

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 25, 2010  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** 56C

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### **SUBJECT**

Authorize **(1)** the acceptance of an amended proposal from East Dallas Community Organization to extend the time to develop affordable housing on 1 unimproved property located at 2440 Starks Avenue obtained under the HB110 process through the Land Transfer Program and **(2)** an amendment to the deed restrictions to extend the time to complete the development - Financing: No cost consideration to the City

### **BACKGROUND**

On February 14, 2007, East Dallas Community Organization (EDCO), a qualified nonprofit organization, submitted a proposal to the City for purchase of 1 unimproved tax-foreclosed property located at 2440 Starks Avenue under the HB110 process to develop a townhome for a low-income homebuyer. EDCO will assemble this property with six (6) other parcels for construction of nine (9) townhomes for purchase by low to moderate income homebuyers. The construction of eight (8) townhomes in Phase I has been completed and seven (7) townhomes have been sold. The construction of seven (7) townhomes in Phase II has started. The construction of six (6) townhomes in Phase III is scheduled to start in the Fall of 2011. The construction of nine (9) townhomes in Phase IV is scheduled to start in the Fall of 2012. This lot is located in Phase IV. In accordance with the HB110 Program requirements, EDCO submitted a bid of \$1,000.00 for the property. On March 28, 2007, the City Council passed Resolution No. 07-1009 accepting EDCO's proposal and bid for the property. Dallas County and Dallas Independent School District also approved the sale of the property through the HB110 Program. On May 17, 2007, the City Manager executed a Quitclaim Deed for the property. EDCO did not develop the Property by the construction deadline date and now desires to request City Council approval of its amended proposal to extend the term to May 17, 2013.

The property is deed restricted for affordability, and the Deed Restrictions will be amended to allow EDCO to provide affordable housing on the property, in accordance with its amended proposal as described above.

## **BACKGROUND (continued)**

This action requires the approval of all taxing units.

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

On December 8, 2003, the City Council approved Ordinance No. 25443, amending Chapter 2 of the Dallas City Code to authorize changes in and extension of the time lines under a nonprofit organization's proposal to develop affordable housing on land purchased through an alternate manner of sale of tax foreclosed and seized real property and to update references to applicable state law by Resolution No. 03-3354.

On November 10, 2004, the City Council authorized the City Manager, or designee, to amend the program statement of the House Bill 110 Program to prohibit the placement of industrialized housing on properties sold by the City by Resolution No. 04-3193.

