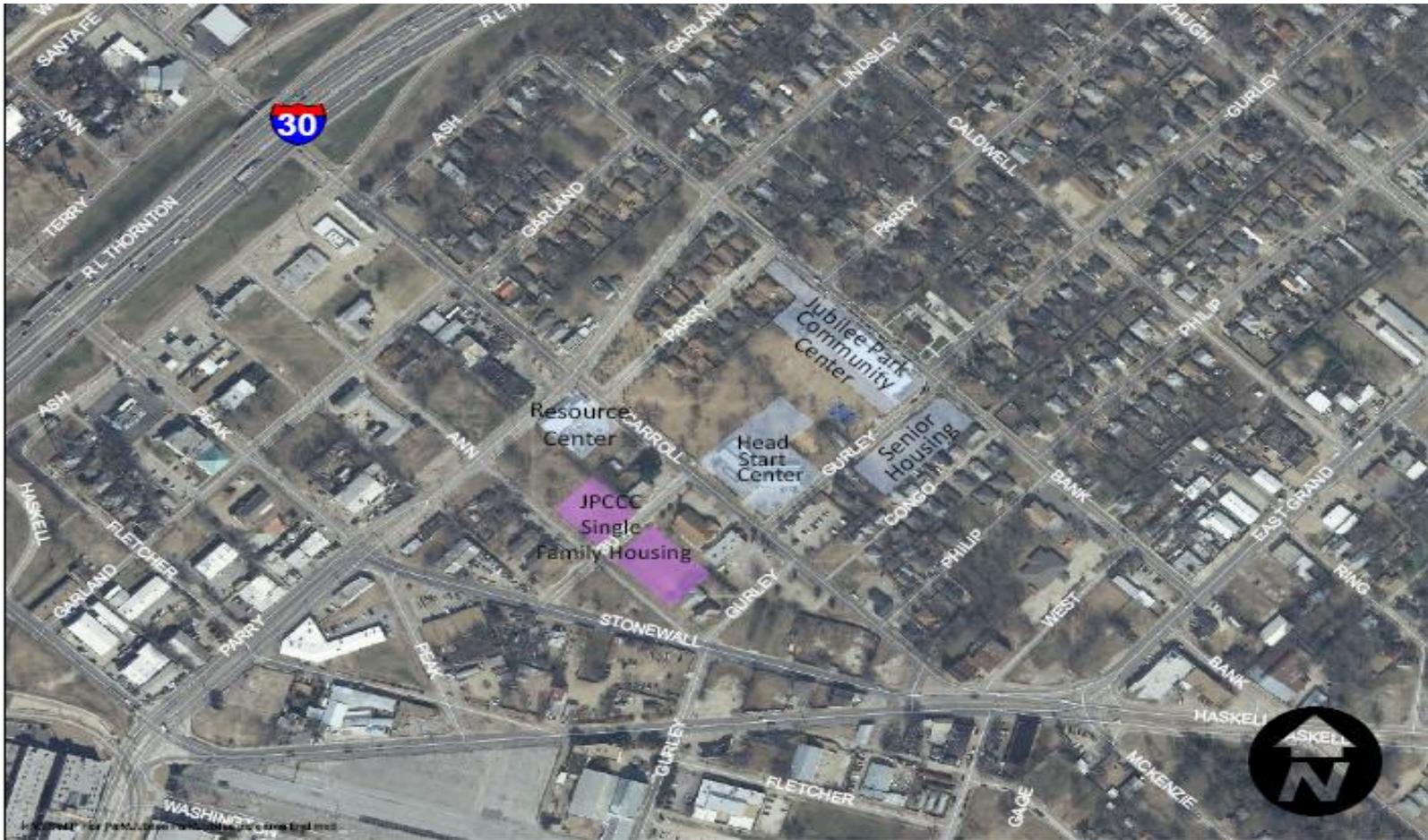
COUNCIL DISTRICTS



-  Census Tracts
-  NIP Area Boundary
-  Highway
-  Major Arterial
-  Minor Arterial
-  Lakes and Rivers
-  Parks
-  Council District 2
-  Council District 7



Location Map



Background

- The Jubilee Park Community Center Corporation (JPCCC) is a charitable organization founded by Saint Michael and All Angels Episcopal Church of Dallas in 1997
 - They have dedicated themselves to the revitalization of the Jubilee Neighborhood
 - Since inception, they have invested over \$11M in the neighborhood through foundations, charitable organizations, churches, individuals, and grants
 - JPCCC commissioned a Development Strategy for the neighborhood from Antonio Di Mambro
 - The single family project is part of that strategy

Description of the Proposed Development

- The proposed development includes nine homes in Phase I on 918 Ann Avenue and 1000 Ann Avenue
- Jubilee Park Community Center Corporation (JPCCC) would partner with East Dallas Community Organization (EDCO) to develop and manage the project
- As the first Phase is underway JPCCC and EDCO will identify additional land bank and infill lots on which to build more single family units

East Dallas Community Organization

- East Dallas Community Organization is a nonprofit housing developer with over 20 years of experience with Gerald Carlton as Executive Director
 - EDCO has built:
 - Grigsby Townhomes
 - Bexar Street Townhomes
 - Thornton Heights Subdivision
 - Dolphin Heights Infill
 - Neighborhood Stabilization Program Infill
 - EDCO is a certified Community Housing Development Organization (CHDO) through the City of Dallas

Sources and Uses

Sources

City of Dallas-General Obligation Bonds	\$ 500,000
Match from JPCCC	\$ 500,000
Private Lender for Interim Construction	<u>\$ 720,000</u>
Total	\$1,720,000

Uses

Land Costs	\$ 550,000
Soft Costs	\$ 180,000
Hard Costs	<u>\$ 990,000</u>
Total	\$1,720,000

City of Dallas Investment

- The City of Dallas would contract with JPCCC for a \$500,000 conditional grant to utilize for acquisition, demolition, relocation, predevelopment costs, and construction costs
 - JPCCC would be capped at \$50,000 for predevelopment costs
 - JPCCC would be capped at \$25,000 in construction assistance per home
 - JPCCC would provide a dollar for dollar match as a condition for the \$500,000 award
 - Low-to-Moderate Income Homebuyers would have to agree to a five year deed restriction to maintain occupancy and affordability

City of Dallas Investment (continued)

- In the event that JPCCC is successful in match funding and completing the construction of the first nine homes within one year of the first award, the City of Dallas will consider approval of a second \$500,000 conditional grant with similar conditions
 - JPCCC will have to match \$500,000 with this award as well
 - The combined funding of JPCCC & the City of Dallas is expected to produce 40 new homes and homebuyers for the Jubilee Neighborhood
- Eligible homebuyers with incomes at or below 80% AMFI may apply to the Mortgage Assistance Program for closing cost, downpayment, and principal reduction assistance
- JPCCC is expected to begin construction by the Fall of 2013

RECOMMENDATION

- City would provide \$500,000 conditional grant from 2012 General Obligation Bond Funds
- JPCCC would match fund \$500,000
- City of Dallas will require deed restrictions on each property benefiting from the grant
- JPCCC will have one year to complete Phase I of this project

Next Steps

- City Council consideration of \$500,000 grant to JPCCC on June 26, 2013
- Construction begins Fall 2013

Memorandum



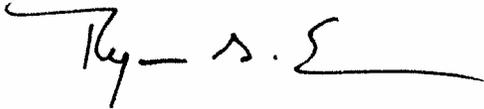
DATE May 31, 2013

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Hatcher Square Development

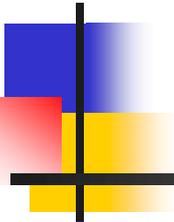
On Monday, June 3, 2013, you will be briefed on Hatcher Square Development. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Daniel Solis, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager



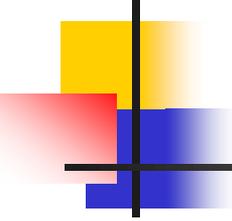
Hatcher Square Development

A Briefing to the Housing Committee

Housing/Community Services Department

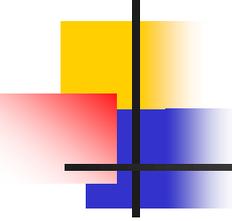
June 3, 2013





Purpose

- Present a proposed transit-oriented development project to be located in the Frazier Neighborhood at Scyene Road and Hatcher Street
- Request approval of the Housing Committee for City Council consideration on June 26, 2013

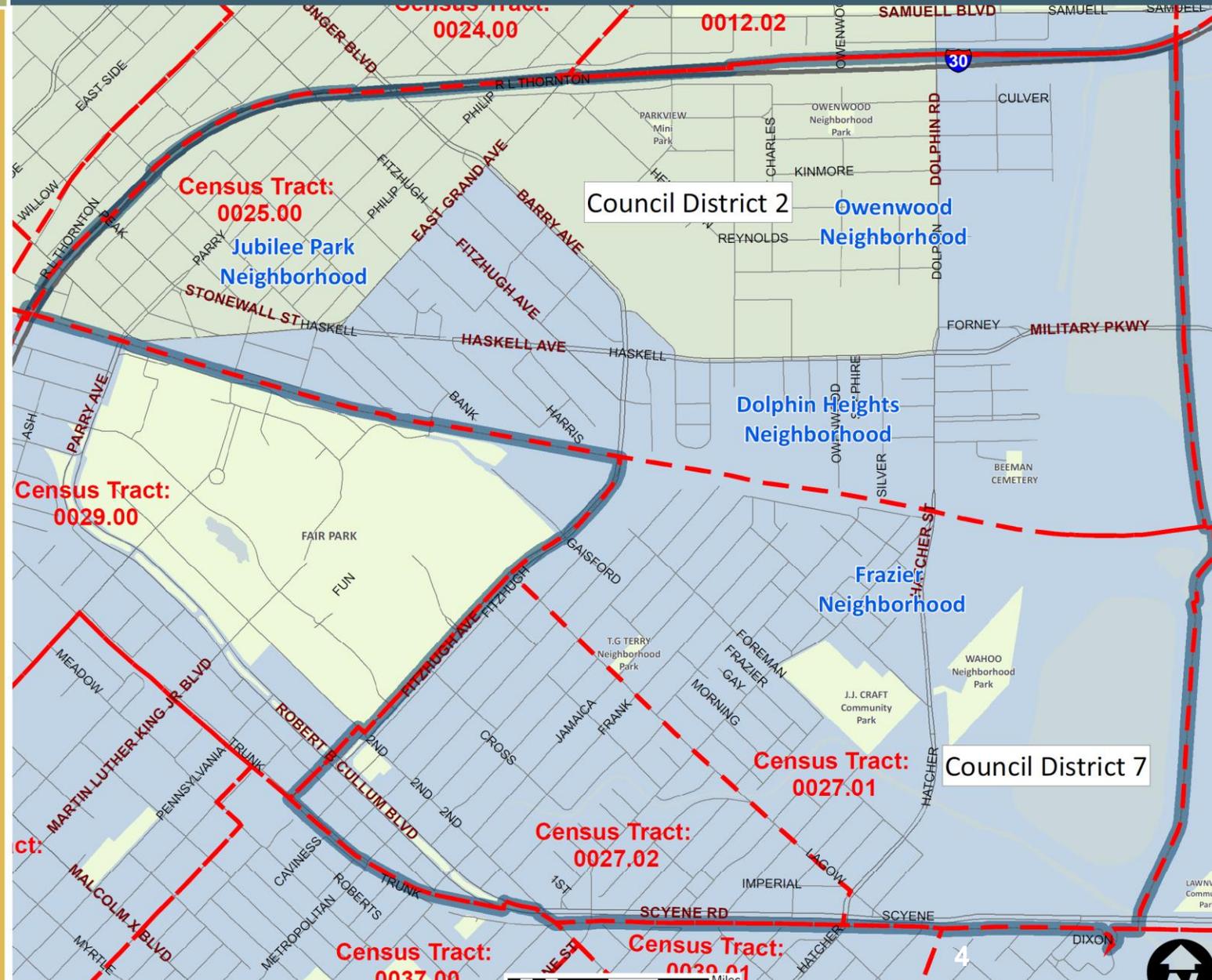


Frazier/Dolphin Neighborhood

- Census Tract 27, Council District 7
- Located in South Dallas
- Bounded by Haskell Avenue, Dolphin Road/ Hatcher Street, Scyene Road, and Fair Park
- Neighborhood Investment Program Area

