

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2008
COUNCIL DISTRICT(S): 3
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 43K N P

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Builders of Hope Community Development Corporation for the construction of affordable houses, **(2)** the sale of 5 vacant lots from Dallas Housing Acquisition and Development Corporation to Builders of Hope Community Development Corporation; and, **(3)** execution of a release of non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008, 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.

Builders of Hope Community Development Corporation (BOH) has the right of first refusal in the area and submitted a proposal and development plan to Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) 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 BOH to the City's Land Bank, the sale of those lots from DHADC to BOH and the release of non-tax liens included in the foreclosure 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 Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by BOH and construction financing is not closed within two years of conveyance.

BACKGROUND (continued)

BOH will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,100 to 1,500 square feet and from \$90,000 to \$120,000.

The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes 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 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 per cent of the AMFI, the remaining homes will be sold to buyers below 81 per cent of the AMFI and in compliance with the minimum 25 per cent requirement to sell to buyers below 60 per cent of the AMFI. DHADC will receive \$47,355.88 for the sales price, as calculated from the 07-08 Land Bank Plan approved by City Council.

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.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On May 26, 2004, the City Council authorized a 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. 04-1726.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930.

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

On August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474.

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program by Resolution No. 05-2501.

On January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162.

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403.

On August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

FISCAL INFORMATION

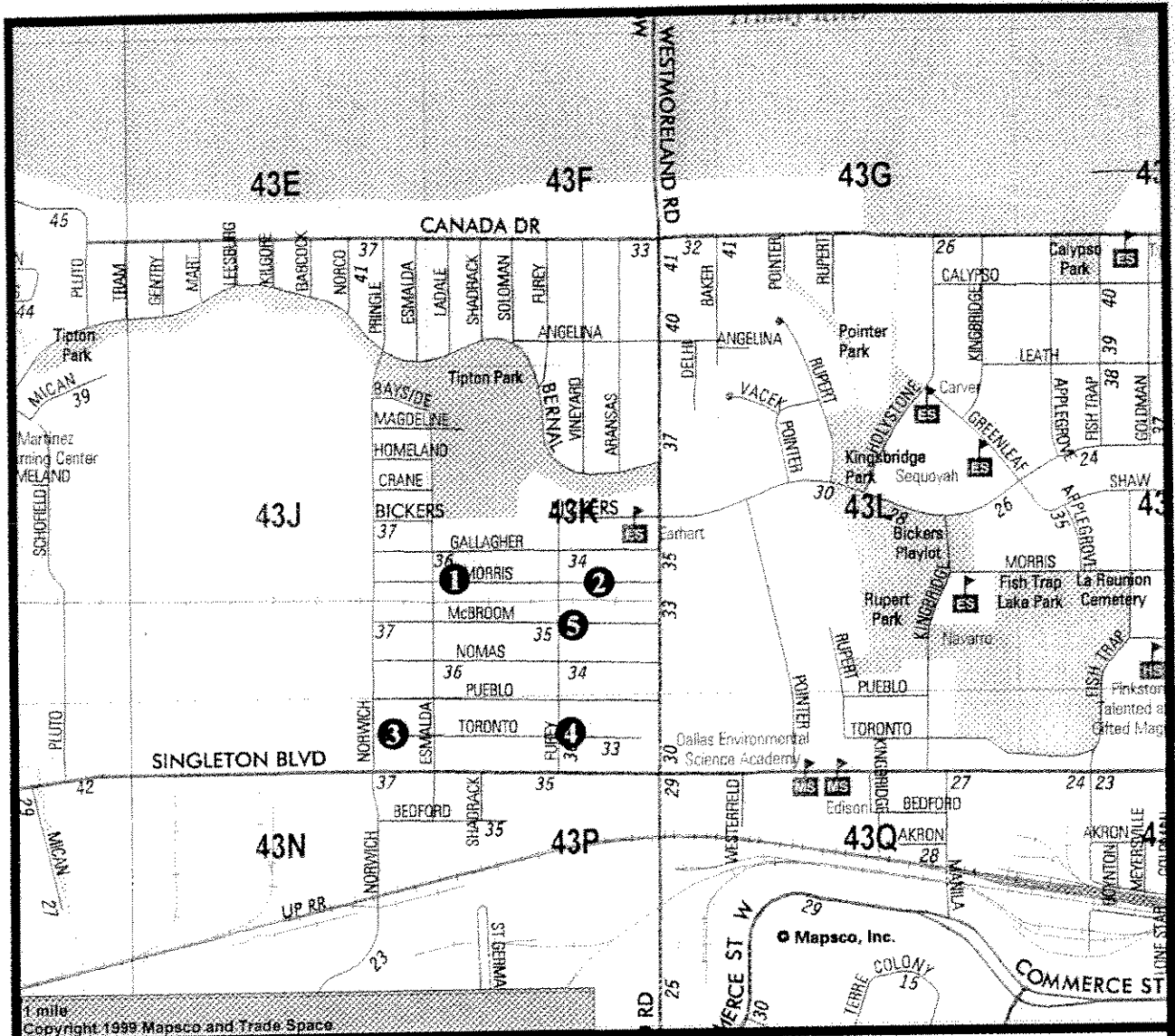
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF LOTS
TO BUILDERS OF HOPE COMMUNITY DEVELOPMENT CORPORATION**

<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>
1. 3610 Morris	43K
2. 3420 Morris	43K
3. 3711 Toronto	43N
4. 3411 Toronto	43P
5. 3431 McBroom	43K



1 mile
Copyright 1999 Mapsco and Trade Space

PROPERTY ADDRESS	MAPSCO	COUNCIL DISTRICT
1. 3610 Morris	43K	3
2. 3420 Morris	43K	3
3. 3711 Toronto	43N	3
4. 3411 Toronto	43P	3
5. 3431 McBroom	43K	3

August 13, 2008

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: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726; and

WHEREAS, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

WHEREAS, on August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474; and

WHEREAS, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

WHEREAS, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

WHEREAS, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

WHEREAS, on December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403; and

August 13, 2008

WHEREAS, on August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385; and

WHEREAS, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

WHEREAS, Builders of Hope Community Development Corporation (BOH) 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 BOH and authorize the sale of the said 5 lots from DHADC to BOH 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 BOH and the sale of 5 lots shown on "Exhibit A" from DHADC to BOH 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 included in the foreclosure 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.

DISTRIBUTION:

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

EXHIBIT A

LAND BANK PROPERTY

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED NONPROFIT PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3610 Morris Lot 4, Woodvale, Block 17148	Builders of Hope Community Development Corporation	1	\$4,011.20
2	3420 Morris Lot 12, Westmoreland Park Addition, Block 147145	Builders of Hope Community Development Corporation	1	\$4,011.20
3	3711 Toronto Lot 2, Eagle Ford Gardens Addition, Block C7152	Builders of Hope Community Development Corporation	1	\$4,011.20
4	3411 Toronto Lot 23, Westmoreland Park AN Addition, Block 47144	Builders of Hope Community Development Corporation	1	\$4,011.20
5	3431 McBroon Lot 16, Westmoreland Park Addition, Block 17144	Builders of Hope Community Development Corporation	1	\$4,011.20
TOTAL				\$20,056.00

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2008
COUNCIL DISTRICT(S): 3, 6
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 43H 44E J K N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Neighborhood Alliance for Habitat, Inc. for the construction of affordable houses, **(2)** the sale of 20 vacant lots from Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat, Inc.; and, **(3)** execution of a release of non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008, 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.

Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) has the right of first refusal in the area and submitted a proposal and development plan to Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) for 20 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 Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat and the release of non-tax liens included in the foreclosure 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 Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within two years of conveyance. Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,170 to 1,380 square feet and from \$75,000 to \$95,000.

BACKGROUND (continued)

The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes 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 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 per cent of the AMFI, the remaining homes will be sold to buyers below 81 per cent of the AMFI and in compliance with the minimum 25 per cent requirement to sell to buyers below 60 per cent of the AMFI. DHADC will receive \$47,355.88 for the sales price, as calculated from the 07-08 Land Bank Plan approved by City Council.

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PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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On May 26, 2004, the City Council authorized a 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. 04-1726.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930.

On August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474.

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program by Resolution No. 05-2501.

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

On January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162.

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403.