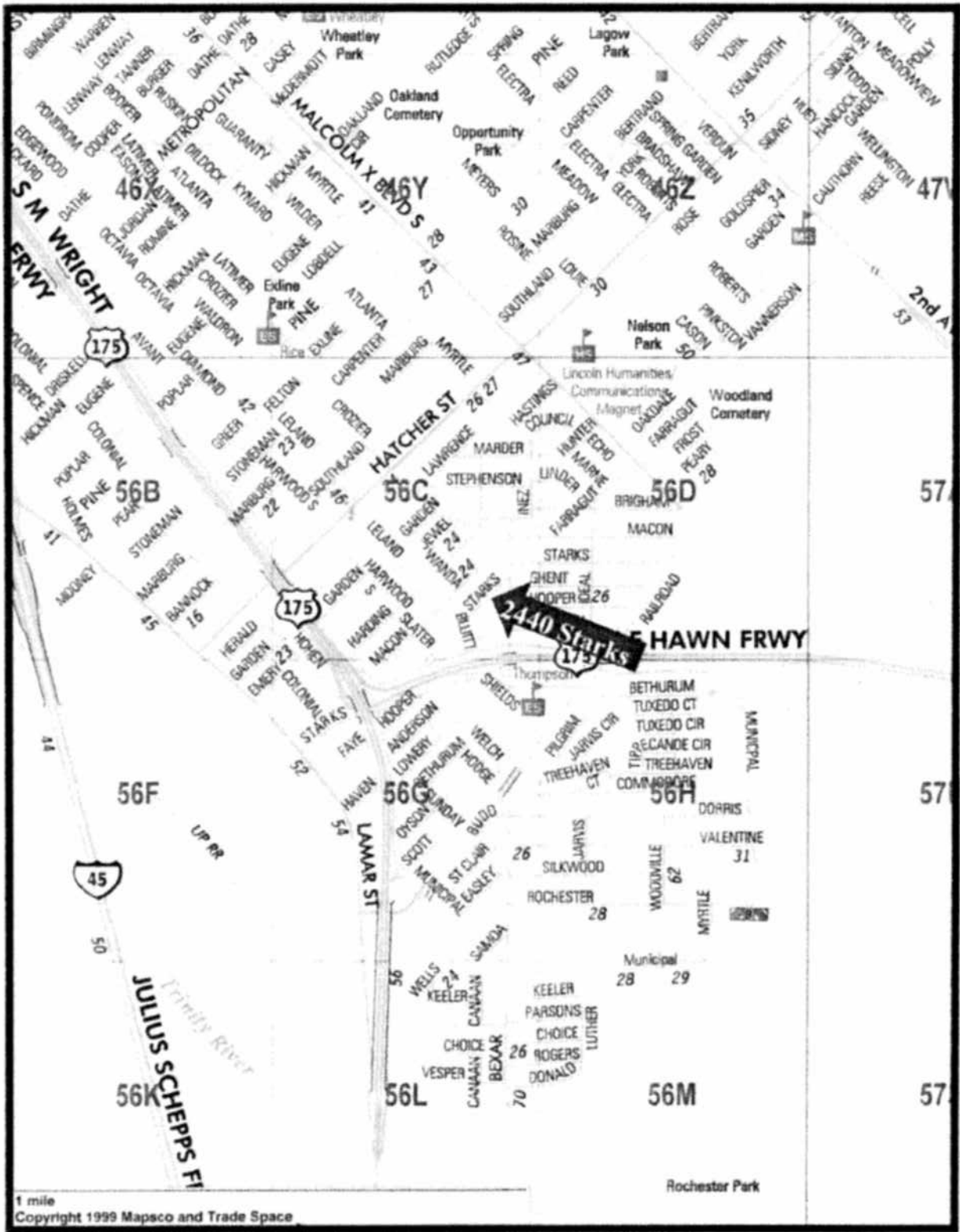
On March 28, 2007, the City Council accepted a bid from EDCO for the purchase of 1 vacant lot and authorized the execution of a Quitclaim Deed to the Property, subject to five year deed restrictions and the written proposal submitted by EDCO on February 14, 2007, by Resolution No. 07-1009.

## **FISCAL INFORMATION**

No cost consideration to the City

## **MAP**

Attached



**MAPSCO 56C**

August 25, 2010

**WHEREAS**, the City of Dallas, for itself and as trustee on behalf of the County of Dallas, and the Dallas Independent School District acquired a Sheriff's Deed to property (Property) at a sheriff's tax sale; and

**WHEREAS**, on February 14, 2007, East Dallas Community Organization (EDCO) submitted a written proposal (Proposal) to purchase the Property and construct an affordable townhome on the Property; and

**WHEREAS**, on March 28, 2007, by Resolution No. 07-1009, pursuant to the provisions of Chapter 34, Section 34.015 of the Property Tax Code (re-designated as Local Government Code Section 253.010), and Chapter 2 of the City Code, the City Council accepted a bid from EDCO for the Property and authorized the execution of a quitclaim deed to the Property, subject to deed restrictions requiring a five-year affordability period and compliance with the Proposal; and

**WHEREAS**, EDCO did not develop the Property by the construction deadline date and now requests a change in its Proposal and the deed restrictions to extend the term to develop the Property; **NOW, THEREFORE;**

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

**SECTION 1.** That the City hereby accepts an amended proposal from EDCO to extend the time to develop affordable housing on 1 unimproved property located at 2440 Starks Avenue obtained under the HB110 process through the Land Transfer Program and hereby authorizes the City Manager to execute, upon approval as to form by the City Attorney, an amendment to the deed restrictions to extend the time to complete the development.