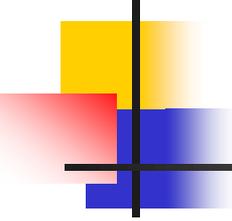
COUNCIL DISTRICTS

-  Census Tracts
-  NIP Area Boundary
-  Highway
-  Major Arterial
-  Minor Arterial
-  Lakes and Rivers
-  Parks
-  Council District 2
-  Council District 7



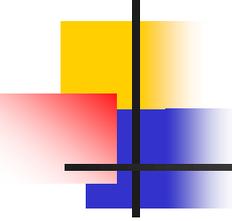
Project Location Map





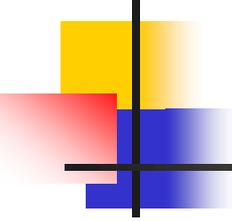
Background

- Frazier Revitalization Inc. was formed in 2005 as a 501(c)3, non-profit organization for the purpose of providing leadership and support for the implementation of the Frazier redevelopment vision
- FRI has received over \$6M in philanthropy and grants as well as bank and other loans over \$2M, demonstrating the civic and business commitment to this revitalization initiative
- Dorothy Hopkins is President & CEO of this organization



Description of the Proposed Development

- Hatcher Square is a mixed-use transit-oriented development
- The proposed development includes several phases:
 - Phase I would include the construction of 39 single family homes
 - Phase II would include the construction of a medical facility
 - Phase III would include the construction of 50 multifamily units and Retail/Commercial space



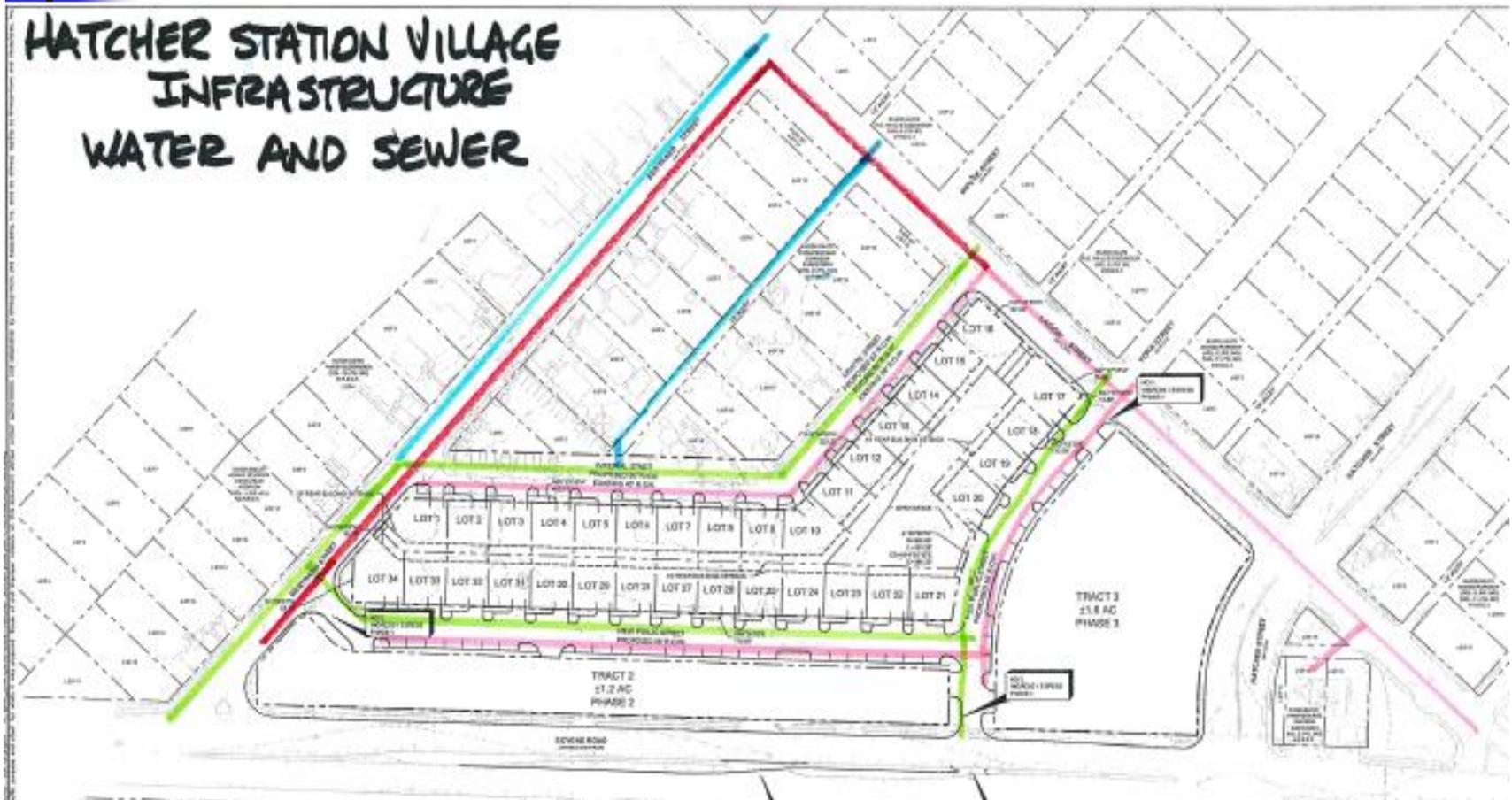
Phase I –Single Family Homes

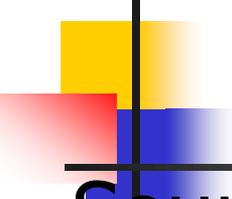
- Phase I of the Development would be constructed in three parts
 - Part 1: 6 homes to begin construction in the Fall of 2013
 - Part 2: 28 homes to be constructed in 2014
 - Part 3: 5 homes to be constructed in 2015

Streets/Sidewalks Map



Water/Sewer Map





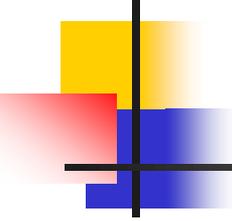
Sources and Uses

Sources

City of Dallas-General Obligation Bonds	\$
650,000	
City Infrastructure Bond	\$ 1,329,900
FRI (grants & loans)	<u>\$ 9,018,000</u>
Total	\$10,997,900

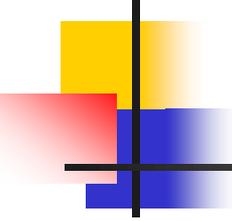
Uses

Land Costs	\$ 1,185,500
Soft Costs	\$ 760,500
Infrastructure Costs	\$ 1,329,900
Construction Costs-SF	\$ 7,722,000



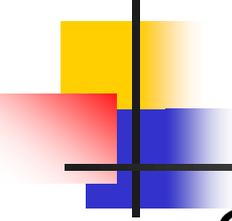
City of Dallas Investment

- The City of Dallas would contract with FRI for a \$650,000 conditional grant to utilize for acquisition, demolition, relocation, predevelopment costs, and construction costs
 - FRI would be capped at \$50,000 in construction assistance per home
 - Low-to-Moderate Income Homebuyers would have to agree to a ten year deed restriction to maintain occupancy and affordability
- The City of Dallas would prioritize infrastructure development for FY 2013-14



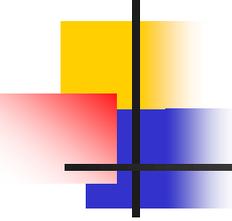
City of Dallas Investment (continued)

- In the event that FRI is successful in completing the construction of the first six homes within one year of the first award, the City of Dallas will consider approval of a second \$650,000 conditional grant with similar conditions
 - The combined funding of FRI & the City of Dallas is expected to produce 39 new homes and homebuyers for the Frazier Neighborhood
- Eligible homebuyers with incomes at or below 80% AMFI may apply to the Mortgage Assistance Program for closing cost, downpayment, and principal reduction assistance
- FRI is expected to begin construction by the Fall of 2013 provided that infrastructure priority can be provided by the City of Dallas



RECOMMENDATION

- City would:
 - prioritize infrastructure development to facilitate forward movement of this project
 - provide \$650,000 conditional grant from 2012 General Obligation Bond Funds
 - require deed restrictions on each property benefiting from the grant
- FRI will have one year to complete Phase I of this project



Next Steps

- City Council consideration of \$650,000 grant to FRI on June 26, 2013
- Construction begins Fall 2013

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 12, 2013
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 46U

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by South Dallas Fair Park/Innercity Community Development Corporation for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to South Dallas Fair Park/Innercity Community Development Corporation; 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 non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any – 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.

On September 17, 2012, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program. The areas targeted for acquisition to achieve the desired goals under the program were identified.

BACKGROUND (continued)

South Dallas Fair Park/Innercity Community Development Corporation (ICDC) 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 ICDC to the City's Land Bank, the sale of those lots from DHADC to ICDC and the release of lien for any non-tax liens that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and post-judgment non-tax liens, if any. 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 ICDC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by ICDC and construction financing is not closed within three years of conveyance.

ICDC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,350 square feet and from \$95,000 to \$100,000. 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 (0 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% 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 \$9,308.18 for the sales price, as calculated from the 2012-13 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 May 16, 2013, DHADC approved the development plan and sale of 2 lots from DHADC to South Dallas Fair Park/Innercity Community Development Corporation.

