KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2008
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 56C

SUBJECT

A resolution declaring 2 properties unwanted and unneeded and authorizing their conveyance by Deed without Warranty to Kaminski Holdings, Inc., for $10 and provision of a parking lot on the properties for a mixed-use development adjacent to the properties within 3 years of execution of the deed (list attached) – Financing: No cost consideration to the City

BACKGROUND

This item will declare 2 properties acquired by the City with Community Development Block Grant Funds unwanted and unneeded and authorize their conveyance for less than fair market value to Kaminski Holdings, Inc. (Kaminski). Kaminski will seek to replat the property and develop a parking lot on the property for a mixed-use building adjacent to the property. This economic development project is a neighborhood serving retail/office and rental housing development. At the southeast corner of Bexar Street and Macon Street, a two-story building will be developed containing a total of approximately 15,000 sq. ft. including approximately 7,500 sq. ft. of ground level commercial/retail space and a minimum of 7 affordable residential rental units on the second floor. Construction of the parking lot for the mixed-use building will require successful replats of the property by Kaminski. Approval to sell Kaminski the property does not constitute approval of replatting, which approval may be granted or withheld. The construction of the mixed-use development and parking lot shall be completed within three (3) years from the execution date of the Deed without Warranty for the 2 properties. The deed restrictions requiring affordable rental housing for low and moderate income persons will remain in effect for 5 years after initial occupancy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached
<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Address</th>
<th>DCAD Amount</th>
<th>Vacant/ Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>2510 Macon Street</td>
<td>$19,370</td>
<td>Improved</td>
</tr>
<tr>
<td>2.</td>
<td>2511 Starks Avenue</td>
<td>$ 4,000</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
WHEREAS, the City of Dallas acquired the tracts of land identified by legal description ("Property") on Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, as authorized by Section 272.001(i) of the Texas Local Government Code, the City desires to sell the Property to a developer for the development of a parking lot for a mixed-use building as a neighborhood serving retail/office and rental housing development including "affordable rental housing" on the second floor for low and moderate income persons as those terms are defined for the purposes of this resolution in Section 2-26.5 of the Dallas City Code ("Code"); and

WHEREAS, on June 28, 2006, by Council Resolution No. 06-1739, the City Council adopted the FY 2006-07 Consolidated Plan Budget which included $3,300,000 of Section 108 Intown Program Income to be used for eligible Housing Programs; and

WHEREAS, on November 8, 2006, by Council Resolution No. 06-3435, the City Council approved the final FY 2006-07 Consolidated Plan Reprogramming Budget #1 which authorized $1,350,000 to be used for Southern sector housing projects and this funding was used by the City to acquire the 2 properties for the development; and

WHEREAS, the Deed without Warranty to this Property will contain:
(1) a requirement that the purchaser seek to replat the Property (as defined in Exhibit "A") within twelve months of execution of the Deed without Warranty, which consent may be withheld,
(2) a requirement that within three (3) years of execution of the Deed without Warranty, the purchaser develop the Property with a parking lot for a building containing approximately 15,000 sq. ft. with approximately 7,500 sq. ft. as commercial/retail space on the first floor and affordable rental housing for low and moderate income households with a minimum of 7 units on the second floor of the building,
(3) a requirement that within three (3) years of execution of the Deed without Warranty, the purchaser of the Property shall secure occupancy of the 7 affordable rental housing units on the second floor of the developed 15,000 sq. ft. building by low to moderate income households (households whose incomes are less than 80% of the area median income),
(4) deed restrictions on the Property, acceptable to the City, requiring the 7 rental units on the second floor of the 15,000 sq. ft. building to remain affordable to low and moderate income households for 5 years after initial occupancy, and
(5) a right of reverter to be exercised by the City if the requirements of the Deed without Warranty are not met; and

WHEREAS, The City Council desires to declare 2 properties shown on Exhibit "A" unwanted and unneeded and authorize their conveyance to Kaminski Holdings, Inc. (Kaminski) ("Purchaser") for $10 and the provision of a parking lot on the Property;
NOW, THEREFORE; BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Property identified on Exhibit "A" is declared unwanted and unneeded by the City Council.