**SECTION 2.** That the City's acceptance of the amended proposal does not obligate the City of Dallas to expend any funding for the development of the Property.

**SECTION 3.** That this Resolution shall take effect immediately from and after its passage, in accordance with the Charter of the City of Dallas and is accordingly so resolved.

**DISTRIBUTION:**

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

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 25, 2010  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 671-8925  
**MAPSCO:** 56C

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## **SUBJECT**

Authorize **(1)** the acceptance of an amended proposal from East Dallas Community Organization to extend the time to develop affordable housing on 1 unimproved property located at 5408 Bexar Street obtained under the Land Assembly process through the Land Transfer Program and **(2)** an amendment to the deed restrictions to extend the time to complete the development - Financing: No cost consideration to the City

## **BACKGROUND**

On February 14, 2007, East Dallas Community Organization (EDCO), a qualified nonprofit organization, submitted a proposal to the City for purchase of 1 unimproved tax-foreclosed property located at 5408 Bexar Street under the Land Assembly process to develop a townhome for a low-income homebuyer. EDCO will assemble this property with two (2) other parcels for construction of six (6) townhomes for purchase by low to moderate income homebuyers. The construction of eight (8) townhomes in Phase I has been completed and seven (7) townhomes have been sold. The construction of seven (7) townhomes in Phase II has started. The construction of six (6) townhomes in Phase III is scheduled to start in the Fall of 2011. The construction of nine (9) townhomes in Phase IV is scheduled to start in the Fall of 2012. This lot is located in Phase III. In accordance with the Land Assembly Program requirements, EDCO submitted a bid of \$1,000.00 for the property. On February 28, 2007, the City Council passed Resolution No. 07-0675 accepting EDCO's proposal and bid for the property. Dallas County and Dallas Independent School District also approved the sale of the property through the Land Assembly Program. On March 30, 2007, the City Manager executed a Quitclaim Deed for the property. EDCO did not develop the Property by the construction deadline date and now desires to request City Council approval of its amended proposal to extend the term to March 30, 2013.

The property is deed restricted for affordability, and the Deed Restrictions will be amended to allow EDCO to provide affordable housing on the property, in accordance with its amended proposal as described above.

**BACKGROUND (continued)**

This action requires the approval of all taxing units.

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

On December 8, 2003, the City Council approved Ordinance No. 25443, amending Chapter 2 of the Dallas City Code to authorize changes in and extension of the time lines under a nonprofit organization's proposal to develop affordable housing on land purchased through an alternate manner of sale of tax foreclosed and seized real property and to update references to applicable state law by Resolution No. 03-3354.

On November 10, 2004, the City Council authorized the City Manager, or designee, to amend the program statement of the House Bill 110 Program to prohibit the placement of industrialized housing on properties sold by the City by Resolution No. 04-3193.