FISCAL INFORMATION

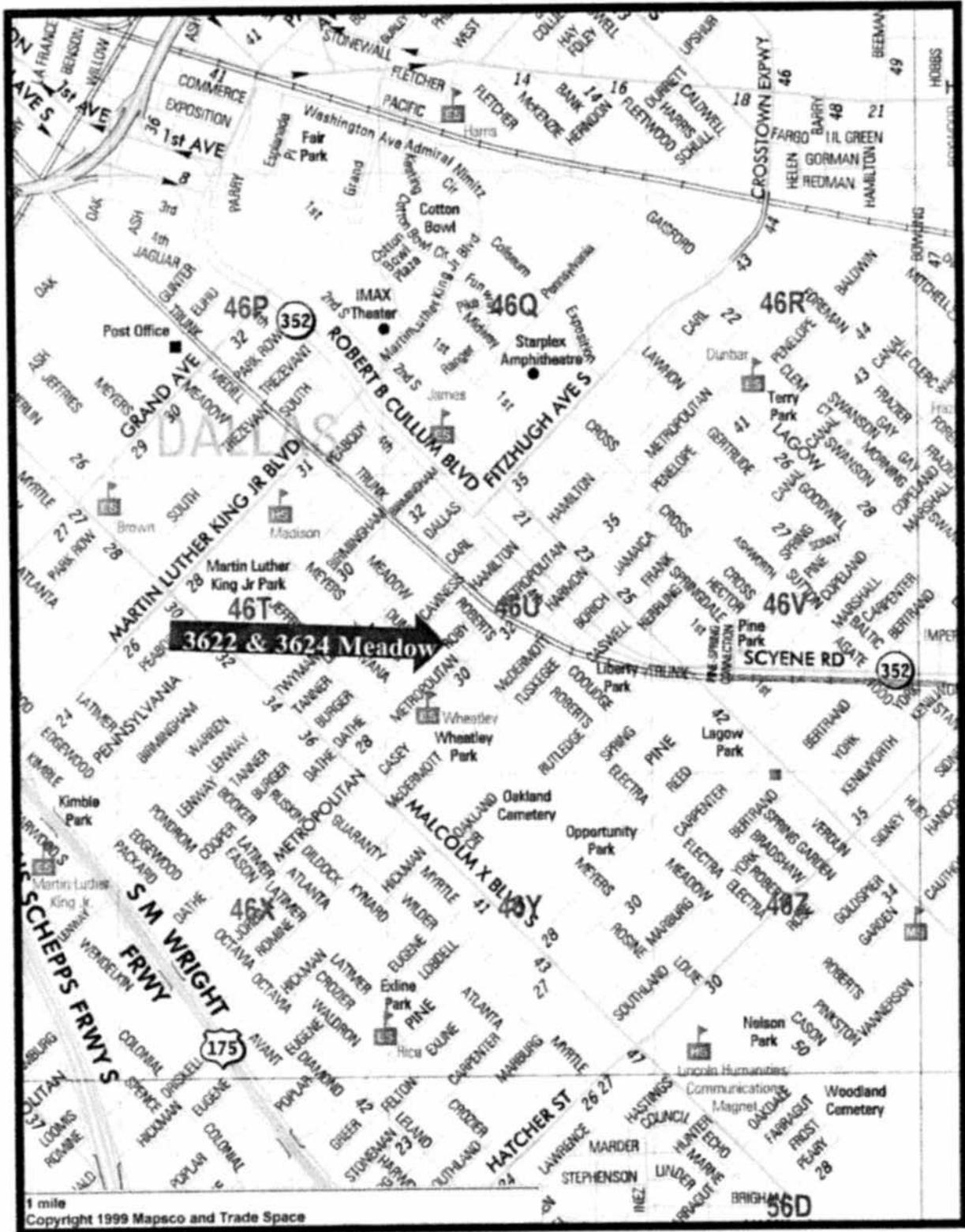
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF LOTS TO
ICDC**

<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>AMOUNT OF NON-TAX LIENS</u>
1. 3622 Meadow	46U	\$6,214.61
2. 3624 Meadow	46U	\$5,287.14



MAPSCO 46U

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 12, 2013
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 46K

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by East Dallas Community Organization for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to East Dallas Community Organization; 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 non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any – 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.

On September 17, 2012, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program. The areas targeted for acquisition to achieve the desired goals under the program were identified.

June 12, 2013

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, on August 11, 2010, the City Council authorized a new contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program by Resolution No. 10-1952; and

WHEREAS, South Dallas Fair Park/Innercity Community Development Corporation (ICDC) 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 ICDC and authorize the sale of the said 2 lots from DHADC to ICDC 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 ICDC and the sale of 2 lots shown on "Exhibit A" from DHADC to ICDC 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 a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment 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	3622 Meadow Lot 6, S S 1 Long Oakwood Addition Block 11541	South Dallas Fair Park Intercity Community Development Corporation	1	54,513.18	
2	3624 Meadow Lot 7, S S 1 Long Oakwood Addition Block 11541	South Dallas Fair Park Intercity Community Development Corporation	1	54,795.00	
TOTAL				\$9,308.18	

SECTION II: DEVELOPMENT PLAN

EXHIBIT B

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 2
- (2) Land Bank name for this parcel of lots. _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

3622 & 3624 MEADOW

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 1,350
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports _____ Detached _____ Attached X
 Type of Exterior Veneer Hardi Which sides 4
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-100K

Single Family Home (to be sold to low income households between 81% and 115% 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 _____

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 90 days

Completion of Construction 90 days

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

Sale of last affordable unit to low income households * days

* These homes will not be started until they have been pre-leased or pre-sold.

BACKGROUND (continued)

East Dallas Community Organization (EDCO) 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 EDCO to the City's Land Bank, the sale of those lots from DHADC to EDCO and the release of lien for any non-tax liens that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and post-judgment non-tax liens, if any. 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 EDCO will contain a reverter that returns the property to DHADC if a construction permit is not applied for by EDCO and construction financing is not closed within three years of conveyance.

EDCO will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,250 square feet and from \$110,000 to \$115,000. 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 (0 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% 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 \$10,355.00 for the sales price, as calculated from the 2012-13 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 May 16, 2013, DHADC approved the development plan^{""} and sale of 2 lots from DHADC to East Dallas Community Organization.

FISCAL INFORMATION

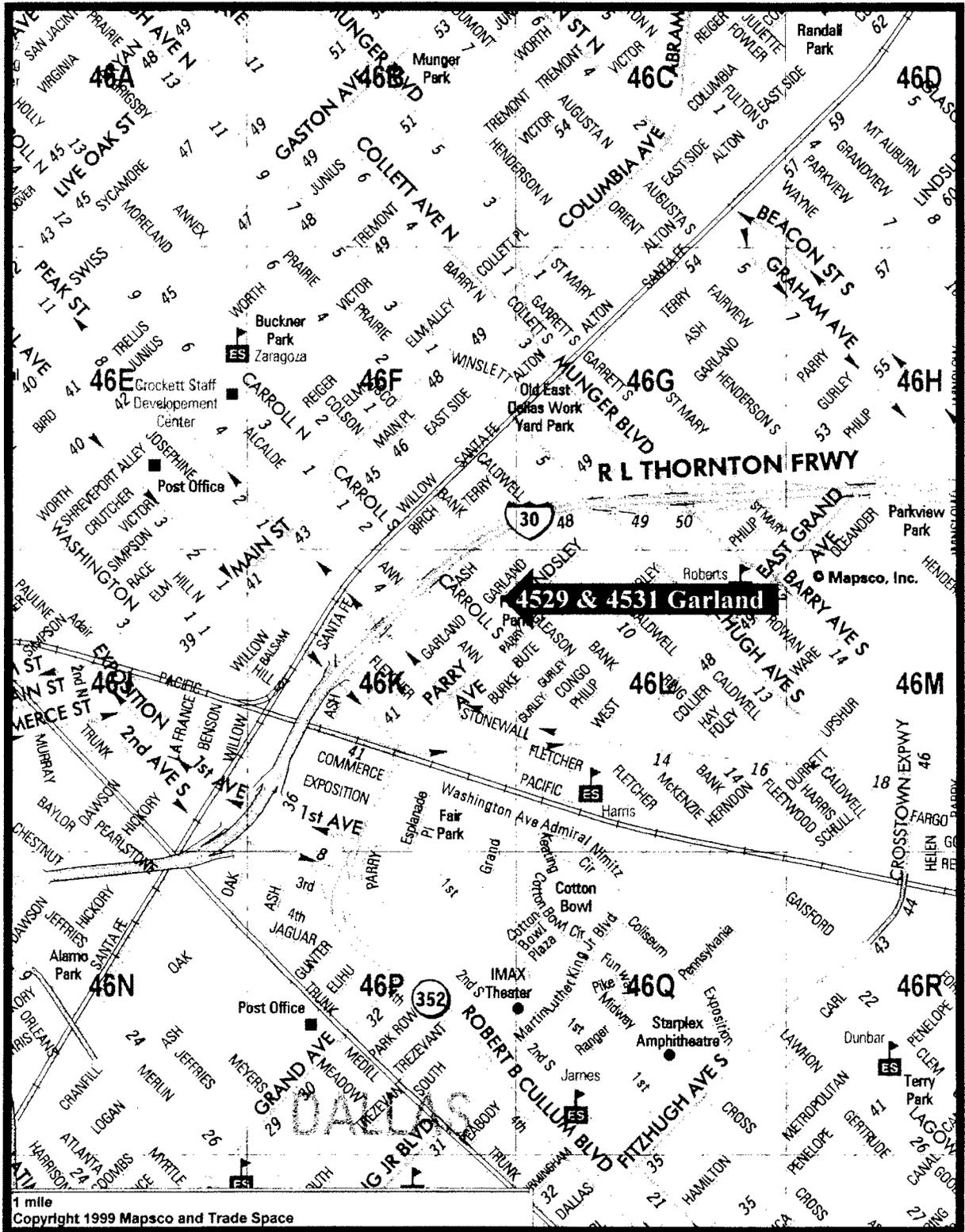
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF LOTS TO
EDCO**

<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>AMOUNT OF NON-TAX LIENS</u>
1. 4529 Garland	46K	\$23,952.91
2. 4531 Garland	46K	\$24,691.08



MAPSCO 46K

June 12, 2013

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, on August 11, 2010, the City Council authorized a new contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program by Resolution No. 10-1952; and

WHEREAS, East Dallas Community Organization (EDCO) 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 EDCO and authorize the sale of the said 2 lots from DHADC to EDCO 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 EDCO and the sale of 2 lots shown on "Exhibit A" from DHADC to EDCO 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 a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment 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	4529 Garland Lot 15, Blenheim Place Addition Block D 1058	East Dallas Community Organization	1	\$5,160.00
2	4531 Garland Lot 14, Blenheim Place Addition Block D 1058	East Dallas Community Organization	1	\$5,195.00
TOTAL				\$10,355.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 2
- (2) Land Bank name for this parcel of lots. Garland Avenue
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").
4529 Garland Avenue, Blk D/1058 Lt 15
4531 Garland Avenue, Blk D/1058 Lt 14

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 1,250
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Hard siding Which sides All
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$110,000 to \$115,000

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

Number of homes to be built on lots _____
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 _____

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 30 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 150 days
Sale of last affordable unit to low income households 150 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 12, 2013
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 65C

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by City Wide Community Development Corporation for the construction of affordable houses; **(2)** the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to City Wide Community Development Corporation; and **(3)** execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any – 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.

On September 17, 2012, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program. The areas targeted for acquisition to achieve the desired goals under the program were identified.

BACKGROUND (continued)

City Wide Community Development Corporation (City Wide) has submitted a proposal and development plan to DHADC for 5 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 City Wide to the City's Land Bank, the sale of those lots from DHADC to City Wide and the release of lien for any non-tax liens that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and post-judgment non-tax liens, if any. 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 City Wide will contain a reverter that returns the property to DHADC if a construction permit is not applied for by City Wide and construction financing is not closed within three years of conveyance.

City Wide will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,650 square feet and from \$100,000 to \$110,000. 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 (0 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% of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (5 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 \$23,715.37 for the sales price, as calculated from the 2012-13 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 May 16, 2013, DHADC approved the development plan^{""} and sale of 5 lots from DHADC to City Wide Community Development Corporation.