On August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

FISCAL INFORMATION

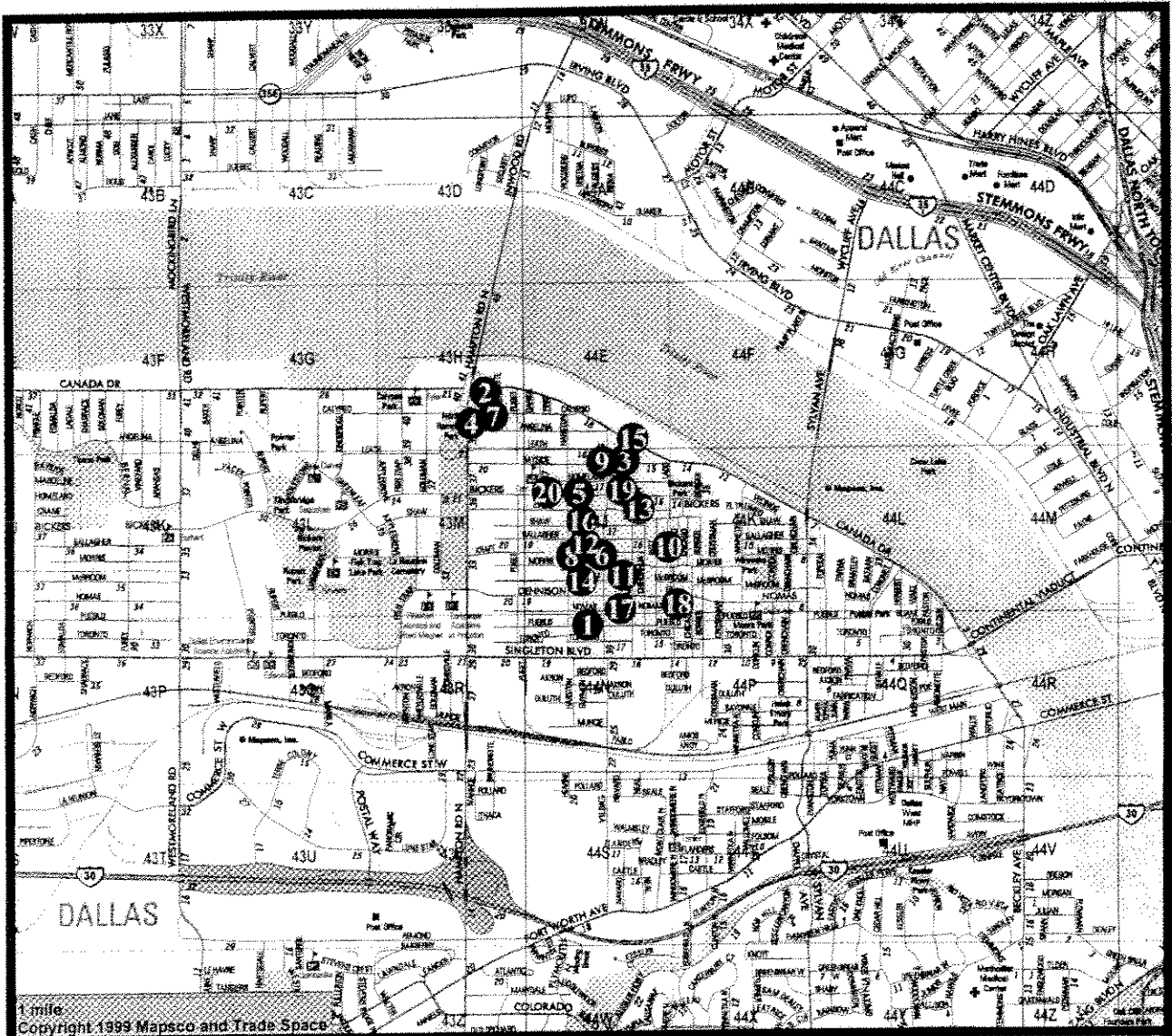
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF LOTS
TO DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT**

<u>Property Address</u>	<u>MAPSCO</u>	<u>Council District</u>
1. 1818 Pueblo	44N	3
2. 4026 Ivanhoe	43H	3
3. 1610 Bayside	44J	3
4. 2054 Calypso	43H	3
5. 1831 Bickers	44J	3
6. 1826 Kraft	44J	3
7. 4003 Ivanhoe	43H	3
8. 1842 Kraft	44J	3
9. 1702 Bayside	44J	3
10. 3432 Ladd	44K	6
11. 1715 McBroom	44J	3
12. 1834 Kraft	44J	3
13. 1610 Life	44J	6
14. 1835 McBroom	44J	3
15. 1622 Canada	44E	3
16. 1811 Shaw	44J	3
17. 1710 Nomas	44J	3
18. 3227 El Benito	44K	6
19. 1626 Bickers	44J	3
20. 1918 Bickers	44J	3



PROPERTY ADDRESS	MAPSCO	COUNCIL DISTRICT	PROPERTY ADDRESS	MAPSCO	COUNCIL DISTRICT
1. 1818 Pueblo	44N	3	11. 1715 McBroom	44J	3
2. 4026 Ivanhoe	43H	3	12. 1834 Kraft	44J	3
3. 1610 Bayside	44J	3	13. 1610 Life	44J	6
4. 2054 Calypso	43H	3	14. 1835 McBroom	44J	3
5. 1831 Bickers	44J	3	15. 1622 Canada	44E	3
6. 1826 Kraft	44J	3	16. 1811 Shaw	44J	3
7. 4003 Ivanhoe	43H	3	17. 1710 Nomas	44J	3
8. 1842 Kraft	44J	3	18. 3227 El Benito	44K	6
9. 1702 Bayside	44J	3	19. 1626 Bickers	44J	3
10. 3432 Ladd	44K	6	20. 1918 Bickers	44J	3

August 13, 2008

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: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726; and

WHEREAS, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

WHEREAS, on August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474; and

WHEREAS, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

WHEREAS, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

WHEREAS, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

WHEREAS, on December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403; and

August 13, 2008

WHEREAS, on August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385; and

WHEREAS, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) submitted a proposal and development plan to DHADC for 20 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 Habitat and authorize the sale of the said 20 lots from DHADC to Habitat 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 Habitat and the sale of 20 lots shown on "Exhibit A" from DHADC to Habitat 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 included in the foreclosure 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.

DISTRIBUTION:

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

EXHIBIT A

LAND BANK PROPERTY

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED NONPROFIT PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1818 Pueblo Lot 20, Victory Gardens Addition, Block J/7122	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
2	4026 Ivanhoe Lot 2, Roosevelt Manor Addition, Block 3/7130	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
3	1610 Bayside Lot 14, Weisenberger's Lucky Seven Addition, Block 3/7121	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
4	2054 Calypso Lot 4, Roosevelt Manor Addition, Block 8/7130	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
5	1831 Bickers Lot 21, Victory Gardens Addition No. 2, Block N/7123	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
6	1826 Kraft Lot 18, Victory Gardens Addition, Block D/7122	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
7	4003 Ivanhoe Lot 14, Roosevelt Manor Addition, Block 7130-2	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
8	1842 Kraft Lot 14, Victory Gardens Addition, Block D/7122	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
9	1702 Bayside Lot 8, Weisenberger Lucky Seven Addition, Block 3/7121	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
10	3432 Ladd Lot 9, Wheeler & Reuss Eagle Ford Addition, Block F/7111	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
11	1715 McBroom Lot 20, Homestead Addition, Block 1/7117	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
12	1834 Kraft Lot 16, Victory Gardens Addition, Block D/7122	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
13	1610 Life Lot 4, Homestead Gardens Addition, Block 7120-A	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55

EXHIBIT A

LAND BANK PROPERTY

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED NONPROFIT PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
14	1835 McBroom Lot 9, Victory Gardens Addition, Block 7122-F	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
15	1622 Canada Lot 9, Weisenberger's Lucky Seven Addition, Block 27121	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
16	1811 Shaw Lots 3 & 4, Victory Gardens Addition, Block A/7122	Dallas Neighborhood Alliance for Habitat	2	\$4,725.35
17	1710 Nomas Lot 3, Homestead Addition, Block C/7111	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
18	3227 El Beaulo Lot 7 Wheeler & Reuss Eagle Ford Addition, Block C/7111	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
19	1626 Bickers Lot 1, Homestead Gardens Addition, Block B/7120	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
20	1918 Bickers Lot 5, Victory Gardens Addition No. 2, Block T/7123	Dallas Neighborhood Alliance for Habitat	1	\$3,980.55
TOTAL				\$80,355.80

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 20
(2) Land Bank name for this parcel of lots West Dallas No. 7
(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

Please see attached listing of properties on Exhibit A

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 incomes not greater than 60% of AMFI.