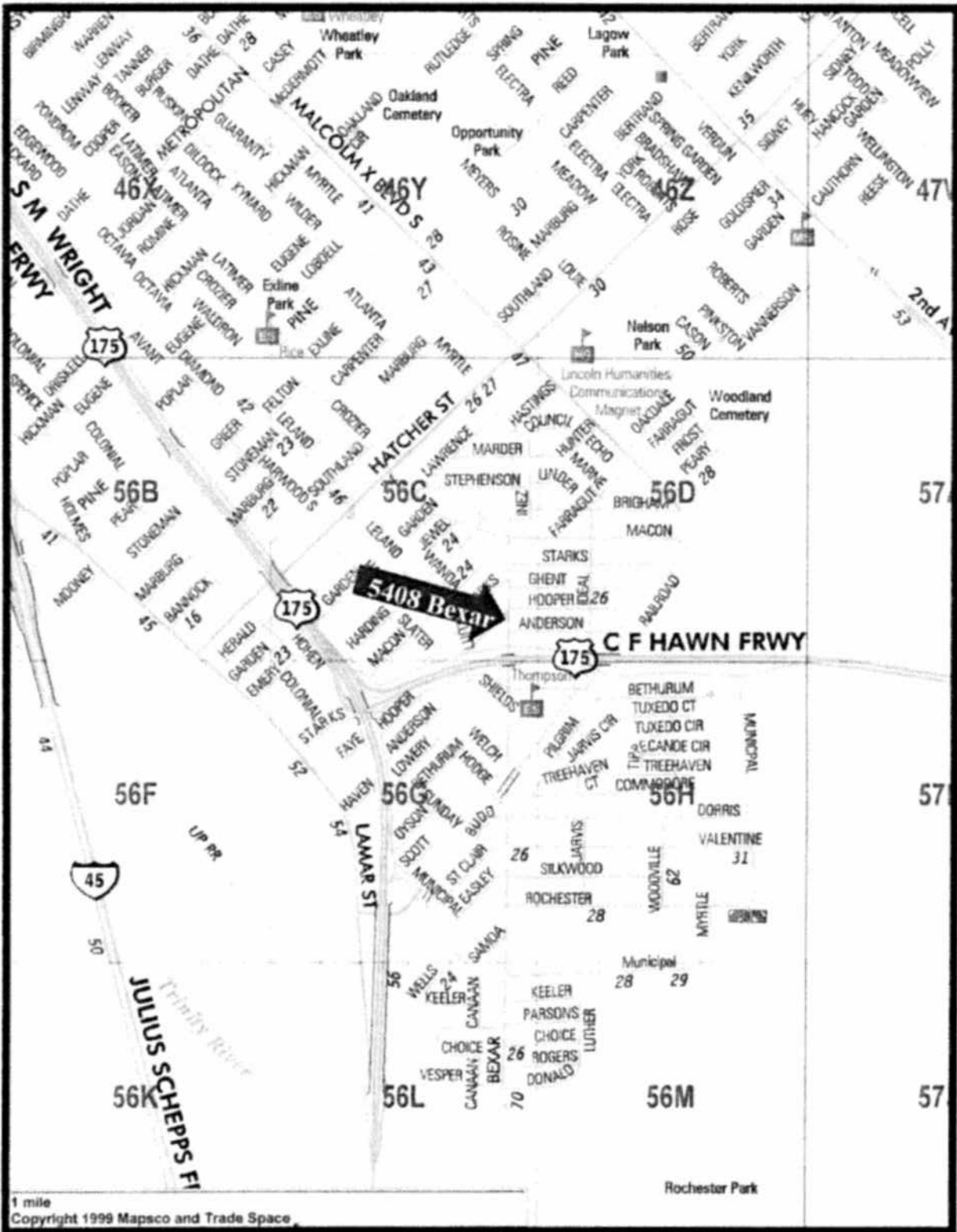
On February 28, 2007, the City Council accepted a bid from EDCO for the purchase of 1 vacant lot and authorized the execution of a Quitclaim Deed to the Property, subject to five year deed restrictions and the written proposal submitted by EDCO on February 14, 2007, by Resolution No. 07-0675.

**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

Attached



**MAPSCO 56C**

August 25, 2010

**WHEREAS**, the City of Dallas, for itself and as trustee on behalf of the County of Dallas, and the Dallas Independent School District acquired a Sheriff's Deed to property (Property) at a sheriff's tax sale; and

**WHEREAS**, on February 14, 2007, East Dallas Community Organization (EDCO) submitted a written proposal (Proposal) to purchase the Property and construct an affordable townhome on the Property; and

**WHEREAS**, on February 28, 2007, by Resolution No. 07-0675, pursuant to the provisions of Chapter 34, Section 34.015 of the Property Tax Code (re-designated as Local Government Code Section 253.010), and Chapter 2 of the City Code, the City Council accepted a bid from EDCO for the Property and authorized the execution of a quitclaim deed to the Property, subject to deed restrictions requiring a five-year affordability period and compliance with the Proposal; and