FISCAL INFORMATION

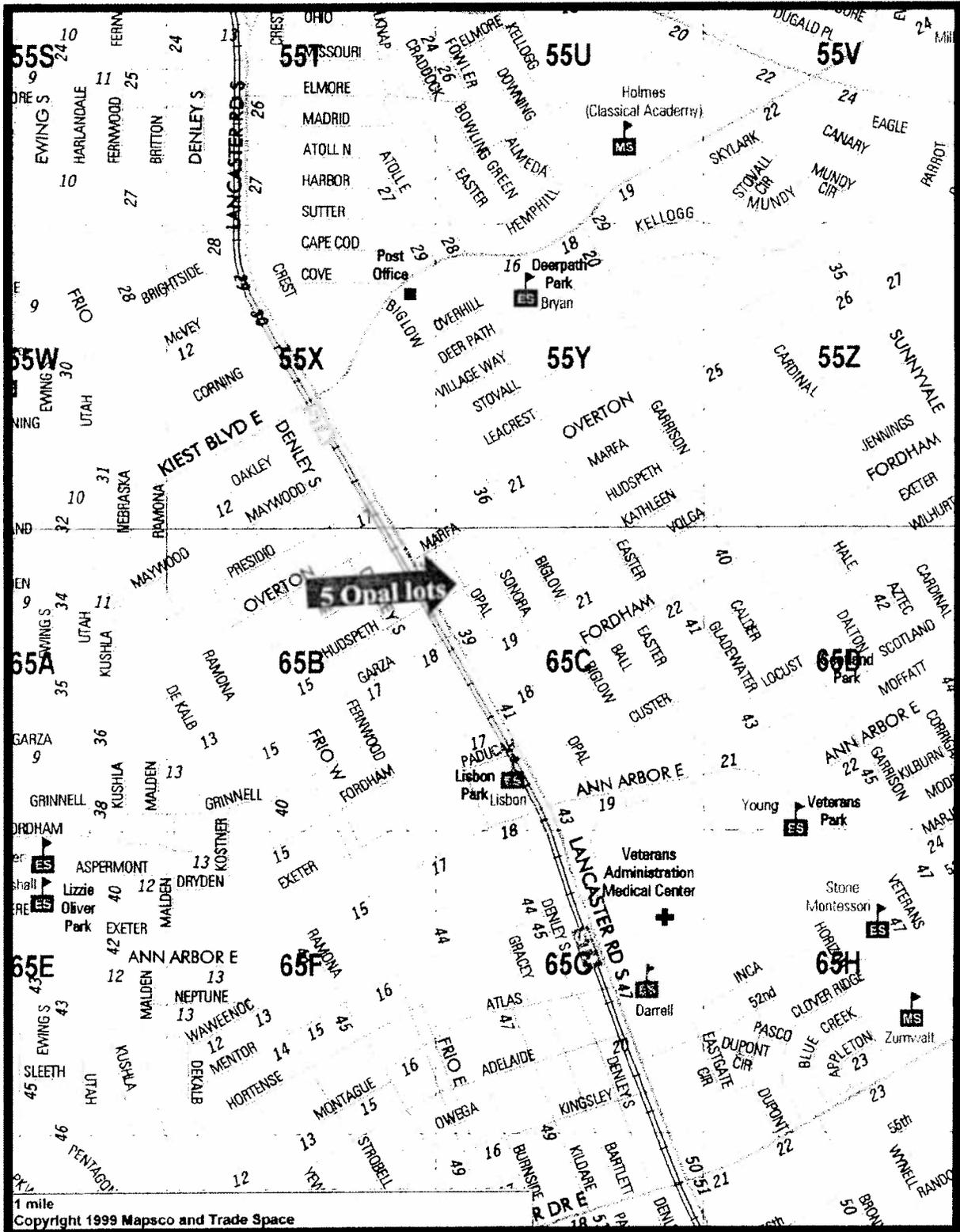
No cost consideration to the City

MAP

Attached

LAND BANK (DHADC) SALE OF LOTS TO
CITY WIDE

<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>AMOUNT OF NON-TAX LIENS</u>
1. 3710 Opal	65C	\$ 5,352.39
2. 3714 Opal	65C	\$ 6,095.47
3. 3810 Opal	65C	\$20,463.95
4. 3816 Opal	65C	\$ 3,335.78
5. 3822 Opal	65C	\$ 2,950.52



MAPSCO 65C

June 12, 2013

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, on August 11, 2010, the City Council authorized a new contract with DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program by Resolution No. 10-1952; and

WHEREAS, City Wide Community Development Corporation (City Wide) submitted a proposal and development plan to DHADC for 5 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 City Wide and authorize the sale of the said 5 lots from DHADC to City Wide 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 City Wide and the sale of 5 lots shown on "Exhibit A" from DHADC to City Wide 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 a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment 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	3710 Opal 150 Ft x 47.8 Ft Tract 15 Block 4101	City Wide Community Development Corporation	1	\$4,235.00	
2	3714 Opal Lot 11, Newby Subdivision Block 4101	City Wide Community Development Corporation	1	\$4,745.00	
3	3810 Opal Lot 2, Hillview Addition Block 2 4 337	City Wide Community Development Corporation	1	\$4,310.00	
4	3816 Opal Lot 3, Hillview Addition Block 2 4 337	City Wide Community Development Corporation	1	\$5,517.27	
5	3822 Opal Lot 1, Hillview Addition Block 5 4 335	City Wide Community Development Corporation	1	\$4,908.10	
TOTAL				\$23,715.37	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 5
- (2) Land Bank name for this parcel of lots. Opal Street
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). -SEE ATTACH-

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 5
 Square Footage of each home 1,650
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 2 Number of Carports _____ Detached _____ Attached X
 Type of Exterior Veneer Brick Which sides 4
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$100 - \$110,000

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

Number of homes to be built on lots _____
 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 _____

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 547 days

Completion of Construction 1,080 days

Sale of first affordable housing unit to low income households 730 days

Sale of last affordable unit to low income households 1,080 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 12, 2013
COUNCIL DISTRICT(S): 1
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 45 54 55

SUBJECT

Authorize the expansion of the Oak Cliff-Marsalis Neighborhood Investment Program target area to include the 200 block of West 7th Street for street and streetscape, and gateway improvements to the Bishop Arts District - Financing: No cost consideration to the City

BACKGROUND

On February 26, 2003, the City Council approved the Neighborhood Investment Program (NIP) to focus and leverage housing and other city resources in designated Community Development Block Grant (CDBG) target areas/neighborhoods. Five census tracts including CT 101.01 (West Dallas), CT 25.00 (South Dallas/Jubilee), CT 39.02 (South Dallas/Ideal), CT 49.00 (Oak Cliff) and CT 89.00 (Oak Cliff), were designated as NIP target areas for a two-year period, beginning October 1, 2003.

On September 24, 2008, the City Council voted to re-designate three existing NIP target areas, including CT's 101.01 and 101.02 (West Dallas), CT's 25.00, 27.01, and 27.02 (South Dallas/Jubilee-Frazier), and CT's 39.02 and 115.00 (part) (South Dallas/Ideal-Rochester Park), and designate two new NIP target areas including CT's 55.00 (part), 57.00, 87.04 (part), 87.05 (part), 88.01 (part), 88.02 (part), 113.00 (part), and 114.01 (part) (Lancaster Corridor) and CT's 20.00 (part) and 48.00 (part) (Oak Cliff-Marsalis) for a two-year period, beginning October 1, 2008.

On June 22, 2011, the City Council voted to expand the Oak Cliff-Marsalis Neighborhood Investment Program target area to include the 500 block of East 8th Street to the 300 block of West Davis Street, including CT's 42.01 (part) and 47.00 (part) for gateway improvements to the Bishop Arts District.

BACKGROUND (Continued)

On November 14, 2012, the City Council voted to redesignate CT's 25.00, 27.01, and 27.02 (South Dallas/Jubilee-Frazier), CT's 101.01 and 101.02 (West Dallas), CT's 39.02 and 115.00 (part) (South Dallas/Ideal-Rochester Park), CT's 55.00 (part), 57.00, 87.04 (part), 87.05 (part), 88.01 (part), 88.02 (part), 113.00 (part), and 114.01 (part) (Lancaster Corridor) and CT's 20.00 (part), 48.00 (part), 42.01 (part) and 47.00 (part) (Oak Cliff-Marsalis) as Neighborhood Investment Program target areas for a minimum of two years, beginning October 1, 2012.

This City Council action will expand the existing Oak Cliff-Marsalis target area boundary to include the 200 block of West 7th Street, allowing for street and streetscape, and gateway improvements to the burgeoning Bishop Arts District.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 26, 2003, the City Council approved selection criteria that designated certain census tracts (CT 25.00, CT 39.02, CT 101.01, CT 49.00 and CT 89.00) as NIP target areas for a two-year period, beginning October 1, 2003, by Resolution No. 03-0830.

On September 24, 2008, the City Council voted to re-designate three existing NIP target areas, including CT's 101.01, and 101.02 (West Dallas), CT's 25.00, 27.01, and 27.02 (South Dallas/Jubilee-Frazier), and CT's 39.02 and 115.00 (part) (South Dallas/Ideal-Rochester Park), and designate two new NIP target areas including CT's 55.00 (part), 57.00, 87.04 (part), 87.05 (part), 88.01 (part), 88.02 (part), 113.00 (part), and 114.01 (part) (Lancaster Corridor) and CT's 20.00 (part) and 48.00 (part) (Oak Cliff-Marsalis) for a two-year period, beginning October 1, 2008, by Resolution No. 08-2559.

On June 22, 2011, the City Council voted to expand the Oak Cliff-Marsalis Neighborhood Investment Program target area to include the 500 block of East 8th Street to the 300 block of West Davis Street, including CT's 42.01 (part) and 47.00 (part) for gateway improvements to the Bishop Arts District by Resolution No. 11-1676.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

On November 14, 2012, the City Council voted to redesignate CT's 25.00, 27.01, and 27.02 (South Dallas/Jubilee-Frazier), CT's 101.01 and 101.02 (West Dallas), CT's 39.02 and 115.00 (part) (South Dallas/Ideal-Rochester Park), CT's 55.00 (part), 57.00, 87.04 (part), 87.05 (part), 88.01 (part), 88.02 (part), 113.00 (part), and 114.01 (part) (Lancaster Corridor) and CT's 20.00 (part), 48.00 (part), 42.01 (part) and 47.00 (part) (Oak Cliff-Marsalis) as Neighborhood Investment Program target areas for a minimum of two years, beginning October 1, 2012, by Resolution No. 12-2735.

On June 3, 2012, the Housing Committee was provided a briefing memorandum on the proposed target area expansion to include the 200 block of West 7th Street.