SECTION 2. That the Deed without Warranty to the Property will contain:

(1) a requirement that the purchaser seek to replat the Property (as defined in Exhibit "A") within twelve months of execution of the Deed without Warranty, which consent may be withheld,

(2) a requirement that within three (3) years of execution of the Deed without Warranty, the purchaser develop the Property with a parking lot for a building containing approximately 15,000 sq. ft. with approximately 7,500 sq. ft. as commercial/retail space on the first floor and affordable rental housing for low and moderate income households with a minimum of 7 units on the second floor of the building, within three (3) years of execution of the Deed without Warranty,

(3) a requirement that within three (3) years of execution of the Deed without Warranty, the purchaser of the Property shall secure occupancy of the 7 affordable rental housing units on the second floor of the developed 15,000 sq. ft. building by low to moderate income households (households whose incomes are less than 80% of the area median income),

(4) deed restrictions on the Property, acceptable to the City, requiring the 7 rental units on the second floor of the 15,000 sq. ft. building to remain affordable to low and moderate income households for 5 years after initial occupancy, and

(5) a right of reverter to be exercised by the City if the requirements of the Deed without Warranty are not met.

SECTION 3. That the conveyance of the Property shall be subject to any visible and apparent easements, any encroachments, any restrictions, easements and rights-of-way or other instruments of record.

SECTION 4. That upon receipt of the monetary consideration from Kaminski for the Property on Exhibit "A", the City Manager is hereby authorized to execute a Deed without Warranty, upon approval as to form by the City Attorney and attested by the City Secretary, conveying the land to Kaminski, subject to the aforesaid Section 2 and the City's right of reverter and deed restrictions.

SECTION 5. That the City Manager is authorized to execute an instrument, approved as to form by the City Attorney, releasing the City's reverter rights and terminating the deed restrictions to the land upon compliance with all terms and conditions of the deed restrictions.
SECTION 6. That any procedures required by Code Section 2-24 that are not required by state law are hereby waived with respect to this conveyance.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:
Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FN
<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Property Address</th>
<th>Lot</th>
<th>Block</th>
<th>Vacant/Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>E19</td>
<td>2510 Macon Street</td>
<td>5</td>
<td>10/2514</td>
<td>Improved</td>
</tr>
<tr>
<td>E21</td>
<td>2511 Starks Avenue</td>
<td>32</td>
<td>10/2514</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
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 5 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 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 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.
BACKGROUND (continued)

The approximate square footage and sales prices of the houses will be from 1,170 to 1,380 square feet and from $65,000 to $95,000. 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 percent of the AMFI, the remaining homes 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 $22,550.00 for the sales price, as calculated from the 08-09 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.
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.

On August 27, 2008, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2009 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, 2009 by Resolution No. 08-2257.

On October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785.

**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

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

<table>
<thead>
<tr>
<th>Property Address</th>
<th>MAPSCO</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 3320 Brantley</td>
<td>44L</td>
<td>6</td>
</tr>
<tr>
<td>2. 1816 Nomas</td>
<td>44J</td>
<td>3</td>
</tr>
<tr>
<td>3. 2014 Nomas</td>
<td>43M</td>
<td>3</td>
</tr>
<tr>
<td>4. 3333 Parvia</td>
<td>44L</td>
<td>6</td>
</tr>
<tr>
<td>5. 1720 Pueblo</td>
<td>44N</td>
<td>3</td>
</tr>
</tbody>
</table>
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
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, on August 27, 2008, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2009 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, 2009 by Resolution No. 08-2257; and

WHEREAS, on October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) 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 Habitat and authorize the sale of the said 5 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 5 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”.