**WHEREAS**, EDCO did not develop the Property by the construction deadline date and now requests a change in its Proposal and the deed restrictions to extend the term to develop the Property;

**NOW, THEREFORE;**

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

**SECTION 1.** That the City hereby accepts an amended proposal from EDCO to extend the time to develop affordable housing on 1 unimproved property located at 5408 Bexar Street obtained under the HB110 process through the Land Transfer Program and hereby authorizes the City Manager to execute, upon approval as to form by the City Attorney, an amendment to the deed restrictions to extend the time to complete the development.

**SECTION 2.** That the City's acceptance of the amended proposal does not obligate the City of Dallas to expend any funding for the development of the Property.

**SECTION 3.** That this Resolution shall take effect immediately from and after its passage, in accordance with the Charter of the City of Dallas and is accordingly so resolved.

**DISTRIBUTION:**

Housing Department

City Attorney's Office

Office of Financial Services/Community Development, 4FN



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 25, 2010

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Housing/Community Services  
Public Works & Transportation

**CMO:** A. C. Gonzalez, 671-8925  
Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 45W 55A E

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### **SUBJECT**

Authorize Supplemental Agreement No. 1 to a professional services contract with Good Fulton and Farrell Architects – GFF Planning to increase the North Oak Cliff Marsalis Avenue Spatial Infrastructure Analysis contract amount by \$26,050 and expand the scope of work to allow for additional planning and design services within the North Oak Cliff/Marsalis Neighborhood Investment Program target area – Not to exceed \$26,050, from \$23,950 to \$50,000 – Financing: 2003 Bond Funds

### **BACKGROUND**

On September 24, 2008, by Resolution No. 08-2559, the City Council approved the redesignation of: CT 25.00, CT 27.01, CT 27.02 (South Dallas-Jubilee/Frazier), CT 39.02, 115.00(part) (South Dallas – Ideal/Rochester), CT 101.01, 101.02 (West Dallas), and designated CT 55.00 (part), CT 57.00, CT 87.04 (part), CT 87.05 (part), CT 88.01 (part), CT 88.02 (part), CT 113.00 (part), CT 114.01 (part) (Lancaster Corridor) and CT 20.00 (part) and CT 48.00 (part) (North Oak Cliff/Marsalis) as Neighborhood Investment Program target areas for a minimum of two years, beginning October 1, 2008.

On March 3, 2010, by Administrative Action No. 10-0768, the City of Dallas entered into a contract with Good Fulton and Farrell Architects – GFF Planning for planning and design services related to street infrastructure improvements, strengthening pedestrian access and connectivity, residential infill, and mixed used development within the North Oak Cliff/Marsalis NIP target area. This spatial infrastructure analysis is being implemented under the City's Neighborhood Investment Program (NIP) and is located within NIP target area CT 20.00 part/48.00 part.

An expansion of the scope of work and an increase in the contract amount is required to complete the planning and design analysis for the North Oak Cliff/Marsalis Avenue spatial infrastructure project.

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

On September 24, 2008, by Resolution No. 08-2559, the City Council approved the redesignation of: CT 25.00, CT 27.01, CT 27.02 (South Dallas-Jubilee/Frazier), CT 39.02, 115.00(part) (South Dallas – Ideal/Rochester), CT 101.01, 101.02 (West Dallas), and designated CT 55.00 (part), CT 57.00, CT 87.04 (part), CT 87.05 (part), CT 88.01 (part), CT 88.02 (part), CT 113.00 (part), CT 114.01 (part) (Lancaster Corridor) and CT 20.00 (part) and CT 48.00 (part) (North Oak Cliff/Marsalis) as Neighborhood Investment Program target areas for a minimum of two years, beginning October 1, 2008.