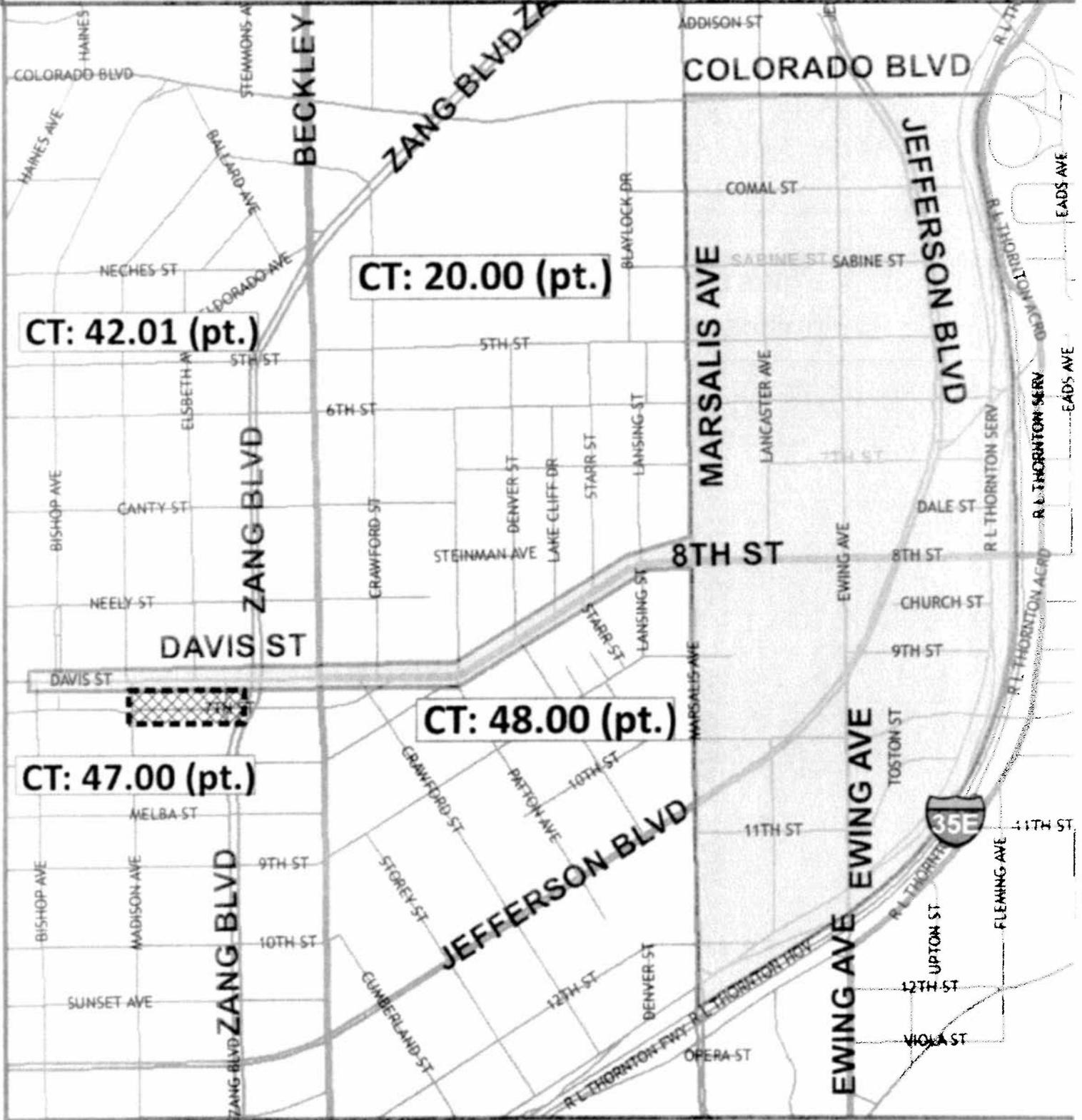
FISCAL INFORMATION

No cost consideration to the City.

MAP(S)

Attached

Neighborhood Investment Program Oak Cliff/Marsalis Target Area Expansion (200 Block of W. 7th Street)



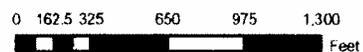
H:\GIS\NIP North Oak Cliff\NorthOakCliff_Marsalis expansion.mxd



Oak Cliff/Marsalis Expansion



NIP Target Area



June 12, 2013

WHEREAS, the City of Dallas desires to provide street and streetscape, and gateway improvements to the Bishop Arts District; and

WHEREAS, on February 26, 2003, by Resolution No. 03-0830, the City Council approved a selection criteria that designated certain census tracts (CT 25.00, CT 39.02, CT 101.01, CT 49.00 and CT 89.00) as NIP target areas for a two year period, beginning October 1, 2003; and

WHEREAS, on September 24, 2008, by Resolution No. 08-2559, the City Council voted to re-designate three existing NIP target areas, including CT's 101.01 and 101.02 (West Dallas), CT's 25.00, 27.01, and 27.02 (South Dallas/Jubilee-Frazier), and CT's 39.02 and 115.00 (part) (South Dallas/Ideal-Rochester Park); and designate two new NIP target areas including CT's 55.00 (part), 57.00, 87.04 (part), 87.05 (part), 88.01 (part), 88.02 (part), 113.00 (part), and 114.01 (part) (Lancaster Corridor) and CT's 20.00 (part) and 48.00 (part) (Oak Cliff-Marsalis) for a two-year period, beginning October 1, 2008; and

WHEREAS, on June 22, 2011, by Resolution No. 11-1676, the City Council voted to expand the Oak Cliff-Marsalis Neighborhood Investment Program target area to include the 500 block of East 8th Street to the 300 block of West Davis Street, including CTs 42.01 (part) and 47.00 (part) for gateway improvements to the Bishop Arts District; and

WHEREAS, on November 14, 2012, by Resolution No. 12-2735, the City Council voted to redesignate CT's 25.00, 27.01, and 27.02 (South Dallas/Jubilee-Frazier), CT's 101.01 and 101.02 (West Dallas), CT's 39.02 and 115.00 (part) (South Dallas/Ideal-Rochester Park), CT's 55.00 (part), 57.00, 87.04 (part), 87.05 (part), 88.01 (part), 88.02 (part), 113.00 (part), and 114.01 (part) (Lancaster Corridor) and CT's 20.00 (part), 48.00 (part), 42.01 (part) and 47.00 (part) (Oak Cliff-Marsalis) as Neighborhood Investment Program target areas for a minimum of two years, beginning October 1, 201; and

WHEREAS, on June 3, 2013, the Housing Committee was provided a briefing memorandum on the proposed target area expansion to include the 200 block of West 7th Street; and

WHEREAS, the City Council desires to expand the existing Oak Cliff-Marsalis NIP target area to include the 200 block of West 7th Street; **NOW, THEREFORE**,

June 12, 2013

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

SECTION 1. That the Oak Cliff/Marsalis Neighborhood Investment Program target area be amended to include the 200 block of West 7th Street.

SECTION 2. That the City Manager be authorized to initiate planning and other activities to implement the Neighborhood Investment Program in the 200 block of West 7th 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: A Cleaner, Healthier City Environment
AGENDA DATE: June 12, 2013
COUNCIL DISTRICT(S): 4, 7
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 46X 54R 55U 56W 65C

SUBJECT

Authorize on-site reconstruction of five homes in accordance with the requirements of the Reconstruction/SHARE Program Statement for the properties located at: 323 East Woodin Boulevard in the amount of \$103,000; 2742 Custer Drive in the amount of \$103,000; 2734 Locust Avenue in the amount of \$103,000; 1558 East Ohio Avenue in the amount of \$103,000; and 3500 Pondrom Street in the amount of \$103,000 - Total not to exceed \$515,000 - Financing: 2012-13 Community Development Block Grant Reprogramming Funds (\$400,000); 2012-13 HOME Investment Partnership Program Grant Funds (\$115,000)

BACKGROUND

The homeowners and the properties herein described and their properties are eligible for a Reconstruction/SHARE Program loans. The homeowners are below 80% AMFI and their names, ages and property addresses follow: Lillie Peterson, an elderly female, 80 years old, residing at 323 East Woodin Boulevard; Lizzie Eurine, an elderly female, 76 years old, residing at 2742 Custer Drive; Cordie McDade, an elderly female, 78 years old, residing at 2734 Locust Avenue; Betty Davis, an elderly female, 75 years old, residing at 1558 East Ohio Avenue; and Barbara Bryant, a disabled female, 56 years old, residing at 3500 Pondrom Street.

Authorization by City Council is required before proceeding with on-site reconstruction of a home when all of the following conditions exist: (a) repairs necessary to meet the Quality Standards and all applicable codes cannot be accomplished within the program funding limits; (b) the condition of the home creates an imminent danger to the life, health and/or safety of the residents, and/or the neighborhood; and (c) repairs are not feasible to extend the life of the repaired structure beyond 15 years.

This action provides the authority to proceed with on-site reconstruction of five (5) single-family homes in compliance with the conditions listed above.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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 are 62 years of age or older or disabled, and to provide assistance with one (1) tax and insurance payment by 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, by Resolution No. 09-2951.

On September 22, 2010, City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program to include reconstruction of homes with a failure of 3 systems and a foundation, and/or life, safety and health concerns. Allow payoff of secured housing liens up to the dollar amount of the amenities package of \$5,900.00; thereby reducing the dollar amount available for reconstruction to no less than \$87,500, but not changing the total loan amount of \$93,400. Annually 10% of funds may be used to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria by Resolution No. 10-2465.

On November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010, by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of \$5,900 amended to: allow refinancing of liens up to the amount of the amenities package of \$5,900, by Resolution No. 10-2884.

On May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification to the use of funds and deleting the payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD) by Resolution No. 11-1349.

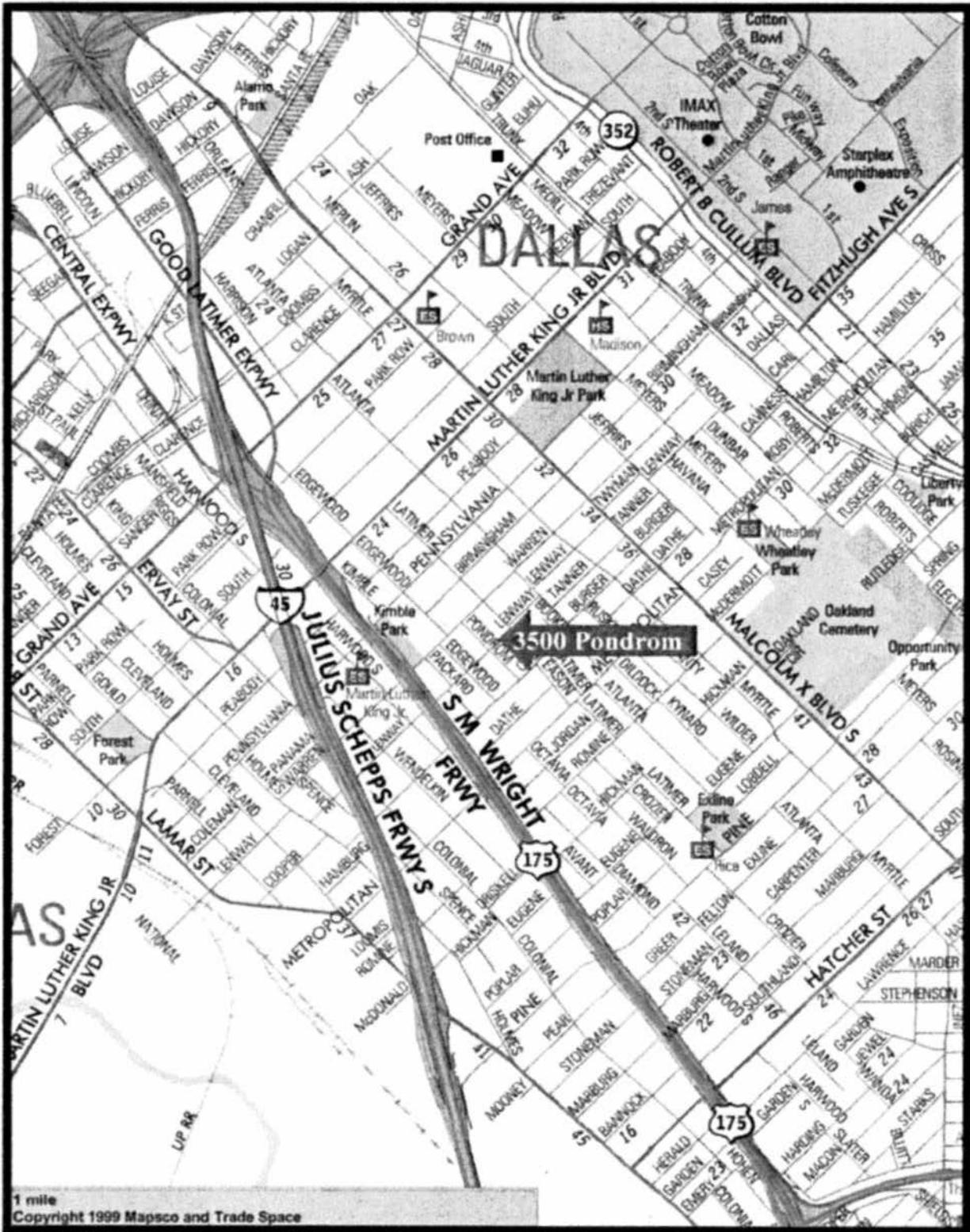
FISCAL INFORMATION

2012-13 Community Development Block Grant Reprogramming Funds - \$400,000
2012-13 HOME Investment Partnership Program Grant Fund - \$115,000