November 10, 2008
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

<table>
<thead>
<tr>
<th>PARCEL NUMBER</th>
<th>STREET ADDRESS</th>
<th>QUALIFIED NONPROFIT PURCHASER</th>
<th>NUMBER OF HOMEOWNER UNITS</th>
<th>SALE AMOUNT</th>
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<tbody>
<tr>
<td>1</td>
<td>3320 Brantley</td>
<td>Dallas Neighborhood Alliance for Habitat</td>
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<td>$4,510.00</td>
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<td>Lot 12, Forest Dale Gardens Block 2, 7092</td>
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<td>2</td>
<td>1816 Nomas</td>
<td>Dallas Neighborhood Alliance for Habitat</td>
<td>1</td>
<td>$4,510.00</td>
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<td></td>
<td>Lot 20, Victory Gardens Addition Block H/1212</td>
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<td></td>
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<tr>
<td>3</td>
<td>2014 Nomas</td>
<td>Dallas Neighborhood Alliance for Habitat</td>
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<td>$4,510.00</td>
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<td></td>
<td>Lot 5, Victory Gardens Addition Block 9-7137</td>
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<tr>
<td>4</td>
<td>3333 Parvin</td>
<td>Dallas Neighborhood Alliance for Habitat</td>
<td>1</td>
<td>$4,510.00</td>
</tr>
<tr>
<td></td>
<td>Lots 1 &amp; 14, Forest Dale Gardens Block A/7065</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>1720 Nacho</td>
<td>Dallas Neighborhood Alliance for Habitat</td>
<td>1</td>
<td>$4,510.00</td>
</tr>
<tr>
<td></td>
<td>Lot 1b, Homestead Addition Block H/7116</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$22,550.00</strong></td>
</tr>
</tbody>
</table>
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. WEST DALLAS NO. 9

3. Provide the property address and legal description of the land requested (attach extra sheets if necessary)

   Property: 3333 Parvia, 3320 Brantley, 1720 Pueblo, 1816 Nomas, 2014 Nomas

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: 3
- Square Footage of each home: 1170-1380 square feet
- Number of Bedrooms/Baths in each home: 3 or 4
- Number of Garages: 1 per house
- Number of Carports: 0
- Type of Exterior Veneer: Fiber Cement
- Which sides: All
- Your Sales Price ranges without Subsidies to Qualified Low Income Buyer: $75,000 - $95,000

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: 1340
- Number of Bedrooms/Baths in each home: 3
- Number of Garages: 2
- Number of Carports: 0
- Type of Exterior Veneer: Hardiplank or similar
- Which sides: All
- Your Sales Price ranges without Subsidies to Qualified Low Income Buyer: $65,000 - $70,000

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: 2
- Number of Carports: 0
- 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. Please see attached.
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 ______ days
Completion of Construction ______ days
Sale of first affordable housing unit to low income households ______ days
Sale of last affordable unit to low income households ______ days
KEY FOCUS AREA: A Cleaner, Healthier City Environment

AGENDA DATE: November 10, 2008

COUNCIL DISTRICT(S): 3, 4, 6, 7

DEPARTMENT: Housing

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 39N 44K 44J 46V 55S

SUBJECT

Authorize the reconstruction on-site of five homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 1944 Gallagher Street in the amount of $87,500, 3618 Chicago Street in the amount of $87,500, 2714 Fernwood Avenue in the amount of $87,500, 3327 Spring Avenue in the amount of $87,500, and 2604 Larry Drive in the amount of $87,500 - Total not to exceed $437,500 - Financing: 2006-07 Community Development Grant Funds ($322,198); 2004-05 HOME Funds ($88,138), and 2006-07 HOME Funds ($27,164)

BACKGROUND

On November 12, 2007, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 50% Citywide and 80% in NIP areas of Area Median Family Income (AMFI).

On 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 of approximately 1,200 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)

On October 8, 2008, City Council approved an amendment to the Program Statement for the Home Repair Program which authorizes loans for reconstruction on site of new homes to low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment.