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

Number of homes to be built on lots 20
Square Footage of each home 1170-1380 square feet AC space
Number of Bedrooms/Baths in each home 3 or 4 / 2
Number of Garages 1 per house Number of Carports Detached Attached X
Type of Exterior Veneer Fiber Cement Which sides all
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$75,000 to \$95,000

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

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

Attach extra sheet(s) breaking out above information for each different model of home. Properties conveyed to developers after 10/1/07 shall also be deed restricted for sale to a maximum of 30% of households with gross incomes between 81% and 115% of AMFI.

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 729 days
Completion of Construction 1000 days
Sale of first affordable housing unit to low income individuals or families 1160 days
Sale of last affordable unit to low income individuals or families 1160 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2008
COUNCIL DISTRICT(S): 4, 7
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 56H L M

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Neighborhood Alliance for Habitat, Inc. for the construction of affordable houses, **(2)** the sale of 9 vacant lots from Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat, Inc.; and, **(3)** execution of a release of non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008, 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.

Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) has the right of first refusal in the area and submitted a proposal and development plan to Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) for 9 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 Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat and the release of non-tax liens included in the foreclosure 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 Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within two years of conveyance. Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,170 to 1,380 square feet and from \$75,000 to \$95,000.

BACKGROUND (continued)

The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes 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 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 per cent of the AMFI, the remaining homes will be sold to buyers below 81 per cent of the AMFI and in compliance with the minimum 25 per cent requirement to sell to buyers below 60 per cent of the AMFI. DHADC will receive \$47,355.88 for the sales price, as calculated from the 07-08 Land Bank Plan approved by City Council.

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.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On May 26, 2004, the City Council authorized a 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. 04-1726.

On October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930.

On August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474.

On August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program by Resolution No. 05-2501.

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

On January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162.

On October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785.

On December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403.

On August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385.

On October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998.

FISCAL INFORMATION

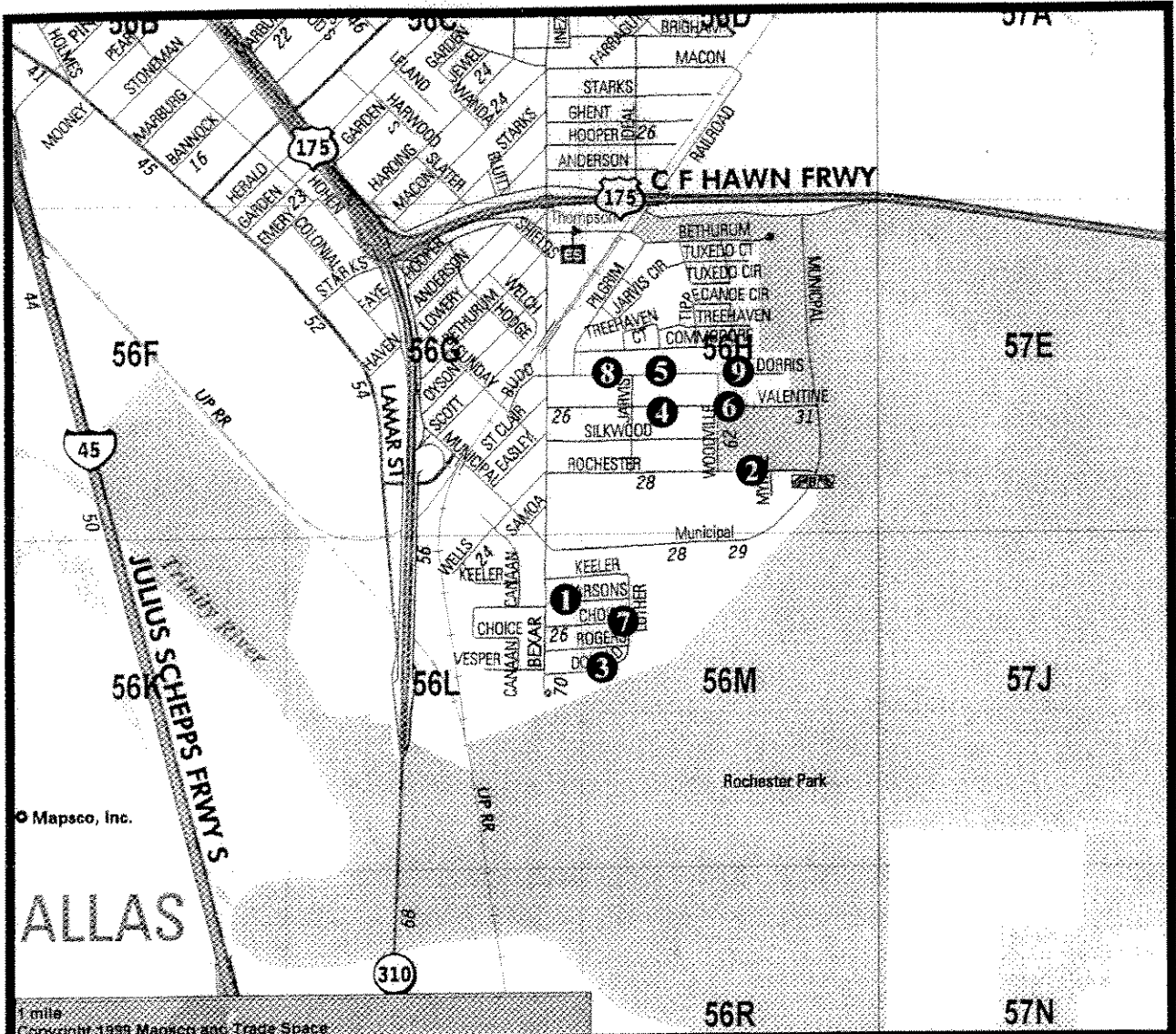
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF LOTS
TO DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT**

<u>Property Address</u>	<u>MAPSCO</u>	<u>Council District</u>
1. 2611 Parsons	56L	4
2. 2918 Rochester	56H	7
3. 2623 Donald	56M	4
4. 2813 Valentine	56H	7
5. 2813 Dorris	56H	7
6. 2914 Valentine	56H	7
7. 2724 Choice	56M	4
8. 2714 Dorris	56H	7
9. 2918 Dorris	56H	7



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DALLAS

1 mile
Copyright 1999 Mapsco and Trade Space

PROPERTY ADDRESS	MAPSCO	COUNCIL DISTRICT
1. 2611 Parsons	56L	4
2. 2918 Rochester	56H	7
3. 2623 Donald	56M	4
4. 2813 Valentine	56H	7
5. 2813 Dorris	56H	7
6. 2914 Valentine	56H	7
7. 2724 Choice	56M	4
8. 2714 Dorris	56H	7
9. 2918 Dorris	56H	7

August 13, 2008

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: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726; and

WHEREAS, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

WHEREAS, on August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474; and

WHEREAS, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

WHEREAS, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

WHEREAS, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

WHEREAS, on December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403; and

August 13, 2008

WHEREAS, on August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385; and

WHEREAS, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) submitted a proposal and development plan to DHADC for 9 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 Habitat and authorize the sale of the said 9 lots from DHADC to Habitat 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 Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) and the sale of 9 lots shown on "Exhibit A" from DHADC to Habitat 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 included in the foreclosure 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.

DISTRIBUTION:

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

EXHIBIT A

LAND BANK PROPERTY

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED NONPROFIT PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2611 Parsons Lot 10, Lincoln Manor Addition #3 Block 2/7075	Dallas Neighborhood Alliance for Habitat	1	\$3,883.10
2	2918 Rochester Lot 12, Rochester Park Block 8/7072	Dallas Neighborhood Alliance for Habitat	1	\$3,883.10
3	2623 Donald Lot 27, Lincoln Manor Addition #3 Block 7075-5	Dallas Neighborhood Alliance for Habitat	1	\$3,883.10
4	2813 Valentine Lot 19, Rochester Park Block 5/7072	Dallas Neighborhood Alliance for Habitat	1	\$3,883.10
5	2813 Dorris Lot 4, Rochester Park Addition Block 4/7072	Dallas Neighborhood Alliance for Habitat	1	\$3,883.10
6	2914 Valentine Lot 11, Rochester Park Addition Block 6/7072	Dallas Neighborhood Alliance for Habitat	1	\$3,883.09
7	2724 Choice Lot 15, The Lincoln Manor No. 3 Addition, Block 4/7075	Dallas Neighborhood Alliance for Habitat	1	\$3,883.09
8	2714 Dorris Lot 11 O.E., Taylor Addition Block B/7071	Dallas Neighborhood Alliance for Habitat	1	\$3,883.10
9	2918 Dorris Lot 12, Rochester Park Addition Block 5/7072	Dallas Neighborhood Alliance for Habitat	1	\$3,883.10
TOTAL				\$34,947.88

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 9
- (2) Land Bank name for this parcel of lots Bon Ton No. 1
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

Please see properties attached hereto as Exhibit A.