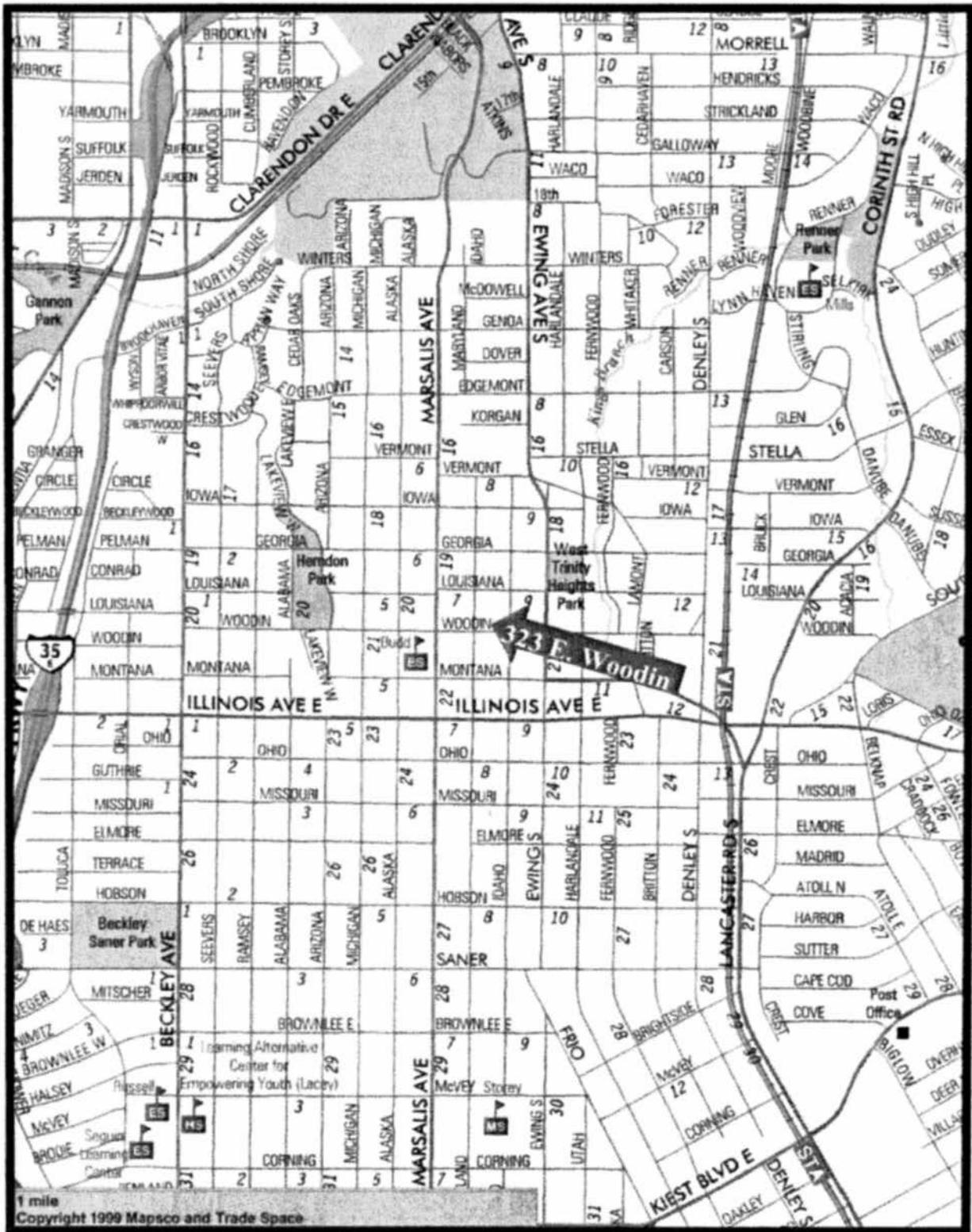
Council District 4 - \$412,000
Council District 7 - \$103,000

MAP(S)