The following homeowners are at 80% and below AMFI, are eligible for a loan to reconstruct the homes on-site and the properties described are eligible for a loan to reconstruct the home on-site: a disabled male, Billy Joe Hood, 58 years old, resides at 1944 Gallagher Street; an elderly female, Martha E. Davis, 67 years old, resides at 3618 Chicago Street; an elderly female, Pearlie Mae Davis, 73 years old, reside at 2714 Fernwood Avenue; a couple Charles & his wife Mattie M. Evans, 75 & 74 years old, reside at 3327 Spring Avenue; an elderly couple, an elderly female, Celia Guzman, 73 years old, resides at 2604 Larry Drive.

This action provides authority to proceed with reconstruction of five single-family homes 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 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.

On October 8, 2008 the City Council authorized an amendment to the Reconstruction/SHARE Program Statement to assist low-income homeowners in Dallas earning less than 80% of Area Median Family Income (AMFI) and who are older than 62 years of age or disabled and provide assistance with one (1) tax and insurance payment by Resolution No. 08-2768.

FISCAL INFORMATION

2006-07 Community Development Grant Funds - $322,198
2004-05 HOME Funds - $88,138
2006-07 HOME Funds - $27,164

Council District 3 - $87,500
Council District 4 - $87,500
Council District 6 - $87,500
Council District 7 - $175,000

MAP(S)

Attached
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
WHEREAS, on October 8, 2008 the City Council authorized an amendment to Reconstruction/SHARE Program Statement to assist low-income homeowners at 80% of AMFI who are older than 62 years old or disabled and to provide assistance with one (1) tax and insurance payment; and

WHEREAS, the homeowners described made application to the Home Repair Program; Billy Joe Hood, 1944 Gallagher Street; Martha E. Davis, 3618 Chicago Street; Pearlie Mae Davis, 2714 Fernwood Avenue; Charles & wife Mattie M. Evans, 3327 Spring Avenue; Celia Guzman, 2604 Larry Drive; 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) Billy Joe Hood, Martha E. Davis, Pearlie Mae Davis, Charles & Mattie Evans, and Celia Guzman;

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: Billy Joe Hood, 1944 Gallagher Street; Martha E. Davis, 3618 Chicago Street; Pearlie Mae Davis, 2714 Fernwood Avenue; Charles & wife Mattie M. Evans, 3327 Spring Avenue; and Celia Guzman, 2604 Larry Drive, all in the amounts shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Billy Joe Hood, Martha E. Davis, Pearlie Mae Davis, Charles & Mattie Evans, and Celia Guzman for reconstruction on-site of homes to be located at 1944 Gallagher Street, 3618 Chicago Street, 2714 Fernwood Avenue, 3327 Spring Avenue, and 2604 Larry Drive.

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 06RP Dept HOU, Unit 3230, Obj 3100 CT HOU 3230A135 ($52,186)
Fund CD06 Dept HOU, Unit 3962, Obj 3100 ($8,150)
Fund HM06 Dept HOU, Unit 3979, Obj 3100 ($27,164)
Vendor #337558 - Builder's of Hope - 1944 Gallagher Street

Fund HMA4 Dept HOU, Unit 2668, Obj 3100 CT HOU 2668A134 ($63,786))
Fund 06RP Dept HOU, Unit 3230, Obj 3100 ($23,734))
Vendor #339393 - Bethel Construction – 3618 Chicago Street
SECTION 3. (continued)

Fund 06RP Dept HOU, Unit 3230, Obj 3100 CT HOU 3230A138 ($87,500)
Vendor #339393  - Bethel Construction - $29,371 – 2714 Fernwood Avenue

Fund 06RP Dept HOU, Unit 3230, Obj 3100 CT HOU 3230A137 ($87,500)
Vendor #339393  - Bethel Construction - $29,371 – 3327 Spring Avenue

Fund 06RP Dept HOU, Unit 3230, Obj 3100 CT HOU 3230A133 ($63,128)
Fund HMA4 Dept HOU, Unit 2674, Obj 3100 ($18,137)
Fund HMA4 Dept HOU, Unit 2668, Obj 3100 (6,235)
Vendor #339393  - Bethel Construction – 2604 Larry Drive