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 incomes not greater than 60% of AMFI.

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

Number of homes to be built on lots 9
 Square Footage of each home 1170-1380 square feet AC space
 Number of Bedrooms/Baths in each home 3 or 4 / 2
 Number of Garages 1 per house Number of Carports Detached Attached X
 Type of Exterior Veneer Fiber Cement Which sides all
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$75,000 to \$95,000

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

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

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

Properties conveyed to developers after 10/1/07 shall also be deed restricted for sale to a maximum of 30% of households with gross incomes between 81% and 115% of AMFI.

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 729 days
 Completion of Construction 1000 days
 Sale of first affordable housing unit to low income individuals or families 1160 days
 Sale of last affordable unit to low income individuals or families 1160 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2008
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 56C G

SUBJECT

Authorize acquisition of a vacant lot at 2512 Wells Street, six parcels improved with occupied single-family residences at 2434 Easley Street, 2529 Wells Street, 2605 Rochester Street, 2516 St. Clair Street, 2618 Valentine Street and 2610 Anderson Street, two parcels improved with vacant single-family residences at 2444 Easley Street and 2510 Macon Street, one parcel improved with an occupied commercial structure at 6026 Bexar Street, one parcel improved with a vacant commercial structure 6116 Bexar Street and one parcel improved with a vacant church at 6106 Bexar Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$495,600 including estimated closing costs - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a vacant lot at 2512 Wells Street for \$13,600 and the acquisition of a vacant single-family residence at 2444 Easley Street for \$95,000, an occupied single-family residence at 2434 Easley Street for \$17,500, an occupied single-family residence at 2529 Wells Street for \$17,000, an occupied single-family residence at 2605 Rochester Street for \$32,000, an occupied single-family residence at 2516 St. Clair Street for \$28,000, an occupied single-family residence at 2618 Valentine Street for \$25,000, a vacant single-family residence at 2510 Macon Street for \$33,000 and an occupied single-family residence at 2610 Anderson Street for \$28,500. This item also authorizes the acquisition of an occupied commercial structure at 6116 Bexar Street for \$45,000, a vacant commercial structure at 6026 Bexar Street for \$27,000 and a vacant church at 6106 Bexar Street for \$110,000. The acquisitions 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 \$471,600 is based upon independent appraisals. Closing costs are estimated to be approximately \$2,000 for each property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$495,600 including estimated closing costs

OWNER(S)

Traxion Holdings, LLC

A. Malik Muhammed, Member

Bread of Life Primitive Baptist Church

Bobby Skinner, Pastor

Topletz Investments

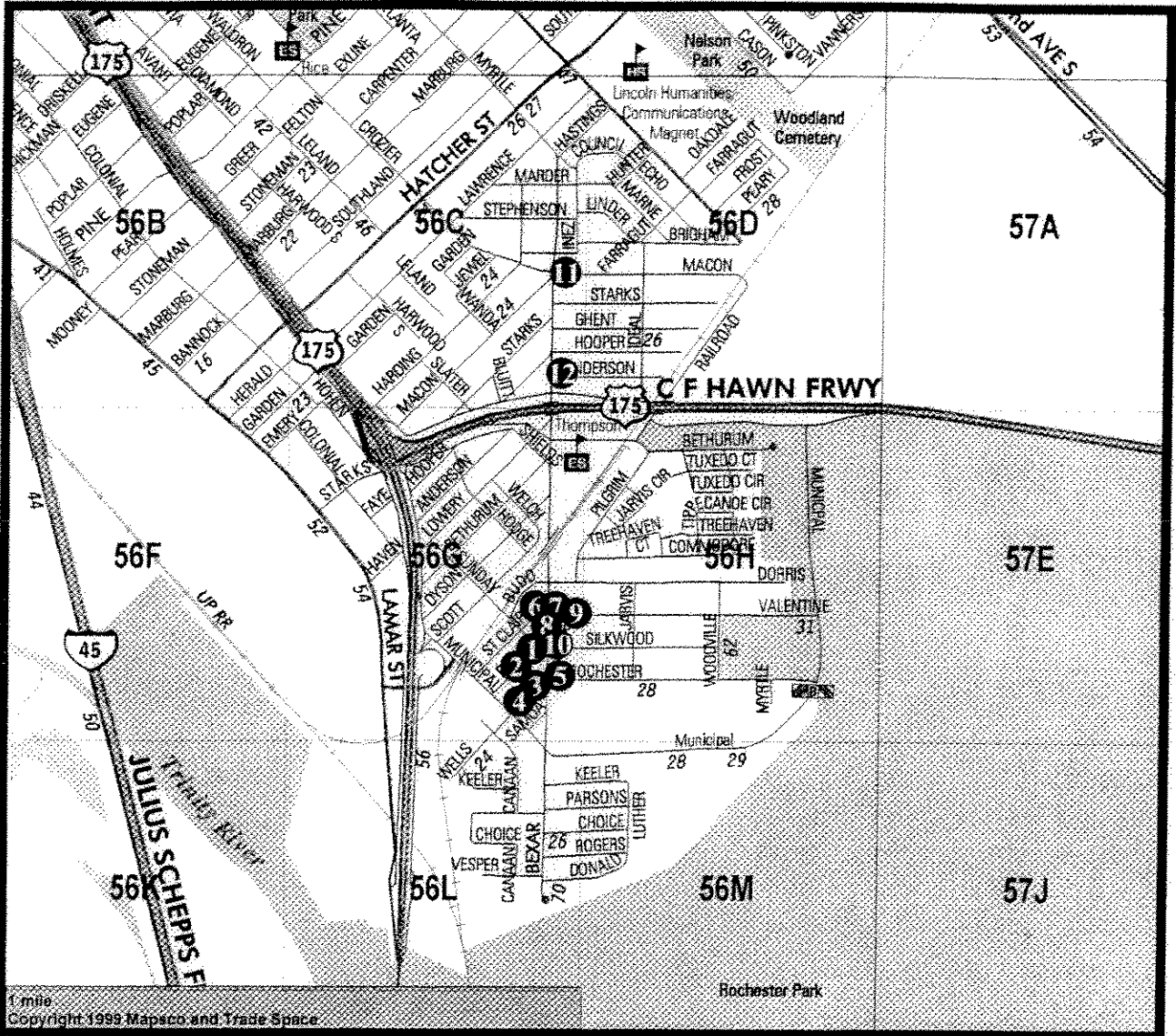
Harold Topletz

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>
A2	Krista M. Lee	2444 Easley Street	\$95,000	56G	7
A4	Thomas Gulley	2434 Easley Street	\$17,500	56G	7
A13	Robert L. Foster	2529 Wells Street	\$17,000	56G	7
A26	Clarence Littleton	2512 Wells Street	\$13,600	56G	7
A52	Traxion Holdings, LLC	2605 Rochester Street	\$32,000	56G	7
B12	Roy Simms, Jr.	2516 St. Clair Street	\$28,000	56G	7
C9	Eula Bryant	6026 Bexar Street	\$27,000	56G	7
C13	Bread of Life Primitive Baptist Church	6106 Bexar Street	\$110,000	56G	7
C16	Topletz Investments	2618 Valentine Street	\$25,000	56G	7
C18	Clydia M. Walker	6116 Bexar Street	\$45,000	56G	7
E19	Rickey Tucker	2510 Macon Street	\$33,000	56C	7
E22	Mark & Mary Rose Shields	2610 Anderson Street	\$28,500	56C	7



PROPERTY ADDRESS	MAPSCO	COUNCIL DISTRICT	PROPERTY ADDRESS	MAPSCO	COUNCIL DISTRICT
1. 2444 Easley	56G	7	7. 6026 Bexar	56G	7
2. 2434 Easley	56G	7	8. 6106 Bexar	56G	7
3. 2529 Wells	56G	7	9. 2618 Valentine	56G	7
4. 2512 Wells	56G	7	10. 6116 Bexar	56G	7
5. 2605 Rochester	56G	7	11. 2510 Macon	56C	7
6. 2516 St. Clair	56G	7	12. 2610 Anderson	56C	7

August 13, 2008

BE IT RESOLVED BY THE DALLAS 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.

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 Development Services, 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.

August 13, 2008

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>ACTIVITY</u>	<u>PROGRAM#</u>	<u>AMOUNT</u>
7T52	HOU	T807	4210	ADQM	HOUBEXAR01	\$61,500

CT
HOUT807J088

Republic Title of Texas

VENDOR # 342843

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>ACTIVITY</u>	<u>PROGRAM#</u>	<u>AMOUNT</u>
7T52	HOU	T807	4210	ADQM	HOUBEXAR01	\$410,100

CT
HOUT807J089

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 \$24,000.