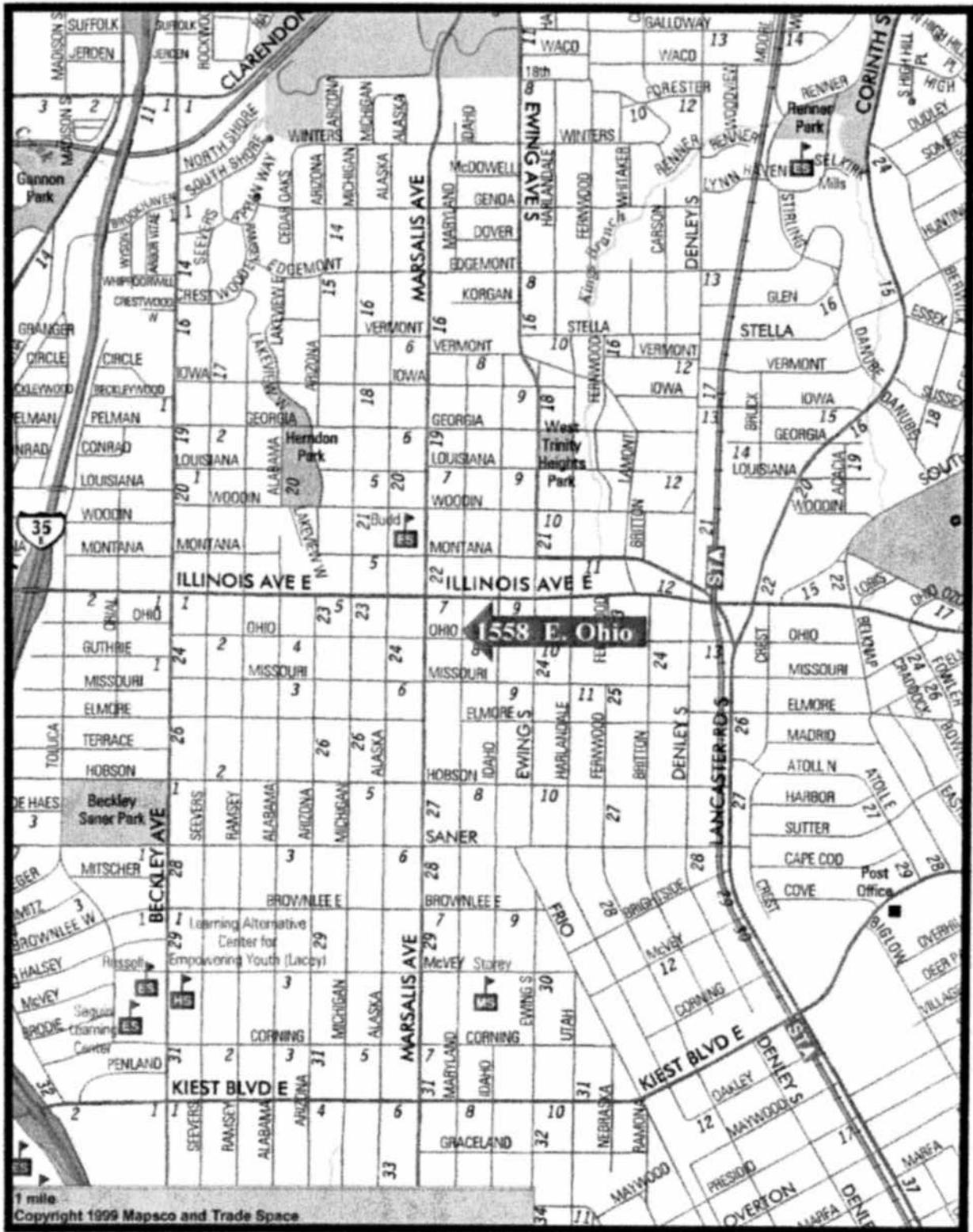
Attached



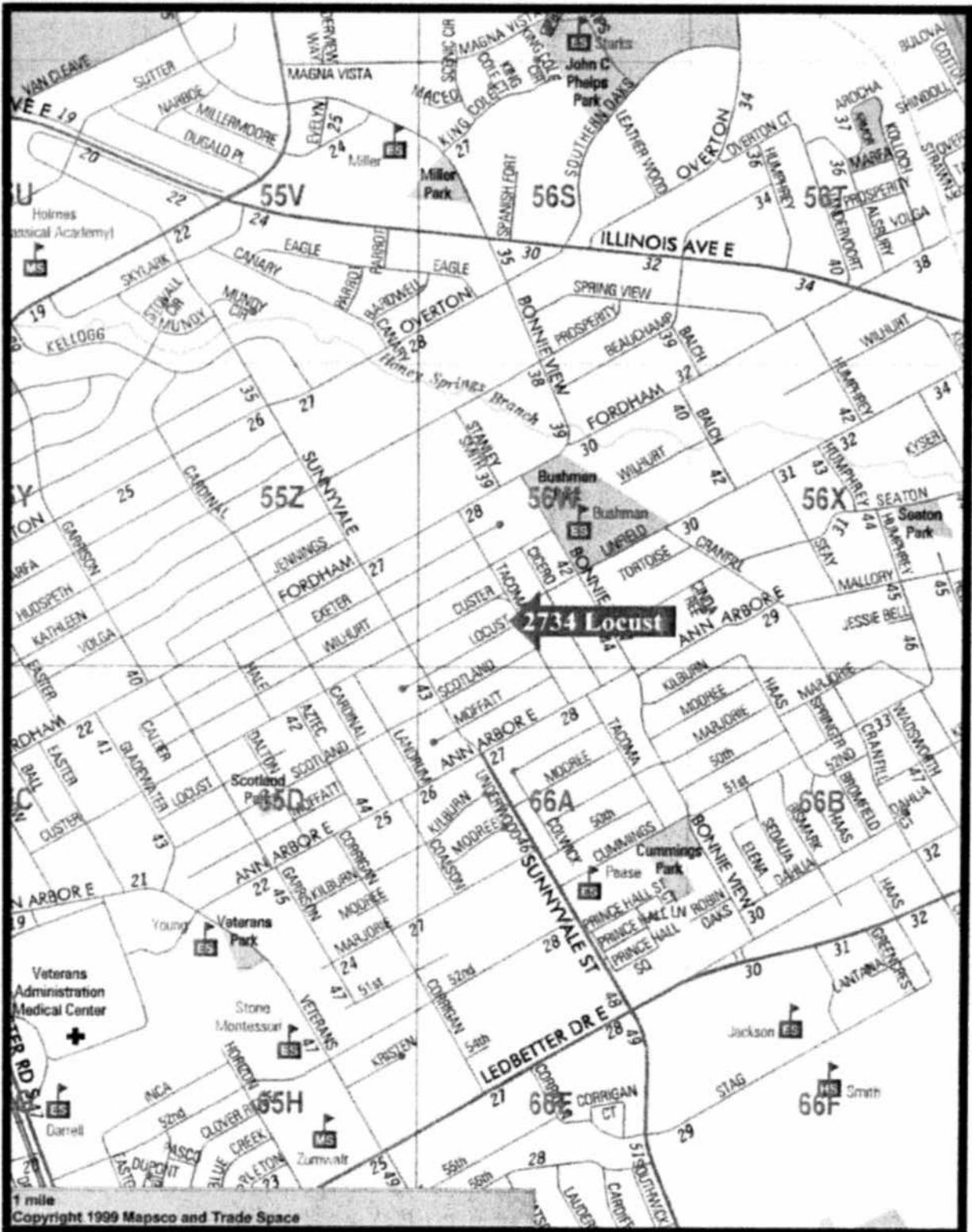
MAPSCO 46X



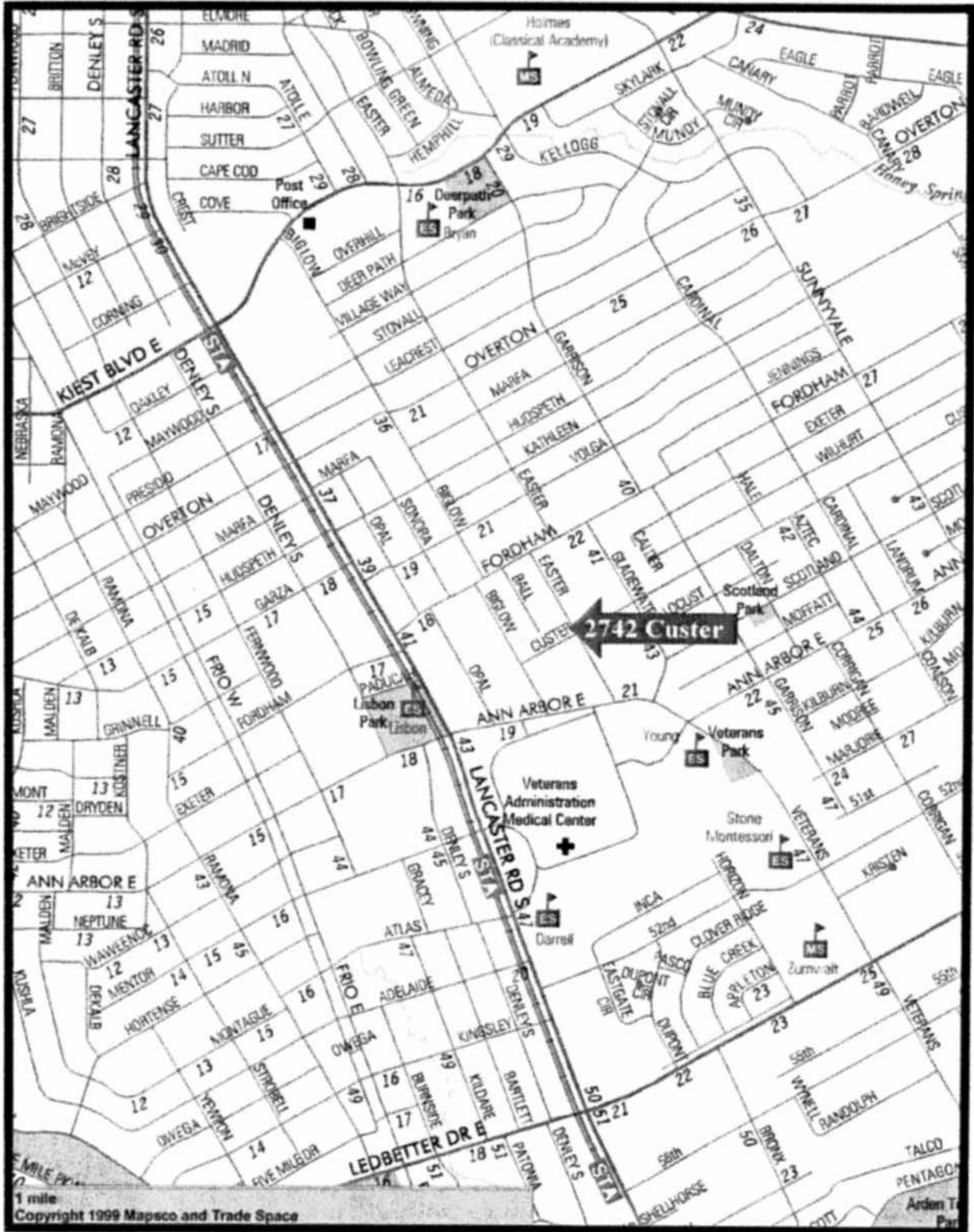
MAPSCO 54R



MAPSCO 55U



MAPSCO 56W



MAPSCO 65C

June 12, 2013

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 and 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 which added an amenities package up to \$5,900, by Resolution No. 08-1266; and

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, and 62 years of age or older or disabled, and to provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768; 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, on September 22, 2010, the City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program by Resolution No. 10-2465; and

WHEREAS, on November 10, 2010, City Council authorized an amendment to the Home Repair Program Statement for Reconstruction/SHARE Program Statement previously approved on September 22, 2010, by Resolution No. 10-2465; allow payoff of liens up to the amount of the amenities package of \$5,900 amended to: allow refinancing of liens up to the amount of the amenities package of \$5,900, by Resolution No. 10-2884; and

WHEREAS, on May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to: (1) increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000; (2) provide assistance to the extent permitted under appropriate regulations to cover the difference in the amount needed to complete an on-site reconstruction when either the contractor or property owner terminates the existing contract; and (3) clarification to the use of funds and deleting the payment of taxes in accordance with directions from the U.S. Department of Housing and Urban Development (HUD) by Resolution No. 11-1349; and

June 12, 2013

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Lillie Peterson at 323 East Woodin Boulevard; Lizzie Eurine at 2742 Custer Drive; Cordie McDade at 2734 Locust Avenue; Betty Davis at 1558 East Ohio Avenue; and Barbara Bryant at 3500 Pondrom Street; and

WHEREAS, all three conditions outlined in the Reconstruction/SHARE Program Statement for on-site reconstruction of the homes were met for the property owners: Lillie Peterson; Lizzie Eurine; Cordie McDade; Betty Davis; and Barbara Bryant ; **NOW, THEREFORE**,

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

SECTION 1. That the applications from the homeowners and their properties described herein for reconstruction loans be approved under the Reconstruction/SHARE Program: Lillie Peterson at 323 East Woodin Boulevard; Lizzie Eurine at 2742 Custer Drive; Cordie McDade at 2734 Locust Avenue; Betty Davis at 1558 East Ohio Avenue; and Barbara Bryant at 3500 Pondrom Street. The loans are in the amount shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney is authorized to execute the following loan documents: Lillie Peterson for on-site reconstruction at 323 East Woodin Boulevard; Lizzie Eurine for on-site reconstruction at 2742 Custer Drive; Cordie McDade for on-site reconstruction at 2734 Locust Avenue; Betty Davis for on-site reconstruction at 1558 East Ohio Avenue; and Barbara Bryant for on-site reconstruction at 3500 Pondrom Street.

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

Fund 12R1, Dept HOU, Unit 954E, Obj 3100 CT HOU954EH118 (\$103,000)
Vendor # 337798 – Torres Construction – 323 East Woodin Boulevard

Fund 12R1, Dept HOU, Unit 954E, Obj 3100 CT HOU954EH119 (\$103,000)
Vendor # 337798 – Torres Construction – 2742 Custer Drive

Fund 12R1, Dept HOU, Unit 954E, Obj 3100 CT HOU954EH120 (\$103,000)
Vendor # VS0000030119 – Myers Custom Builders – 2734 Locust Avenue

June 12, 2013

SECTION 3. (continued)

Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EH122 (\$103,000)
Vendor # 242068 – Nationwide Contractors – 1558 East Ohio Avenue

Fund 12R1, Dept HOU, Unit 954E, Obj 3100 CT HOU954EH121 (\$91,000)
Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896EH121 (\$12,000)
Vendor # 242068 – Nationwide Contractors – 3500 Pondrom Street

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: Economic Vibrancy
AGENDA DATE: June 12, 2013
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 45R

SUBJECT

Authorize **(1)** a conditional grant agreement in the amount of \$1,500,000 with Central Dallas Community Development Corporation, or its wholly owned subsidiary, to provide funding for the construction of fifty permanent supportive housing units at 1531 Malcolm X Boulevard; and **(2)** an increase in appropriations in the amount of \$1,500,000 in the General Obligation Commercial Paper Funds – Not to exceed \$1,500,000 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

In June 2011, Central Dallas Community Development Corporation (CDC) formally requested that the City of Dallas participate in the development of 50 single room occupancy units for permanent supportive housing to be constructed at 1531 Malcolm X Boulevard. The site is located south of I-30 freeway and east of I-45 freeway and encompasses 75,000 square feet of land.

The City Council previously approved support of this project on October 26, 2011, conditioned upon the success of Central Dallas' 4% Low Income Housing Tax Credit application to the Texas Department of Housing & Community Affairs. Due to the small size of the development and its marginal cash flow due to debt, Central Dallas CDC was unsuccessful with the Low Income Housing Tax Credits. However, since 2011, Central Dallas CDC has been successful in raising additional funds to revive the project. Central Dallas CDC has asked the City of Dallas to participate with a \$1,500,000 conditional grant for the construction of these units.

BACKGROUND (continued)

The Cottages at Hickory Crossing would be a permanent supportive housing demonstration project serving chronically homeless involved in the criminal justice system, with mental illness, and/or with substance abuse issues. The goal of the project is to improve the well being of the people served, reduce recidivism, and realize cost savings to the taxpayers through reduced expenditures on public safety, behavioral health, and health care. Services offered on-site will include: individual case management, medication management and education, life skills training, mental health services, substance abuse services, employment assistance, and transportation as needed.

Other project partners include: W.W. Caruth, Jr. Foundation, Sowell Foundation, CitySquare, Metrocare, Dallas County, Metro Dallas Homeless Alliance, UT Southwestern, Building Community Workshop, and the Cooperation for Supportive Housing.

This action would provide a conditional grant to Central Dallas CDC, or its wholly owned subsidiary, for the construction of fifty (50) permanent supportive housing units and require them to place ten year deed restrictions on the units to maintain the intended use.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On September 6, 2011, the Housing Committee was briefed on this project and approved it unanimously.

On October 26, 2011, the City Council approved support of this project for the 4% Low Income Housing Tax Credit Program.

On May 20, 2013, the Housing Committee was briefed on this revived project and approved it unanimously.

FISCAL INFORMATION

General Obligation Commercial Paper Funds - \$1,500,000

OWNER(S)