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
Budget and Management Services/Community Development, 4FS
SUBJECT

Authorize a loan in the amount of $928,473 to Carpenter's Point, L.P., a single asset entity, for partial funding of all pre-development soft costs, including the Texas Department of Housing and Community Affairs tax credit commitment fee, and partial funding of hard construction costs associated with the construction of the Carpenter’s Point Senior Apartments, a 150-unit multi-family residential development for seniors located at 3326 Mingo Street – Not to exceed $928,473 - Financing: 2007-08 HOME Funds

BACKGROUND

On February 13, 2008, the City Council authorized a pre-application waiver for Frazier Berean nka Carpenter’s Point Senior Project by Resolution No. 08-0454. On March 3, 2008, the City Council Housing Committee was briefed on the application for the Frazier Berean nka Carpenter’s Point Senior Project. On March 26, 2008, the City Council authorized support of 9% tax credits and expressed the City’s intent, subject to Council authorization, for a loan up to $928,473 for the Carpenter’s Point Senior Apartments Project, (FKA Frazier Berean Senior Apartments) located at 3326 Mingo by Resolution No. 08-0878. On April 9, 2008, the City Council approved the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 by Resolution No. 08-1053. On May 14, 2008, the City Council authorized the final FY 2007-08 Consolidated Plan Reprogramming Budget #3 approving the use of HOME Investment Partnership Funds (HOME) in the amount of $928,473, from the City’s Mortgage Assistance Program (MAP), to be allocated to the Carpenter’s Point Senior Apartments Project.

The City’s $928,473 HOME Funds loan allowed Carpenter’s Point, L.P., Carpenter’s Point Senior Apartments Project to gain an additional 19 qualifying points for the final 9% tax credit application and received a 2008 Low Income Housing Tax Credit award in July.
BACKGROUND (continued)

The Applicant must rent at least 100% of the units to low-to moderate-income households with incomes at or below 65% of Area Median Family Income (AMFI) with a 20% set aside for households with incomes at or below 50% AMFI at affordable rents and comply with all applicable federal regulations. As a condition for the approval of the 9% tax credits, the Applicant has committed to renting 8 units to tenants with household incomes at 30% or below the AMFI, 53 units to tenants with household incomes at 50% or below the AMFI and 89 units to tenants with household incomes at 60% or below the AMFI. Rents will be set at tax credit rental rates based on income and established by the State each year.

On March 3, 2008, the Housing Committee was briefed on the use of $928,473 in HOME funds increasing the total construction budget to provide for a partial funding of all pre-development soft costs ($3,928,157), including the Texas Department of Housing and Community Affairs tax credit commitment fee ($60,000), and a partial funding of hard construction costs ($9,175,748) loan with the Carpenter’s Point, L.P. was included on briefing agenda. The property is currently valued on the tax rolls for $383,080 and is appraised at $620,000.

The $928,473 loan will be at a one percent (1%) interest rate with interest only payable from available cash flow which will accrue and will be due and payable along with the full principal amount of the debt as a balloon payment upon the later of thirty years from the closing of the City’s loan or the sale or refinancing of the project. The loan will be non-recourse with an unsecured note and the property will be deed restricted during the term of the City’s loan to require that 100% of the units be rented low- to moderate-income households with incomes of 65% or less of the Dallas County AMFI with a 20% set aside for households with incomes at or below 50% AMFI at affordable rents and comply with all applicable federal regulations.

The project has already been approved for $928,473 in HOME funding in the 2007-08 Consolidated Plan Reprogramming Budget #3.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On March 3, 2008, the Housing Committee was briefed on the support and final application of the Frazier Berean nka Carpenter’s Point Senior apartment project for the 9% tax credit application for the 2008 funding year and with regard to a loan request for up to $928,473 in HOME funds.
PRIOR ACTION/REVIEW (Council, Boards, Commissions) (continued)

On March 26, 2008, the City Council expressed intent in support of the Frazier Berean nka Carpenter’s Point Senior Project 9% tax credit application by Resolution No. 08-0878.