North American Title Company

VENDOR # 951698

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>ACTIVITY</u>	<u>PROGRAM#</u>	<u>AMOUNT</u>
7T52	HOU	T807	4210	ADQM	HOUBEXAR01	\$4,000

CT
HOUT807J088

Republic Title of Texas

VENDOR # 342843

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>ACTIVITY</u>	<u>PROGRAM#</u>	<u>AMOUNT</u>
7T52	HOU	T807	4210	ADQM	HOUBEXAR01	\$20,000

CT
HOUT807J089

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.

August 13, 2008

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

EXHIBIT A

<u>Parcel No.</u>	<u>Owner</u>	<u>Property Address</u>	<u>Legal Lots</u>	<u>Description Block</u>	<u>Offer Amount</u>
A2	Krista M. Lee	2444 Easley Street	24 & 25	25/2567	\$95,000
A4	Ocie Gulley	2434 Easley Street	20 & Pt 21	25/2567	\$17,500
A13	Robert L. Foster	2529 Wells Street	34	25/2567	\$17,000
A26	Clarence Littleton	2512 Wells Street	9 & 10	26/2568	\$13,600
A52	Traxion Holdings, LLC	2605 Rochester Street	17	2/7072	\$32,000
B12	Roy Simms, Jr.	2516 St. Clair Street	9 & 10	24/2566	\$28,000
C9	Eula Bryant	6026 Bexar Street	Pt 16 & 17	B/7071	\$27,000
C13	Bread of Life Primitive Baptist Church	6106 Bexar Street	1 & 2	C/7071	\$110,000
C16	Topletz Investments	2618 Valentine Street	5	C/7071	\$25,000
C18	Clydia M. Walker	6116 Bexar Street	Pt 1 & 2	1/7072	\$45,000
E19	Rickey Tucker	2510 Macon Street	5	10/2514	\$33,000
E22	Mark & Mary Rose Shields	2610 Anderson Street	3	1/2506	\$28,500

KEY FOCUS AREA: A Cleaner, Healthier City Environment

AGENDA DATE: August 13, 2008

COUNCIL DISTRICT(S): 3, 4, 5, 7

DEPARTMENT: Housing

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 43H 46V 47N 54V 56F 56X 66A

SUBJECT

Authorize the reconstruction on site of seven homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 3719 Frank Street in the amount of \$87,500; 4619 Collins Avenue in the amount of \$87,500; 2650 East Ann Arbor Avenue in the amount of \$86,500; 3100 Mallory Drive in the amount of \$87,500; 1622 Garden Drive in the amount of \$87,500; 1938 Leath Street in the amount of \$87,500; and 2002 Arizona Avenue in the amount of \$87,500 – Total not to exceed \$611,500 - Financing: 2007-2008 Community Development Grant Funds

BACKGROUND

On November 12, 2007, City Council approved an amendment of 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 April 23, 2008, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to the homeowners up to \$5,900 of the maximum \$87,500 for an amenities package. (Maximum Program funding is \$87,500 for a new home on site approximately of 1200 sq ft).

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

BACKGROUND (continued)

The following homeowners and properties described are eligible for a loan to reconstruct the home on-site: a disabled couple Arnold Raye, 55 years old and his wife Sandra Raye 49 years old residing at 3719 Frank Street; Bennie D. Mitchell, a 68 year old elderly male residing at 4619 Collins Avenue, Georgia Traylor, a 76 year old elderly female residing at 2650 E. Ann Arbor Avenue; an elderly couple Quincy Turner, 74 years old and his wife Caldonia Turner 70 years old residing at 3100 Mallory Drive; Dorothy Hardeman an 80 year old widowed female residing at 1622 Garden Drive; Rosie Lee Williams an 88 year old elderly female residing at 1938 Leath Street; and Ornie Jean High a 56 year old disabled female residing at 2002 Arizona Avenue are at 50% and below AMFI, and are eligible for a loan to reconstruct the homes on-site.

This action provides authority to proceed with reconstruction of seven (7) single-family home(s) on-site, as all conditions noted above have been met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