On March 3, 2010, by Administrative Action No. 10-0768, the City of Dallas entered into contract with Good Fulton and Farrell Architects – GFF Planning for planning and design services related to street infrastructure improvements strengthening pedestrian access and connectivity, residential infill, and mixed used development within the North Oak Cliff/Marsalis NIP target area. This spatial infrastructure analysis is being implemented under the City’s Neighborhood Investment Program (NIP) and is located within NIP target area CT 20.00 part/48.00 part.

**FISCAL INFORMATION**

2003 Bond Funds - \$26,050

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

**Good Fulton and Farrell - GFF Planning**

Hispanic Female	2	Hispanic Male	4
African American Female	0	African American Male	1
White Female	17	White Male	38
Other Female	0	Other Male	0

**OWNER(S)**

**Good Fulton and Farrell - GFF Planning**

Larry Good, President  
Duncan Fulton, Vice President  
David Farrell, Vice President

**MAP**

Attached

## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

PROJECT: Authorize Supplemental Agreement No. 1 to a professional services contract with Good Fulton and Farrell Architects – GFF Planning to increase the North Oak Cliff Marsalis Avenue Spatial Infrastructure Analysis contract amount by \$26,050 and expand the scope of work to allow for additional planning and design services within the North Oak Cliff/Marsalis Neighborhood Investment Program target area – Not to exceed \$26,050, from \$23,950 to \$50,000 – Financing: 2003 Bond Funds

Good Fulton and Farrell Architects is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Architecture & Engineering

### **LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY**

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$26,050.00	100.00%
Non-local contracts	\$0.00	0.00%
<b>TOTAL THIS ACTION</b>	\$26,050.00	100.00%