DEVELOPER

Central Dallas CDC

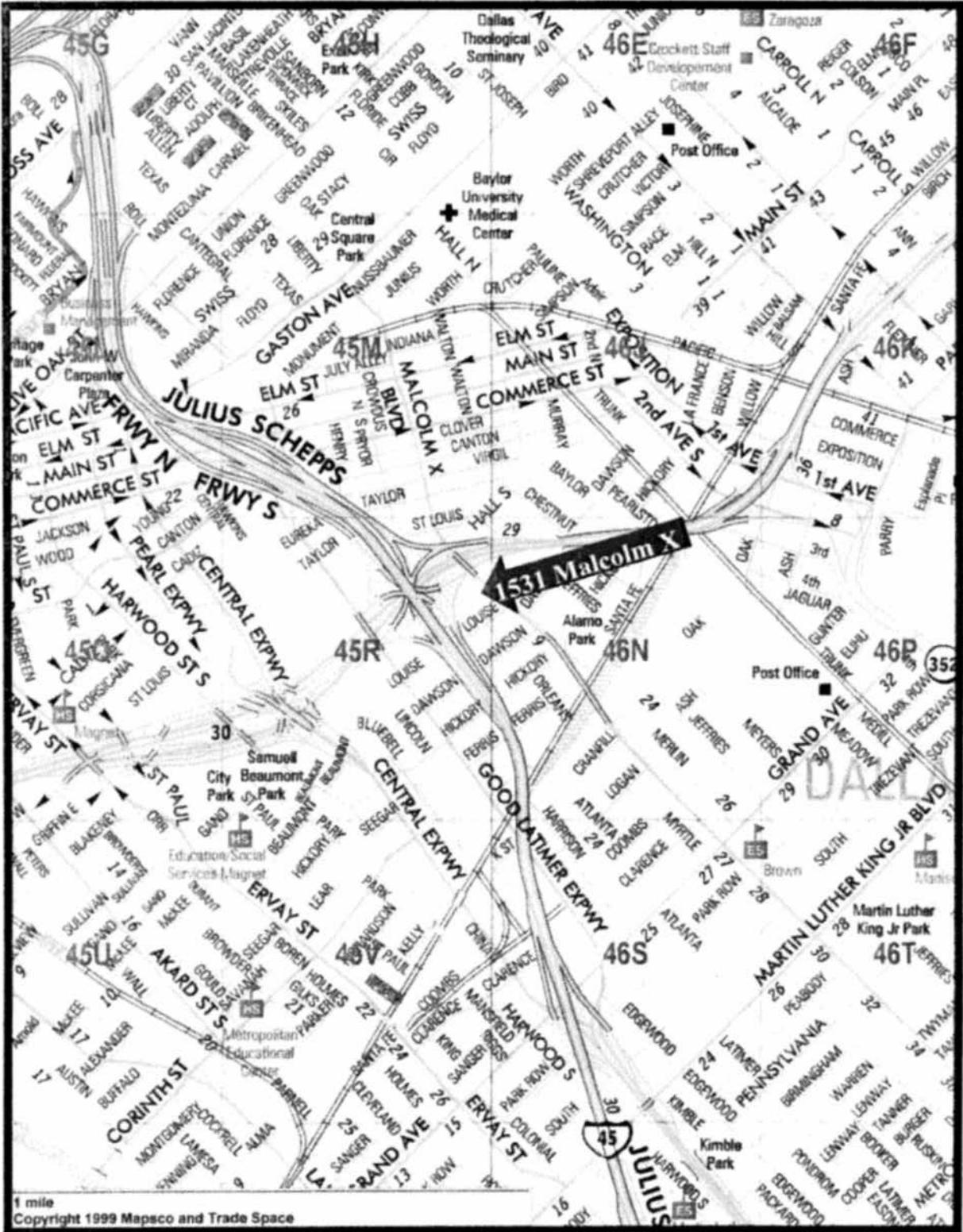
Central Dallas CDC

John Greenan,
Executive Director

John Greenan,
Executive Director

MAP

Attached



MAPSCO 45R

June 12, 2013

WHEREAS, the City of Dallas seeks to maintain the supply of permanent supportive housing for the Continuum of Care for homeless persons; and

WHEREAS, Central Dallas Community Development Corporation wishes to partner with the City of Dallas to improve the property located at 1531 Malcolm X Boulevard and to offer fifty (50) permanent supportive housing units at this site; and

WHEREAS, the Housing Committee was briefed on the Cottages at Hickory Crossing on May 20, 2013, and approved it unanimously; **NOW, THEREFORE**,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to a conditional grant agreement in the amount of \$1,500,000 with Central Dallas Community Development Corporation (CDC), or its wholly owned subsidiary, to provide funding for the construction of fifty permanent supportive housing units at 1531 Malcolm X Boulevard.

SECTION 2. That the grant agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- a. Central Dallas CDC, or its wholly owned subsidiary shall begin construction on 5103 Malcolm X Boulevard by September 30, 2013.
- b. Central Dallas CDC, or its wholly owned subsidiary shall complete construction by March 31, 2014.
- c. Central Dallas Community Development Corporation consents to and files deed restrictions requiring 100% of the units to be rented to low income people for a period of ten (10) years.

SECTION 3. That the City Manager or designee may extend the start and completion dates for a period up to three months for just cause.

SECTION 4. That the City Manager is hereby authorized to decrease appropriations in an amount not to exceed \$1,500,000, in the General Obligation Commercial Paper Fund 1T33, Dept PBW, Unit T839, Object 4599.

SECTION 5. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$1,500,000, in the General Obligation Commercial Paper Fund 1T52, Dept HOU, Unit S804, Object 3016.

June 12, 2013

SECTION 6. That the City Controller be authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

Central Dallas Community Development Corporation Vendor # 513625

Fund 1T52, Unit S804, Dept HOU, Obj 3016, CT HOUS804H550

SECTION 7. 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 loans, until such time as the deed restrictions are duly approved by all parties and executed.

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 12, 2013
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Ryan S. Evans, 670-3314
MAPSCO: 55A B

SUBJECT

Authorize a loan in the amount of \$85,000 at 0% interest to 2000 Roses Foundation, Inc. for the development of two properties located at 220 North Cliff Street and 1102 East Ninth Street to provide funding for a portion of the residential component of the Economic Development Project on Ninth Street – Not to exceed \$85,000 - Financing: 2006 Bond Funds

BACKGROUND

In May 2013, 2000, Roses Foundation, Inc. submitted a proposal to the City of Dallas for the development of two (2) affordable housing units for low and moderate income families.

City Council approval of this agenda item from 2006 Bond proceeds will provide a loan in the amount of \$85,000 at 0% interest to 2000 Roses Foundation, Inc. for the development of the residential portion of the Economic Development Project on Ninth Street. This Council action will provide \$45,000 for the renovation of 220 N. Cliff Street and \$40,000 for new construction of 1102 E. Ninth Street which facilitates implementation of master planned economic development projects.

2000 Roses Foundation, Inc.'s loan will carry zero interest with a two year term subject to acceleration for failure to complete and sell the residential housing to eligible persons. 2000 Roses Foundation, Inc. will be required to file deed restrictions and liens on developed properties in order to assure their redevelopment in accordance with Bond Program requirements. The loan to 2000 Roses Foundation, Inc. will be forgiven upon sale or transfer to the eligible buyers. Deed Restrictions will remain on the property to limit subsequent sales or transfers for a ten year period.

BACKGROUND (continued)

The 2006 Bond Election provided \$41.495 million in general obligation bonds to provide funds for promoting economic development in the Southern Sector. On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to set forth the Economic Development Program for Southern Dallas. This project will be implemented under the amended program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements.

On December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas.

FISCAL INFORMATION

2006 Bond Funds - \$85,000

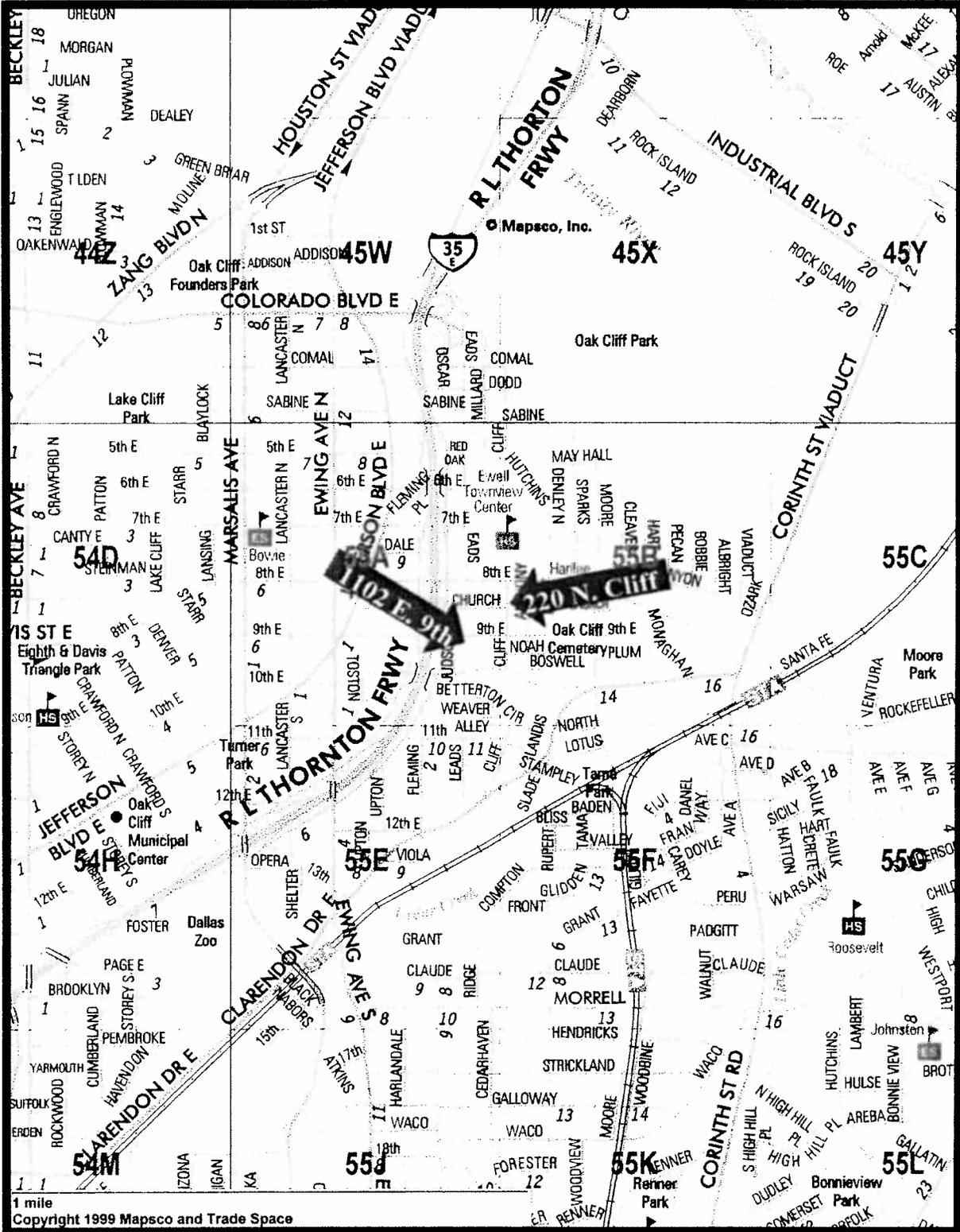
OWNERS

2000 Roses Foundation, Inc.

Alonzo Harris, President

MAP

Attached



MAPSCO 55A & 55B

June 12, 2013

WHEREAS, the City of Dallas seeks to increase the supply of new affordable workforce housing in order to attract and retain economic growth; and

WHEREAS, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

WHEREAS, on November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

WHEREAS, on December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas; and

WHEREAS, 2000 Roses Foundation, Inc. proposes to work with the City of Dallas for the Ninth Street Redevelopment Project; **NOW, THEREFORE,**

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

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to execute loan documents for the City's loan in the amount of \$85,000 at 0% interest to 2000 Roses Foundation, Inc. for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street which facilitates implementation of master planned economic development projects.

Section 2. That some of the terms of the loan documents include:

- a. Borrower's note payable to the City of Dallas will have a maturity date of two (2) years; provided, however, if Borrower fails to complete and sell the residential housing to eligible persons, then the entire amount of the loan becomes due and payable. To be considered "completed," the properties must be residential units that have all been constructed and sold, as evidenced by a certificate of occupancy having been obtained from the City of Dallas for each unit in all the structures or projects and settlement statements from each homebuyer closing.

June 12, 2013

Section 2. (continued)

- b. If Borrower fails to timely comply with the expenditure or construction requirements in Section 2(a) hereof, the City of Dallas has the option to require Borrower to convey fee simple title to the properties acquired with the bond funds under the loan to the City of Dallas, free of any liens or encumbrances not acceptable to the City.
- c. Borrower shall execute deed restrictions and a deed of trust on each property developed for which construction costs have been expended from loan proceeds.
- d. No approval by the City of the expenditure of any loan funds shall bind or obligate the City to approve any zoning or replat change that Borrower may request for the properties.
- e. Borrower will be forgiven of the loan upon sale or transfer of each of the two homes to City approved homebuyers.
- f. Deed Restrictions will remain with the property for ten years to maintain homeownership use.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute lien releases and terminate deed restrictions on the properties upon compliance with the terms.

Section 4. That the City Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

2000 Roses Foundation, Inc. Vendor # VC0000008353

Fund 9T52, Dept HOU, Unit T808, Obj 3015, Act. H0IN, Program # Rosesfound
CT HOU05300H125 - in an amount not to exceed \$85,000

Section 5. That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund 9T52 for the amount of the loan.

Section 6. 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 7. 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.