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

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

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

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

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

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

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

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

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

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

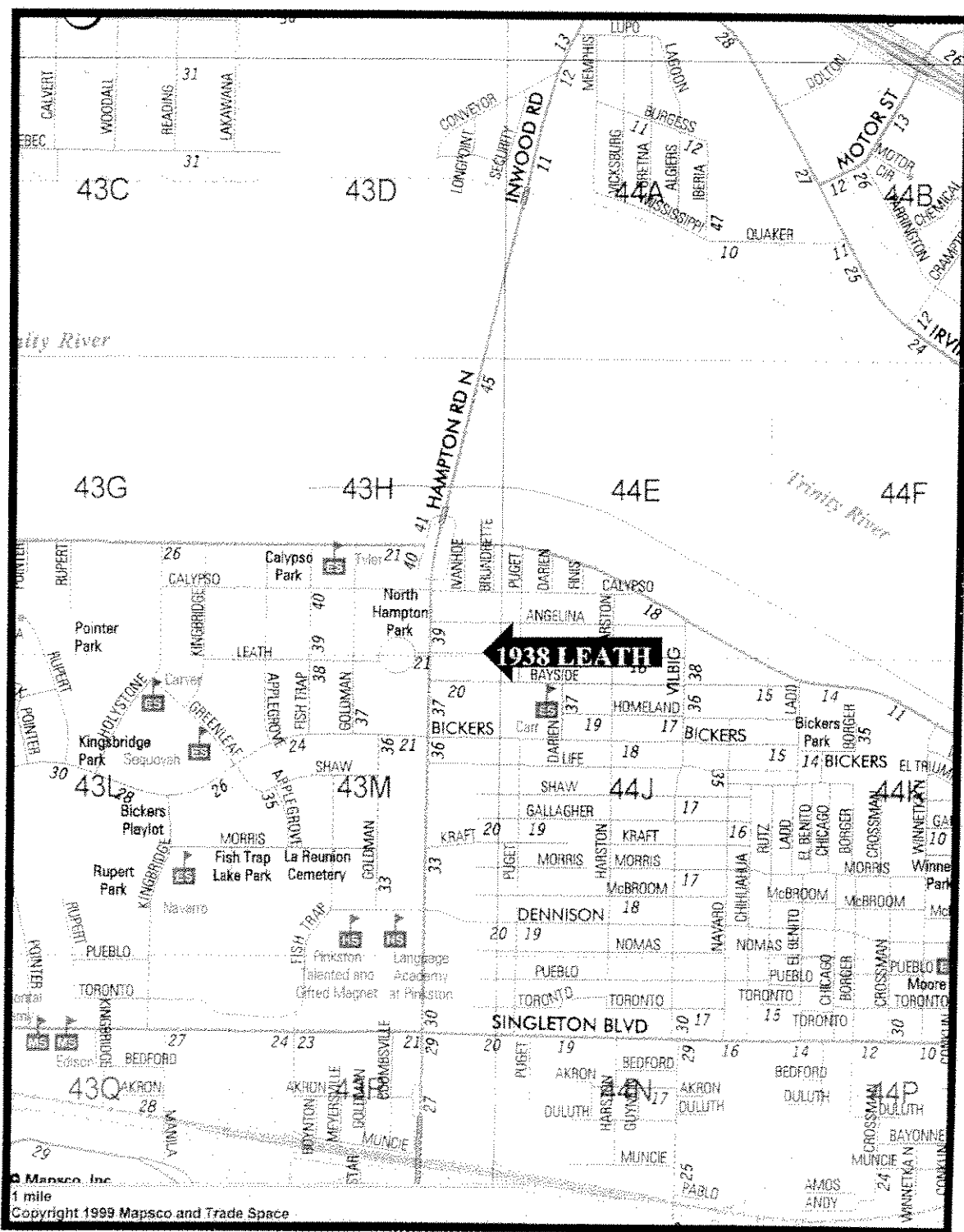
FISCAL INFORMATION

2007-2008 Community Development Grant Funds - \$611,500

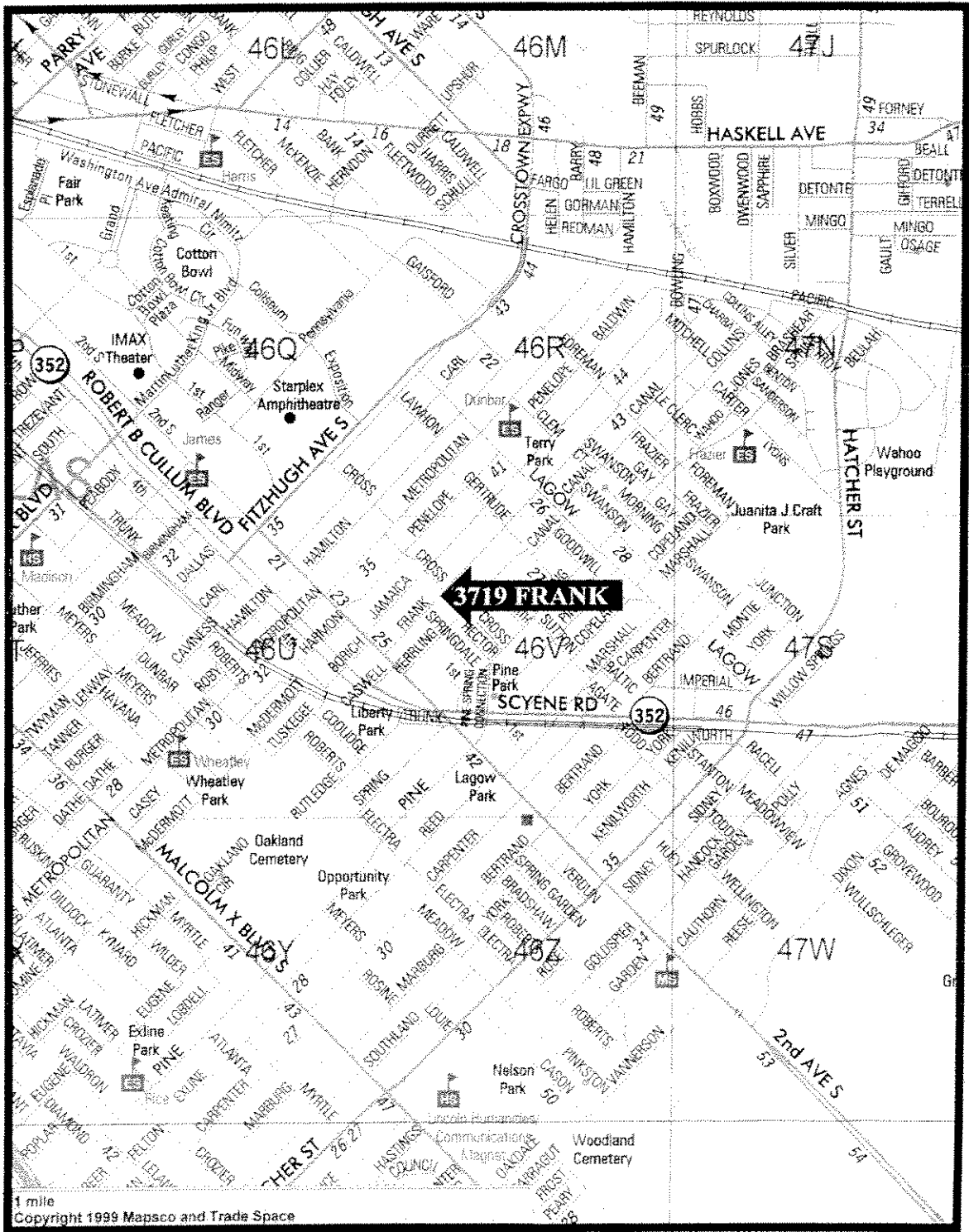
Council District 3 - \$87,500
Council District 4 - \$87,500
Council District 5 - \$174,000
Council District 7 - \$262,500

MAP(S)