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION**

#### **Local Contractors / Sub-Contractors**

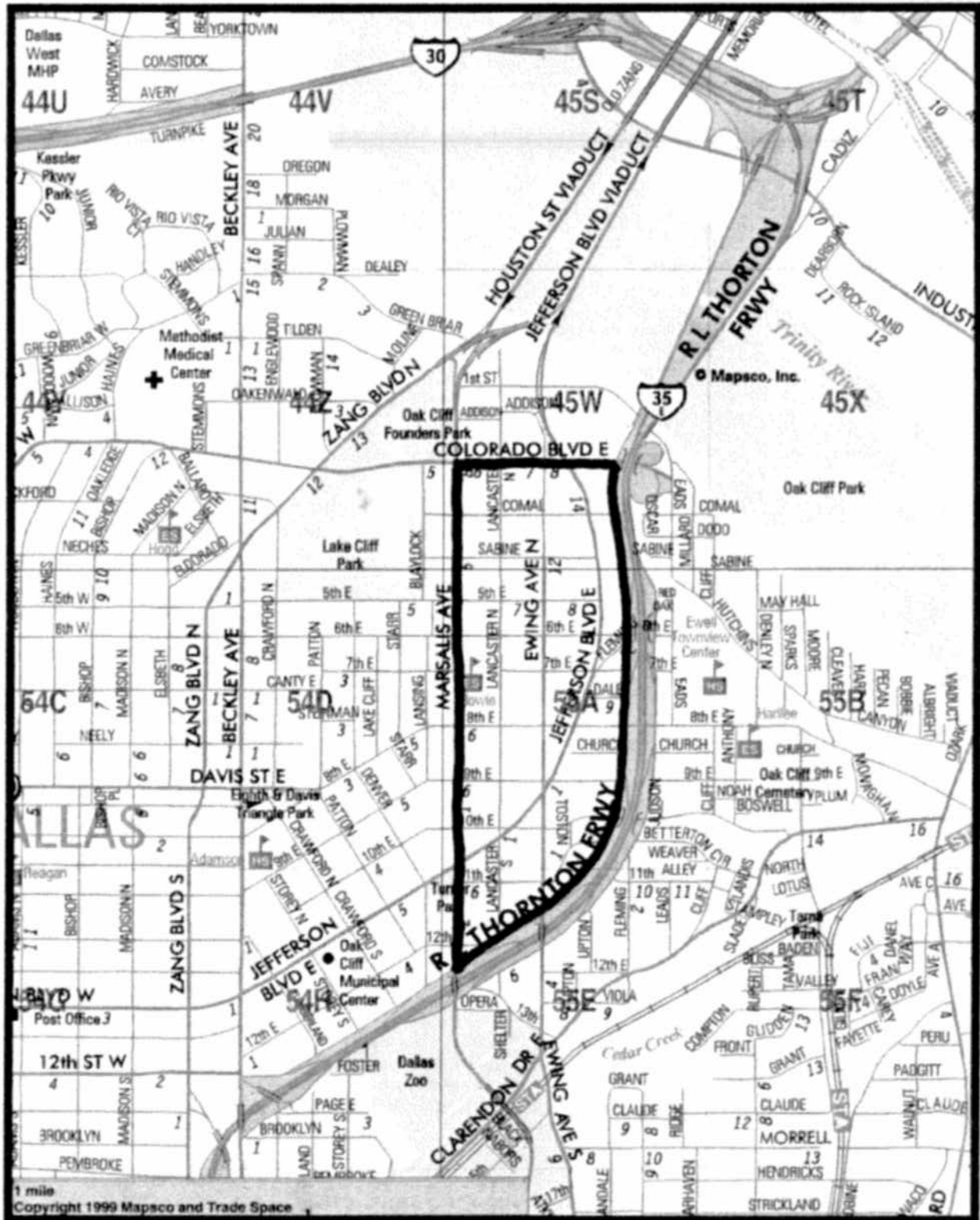
None

#### **Non-Local Contractors / Sub-Contractors**

None

### **TOTAL M/WBE PARTICIPATION**

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
<b>Total</b>	\$0.00	0.00%	\$0.00	0.00%



45W, 55A, 55E

August 25, 2010

**WHEREAS**, on September 24, 2008, by Resolution No. 08-2559, the City Council approved the redesignation of: CT 25.00, CT 27.01, CT 27.02 (South Dallas-Jubilee/Frazier), CT 39.02, 115.00(part) (South Dallas – Ideal/Rochester), CT 101.01, 101.02 (West Dallas), and designated CT 55.00 (part), CT 57.00, CT 87.04 (part), CT 87.05 (part), CT 88.01 (part), CT 88.02 (part), CT 113.00 (part), CT 114.01 (part) (Lancaster corridor and CT 20.00 (part) and CT 48.00 (part) (North Oak Cliff/Marsalis) as Neighborhood Investment Program target areas for a minimum of two years, beginning October 1, 2008; and

**WHEREAS**, On March 3, 2010, by Administrative Action No. 10-0768, the City of Dallas entered into contract with Good Fulton and Farrell Architects – GFF Planning for planning and design services related to street infrastructure improvements, strengthening pedestrian access and connectivity, residential infill, and mixed used development within the North Oak Cliff/Marsalis NIP target area. This spatial infrastructure analysis is being implemented under the City’s Neighborhood Investment Program (NIP) and is located within NIP target area CT 20.00 part/48.00 part; **NOW, THEREFORE,**

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

**Section 1.** That the City Manger is hereby authorized to execute Supplemental Agreement No.1 to the professional services contract with Good Fulton and Farrell Architects-GFF Planning to expand the scope of work to allow for increased schematic planning and design within the North Oak Cliff/Marsalis Neighborhood Investment Program target area in an amount not to exceed \$26,050.

**Section 2.** That the City Controller is hereby authorized to disburse funds in accordance with this Resolution and the terms and conditions of the contract with Good Fulton and Farrell Architects – GFF Planning:

Good Fulton and Farrell Architects – GFF Planning Vendor - 249502

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PD</u>	<u>AMOUNT</u>
6R21	PBW	R873	3099	HOUR873J411	\$26,050

August 25, 2010

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with 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, 4FN