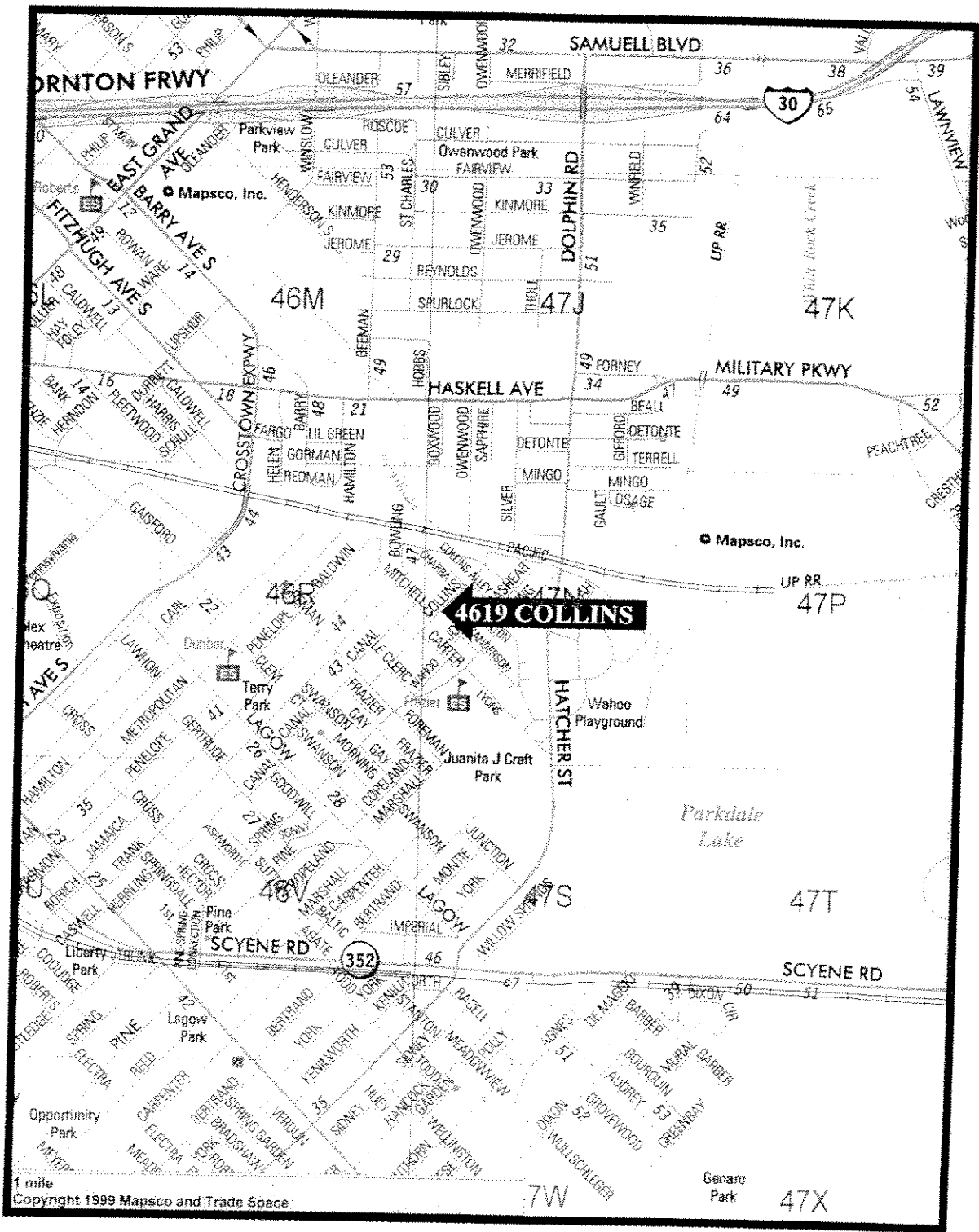
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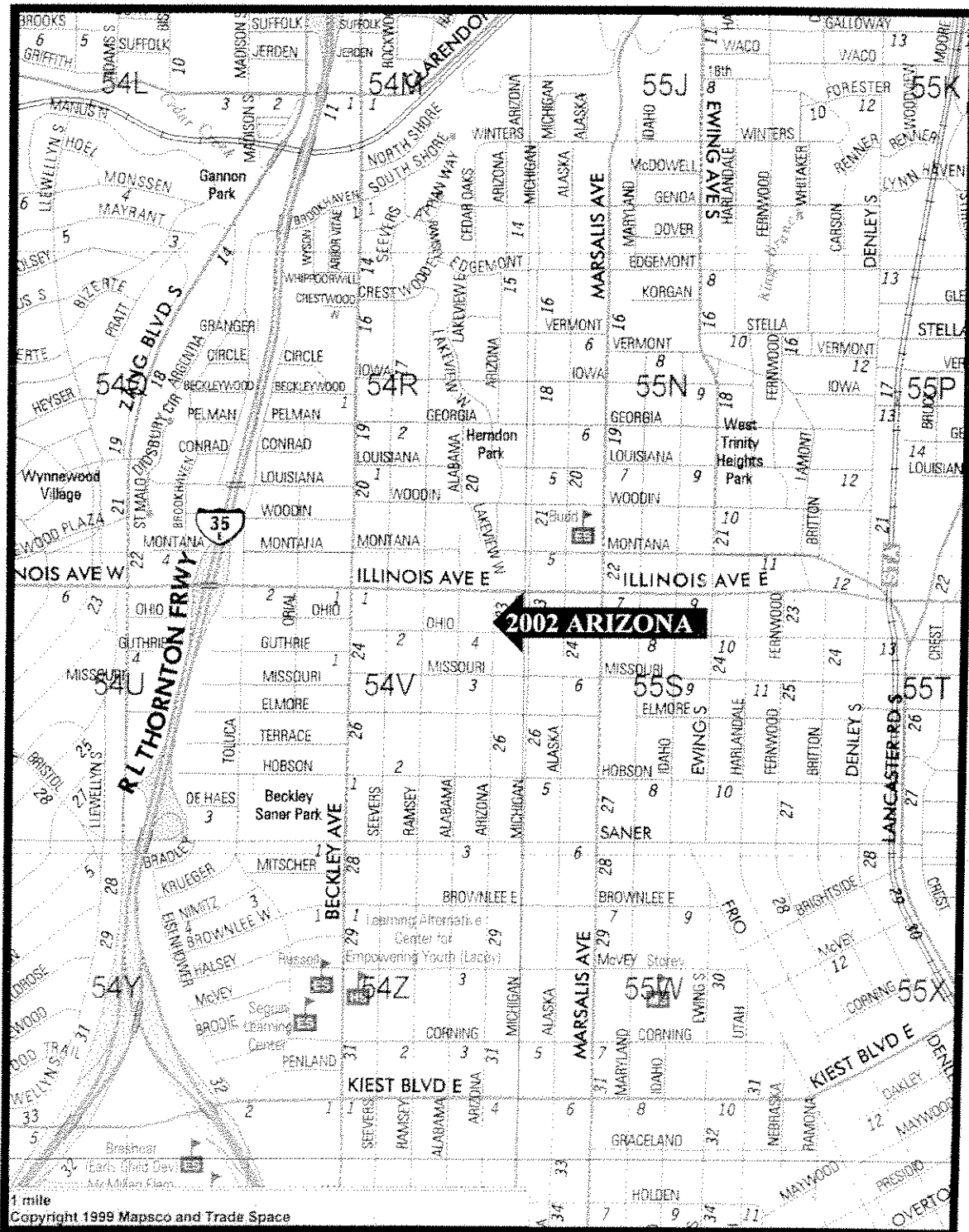
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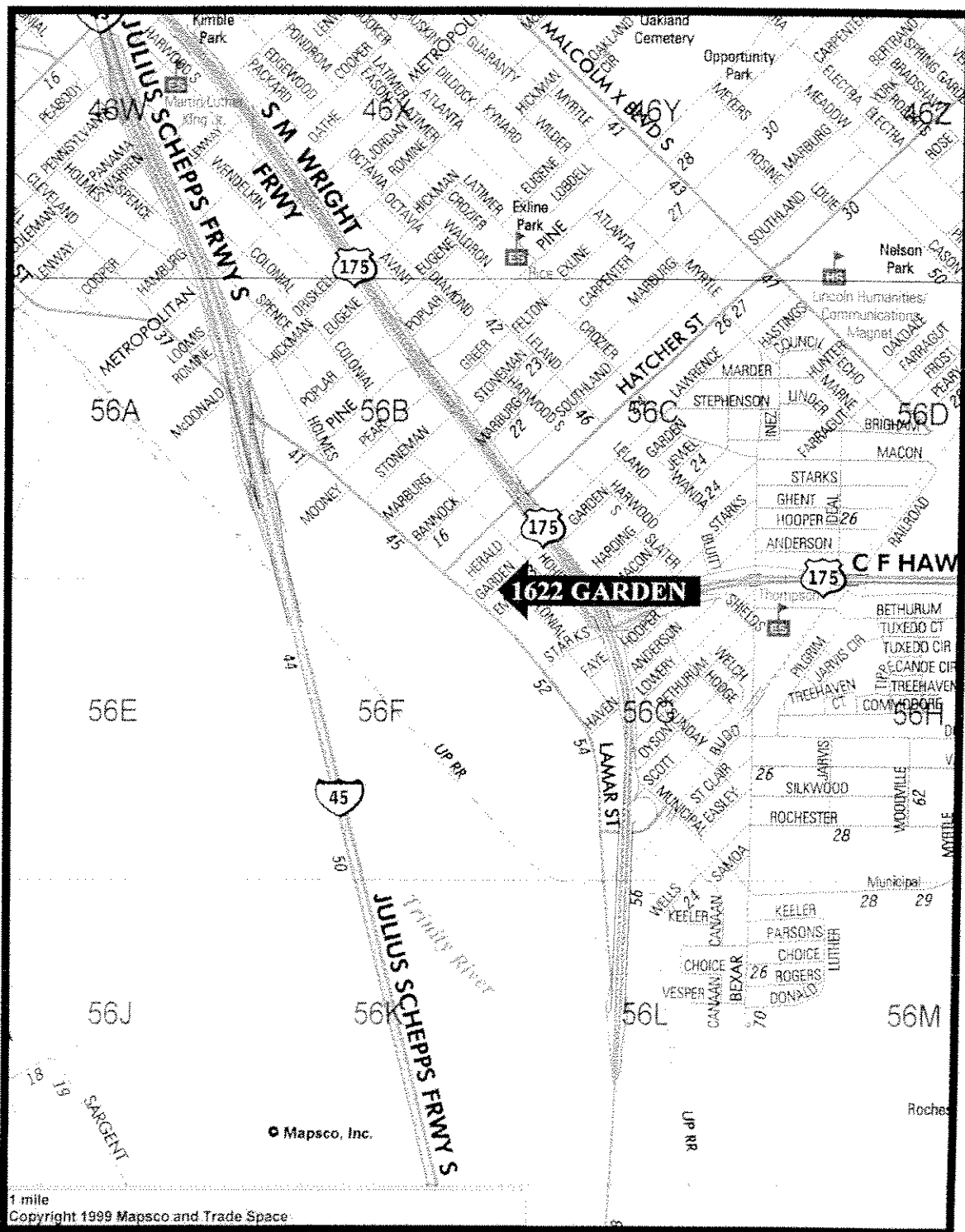
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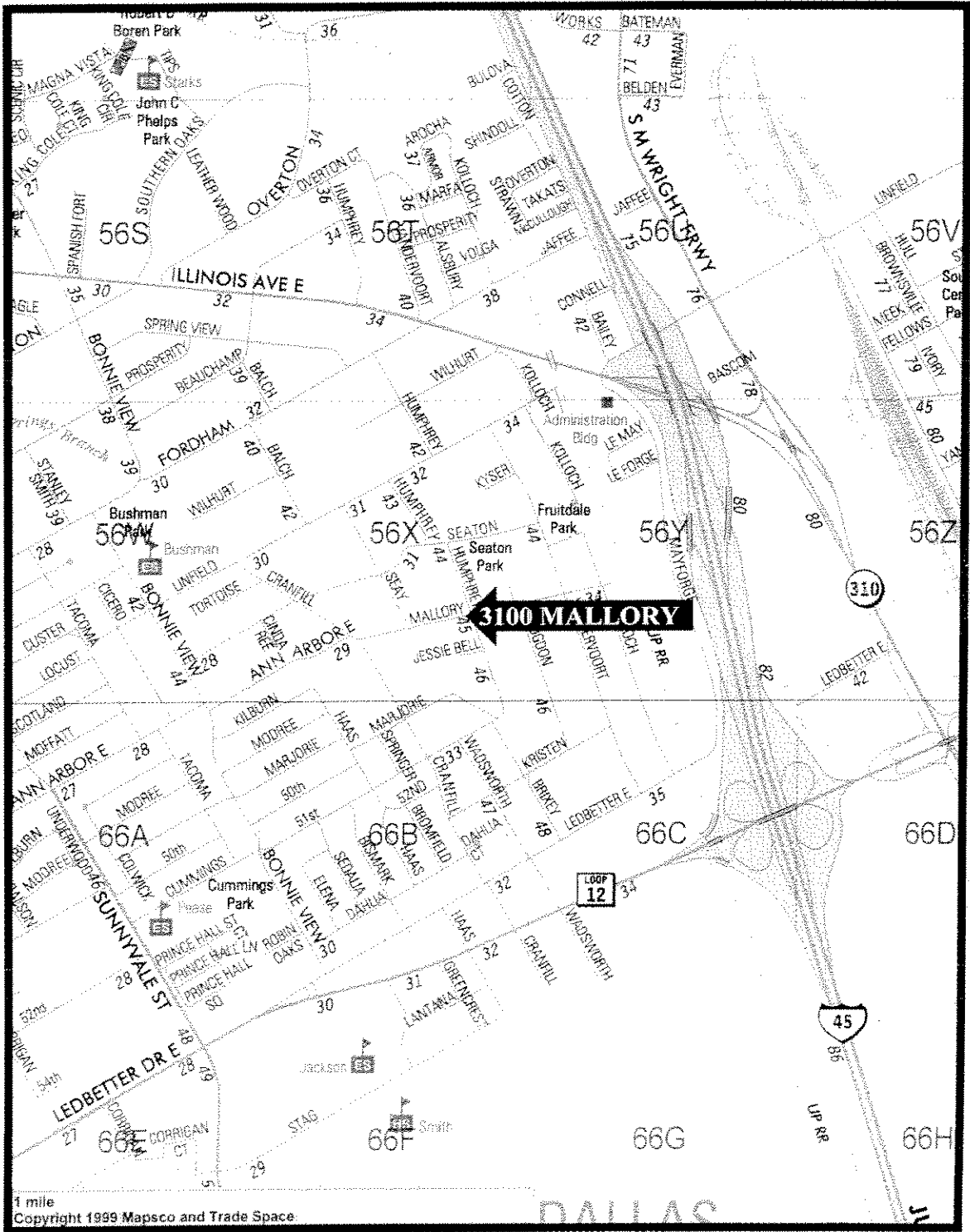
MAPSCO 47N



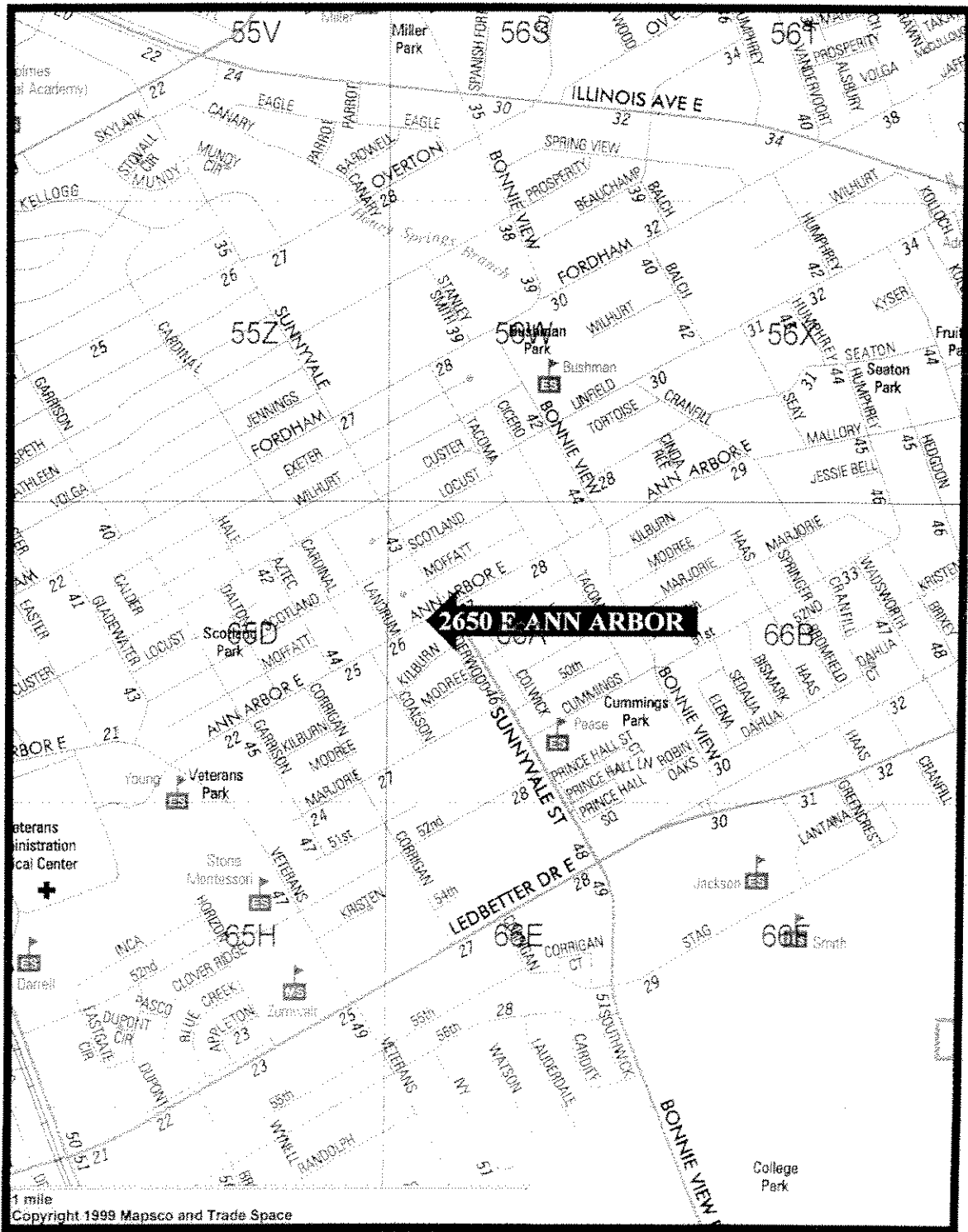
MAPSCO 54V



MAPSCO 56F



MAPSCO 56X



MAPSCO 66A

August 13, 2008

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

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

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

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

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

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

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

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

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

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

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

August 13, 2008

WHEREAS, the homeowners described made application to the Home Repair Program; Arnold Raye & wife Sandra Raye, 3719 Frank Street; Bennie D. Mitchell, 4619 Collins Avenue; Georgia Traylor, 2650 E Ann Arbor Avenue; Quincy Turner & wife Caldonia Turner, 3100 Mallory Drive; Dorothy Hardeman, 1622 Garden Drive; Rosie Lee Williams, 1938 Leath Street; and Ornie Jean High, 2002 Arizona Avenue; 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 owner(s) Arnold Raye & wife Sandra Raye, Bennie D. Mitchell, Georgia Traylor, Quincy Turner & wife Caldonia Turner, Dorothy Hardeman, Rosie Lee Williams; and Ornie Jean High;
NOW THEREFORE,

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

SECTION 1. That the applications and properties from homeowners described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Arnold Raye & wife Sandra Raye, 3719 Frank Street; Bennie D. Mitchell, 4619 Collins Avenue; Georgia Traylor, 2650 East Ann Arbor Avenue; Quincy Turner & wife Caldonia Turner, 3100 Mallory Drive; Dorothy Hardeman, 1622 Garden Drive; Rosie Lee Williams, 1938 Leath Street; and Ornie Jean High, 2002 Arizona Avenue.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Arnold Raye & wife Sandra Raye, Bennie D. Mitchell, Georgia Traylor, Quincy Turner & wife Caldonia Turner, Dorothy Hardeman, Rosie Lee Williams, and Ornie Jean High for reconstruction on-site of homes to be located at 3719 Frank Street, 4619 Collins Avenue, 2650 E. Ann Arbor Avenue, 3100 Mallory Drive, 1622 Garden Drive, 1938 Leath Street, and 2002 Arizona Avenue.

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

Fund CD07 Dept HOU, Unit 2894, Obj 3099 CT HOU2894I068
Vendor #337558 - Builders of Hope - \$87,500 – 1938 Leath Street

Fund CD07 Dept HOU, Unit 2894, Obj 3099 CT HOU2894I069
Vendor # 337798 - Torres Construction - \$87,500 – 1622 Garden Drive

Fund CD07 Dept HOU, Unit 2894, Obj 3099 CT HOU2894I070
Vendor # 337798 - Torres Construction - \$87,500 – 3100 Mallory Drive

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SECTION 3. (continued)

Fund CD07 Dept HOU, Unit 2894, Obj 3099 CTHOU2894I071
Vendor #341864 - Texan Certified Homes - \$86,500 – 2650 E. Ann Arbor Avenue

Fund CD07 Dept HOU, Unit 2894, Obj 3099 CTHOU2894I072
Vendor #341864 - Texan Certified Home - \$87,500 – 4619 Collins Avenue

Fund CD07 Dept HOU, Unit 2894, Obj 3099 CTHOU2894I073
Vendor #341864 - Texan Certified Homes - \$87,500 – 3719 Frank Street

Fund CD07 Dept HOU, Unit 2894, Obj 3100 CTHOU2894J082
Vendor #VC0000005552 - Eric Miller Homes - \$87,500 – 2002 Arizona Avenue

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 is accordingly resolved.

DISTRIBUTION:

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