On April 9, 2008, the City Council approved the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 by Resolution No. 08-1053.

On May 14, 2008, City Council held a public hearing to receive comments on the final FY 2007-08 Consolidated Plan Reprogramming Budget #3 and also approved the FY 2007-08 Consolidated Plan Reprogramming Budget #3 to reprogram $928,473 of HOME funds from the Mortgage Assistance Program to the Frazier Berean nka Carpenter’s Point Senior Project by Resolution No. 08-1453.

FISCAL INFORMATION

$928,473 - 2007-08 HOME Funds

OWNER

Carpenters Point, L.P.
General Partner:
Hebron Development, LLC.
George D. King, Jr., President
And sole member

DEVELOPER

Carleton Development, Ltd\n(Co-Developer)
CGB Southwest, Inc., General
Partner
Printice L. Gary
R. David Kelly
Neil R. Hildebrandt

Hebron Development, LLC
(Co-Developer)
George King, Jr.
President/Sole Member

MAP

Attached
WHEREAS, on February 13, 2008, the City Council authorized a pre-application waiver for Frazier Berean aka Carpenter's Point Senior Project by Resolution No. 08-0454; and

WHEREAS, the Carpenter's Point, L.P. submitted a request to the City of Dallas for HOME Investment Partnership (HOME) Funds in an amount not to exceed $928,473 for a partial funding of all pre-development soft costs ($3,928,157), including the Texas Department of Housing and Community Affairs tax credit commitment fee ($60,000), and a partial funding of hard construction costs ($9,175,748) of the Carpenter's Point Senior Apartments Project (FKA Frazier Berean Senior), and to obtain 19 qualifying points for the final 9% tax credit application; and

WHEREAS, on March 3, 2008, the City Council Housing Committee was briefed on the Carpenter's Point, L.P 9% tax credit application, including $928,473 increasing the total construction budget to provide for pre-development, eligible soft costs and construction costs associated with development of the Carpenter's Point Senior Apartments Project; and

WHEREAS, on March 26, 2008, the City Council authorized support of 9% tax credits and expressed the City's intent, subject to subsequent Council authorization, to a loan up to $928,473 for the Carpenter's Point Senior Apartments Project located at 3326 Mingo by Resolution No. 08-0878; and

WHEREAS, on April 9, 2008, the City Council approved the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3, which included $928,473 in HOME funds, by Resolution No. 08-1053; and

WHEREAS, on May 14, 2008, the City Council authorized the final FY 2007-08 Consolidated Plan Reprogramming Budget #3 approving the use of HOME funds in the amount of $928,473 to be allocated for the development of the Carpenter's Point Senior Apartments Project; and

WHEREAS, on July 31, 2008, the Texas Department of Housing and Community Affairs awarded 9% tax credits to the Carpenter's Point Senior Apartments Project in the amount of $1,200,000 and as a condition for the approval of the 9% tax credits, the Applicant has committed to renting of 8 units to tenants with household incomes at 30% or below the area median family income (AMFI) 53 units to tenants with household incomes at 50% or below the AMFI and 89 units to tenants with household incomes at 60% or below the AMFI; and

WHEREAS, the City Council desires to provide a $928,473 HOME loan to Carpenter’s Point, L.P., for pre-development costs, eligible soft costs and construction costs associated with the development of 3326 Mingo, for the new construction of a 150-unit multi-family rental project for seniors; and
WHEREAS, the execution of a HOME loan agreement by the City is subject: (1) to all applicable HOME regulatory requirements, (2) the loan will be non-recourse with an unsecured note will be unsecured, and (3) Carpenter’s Point, L.P. filing of deed restrictions requiring 100% of the units be rented to low to moderate income tenants at affordable rents with incomes of 65% or less of the Dallas County median income at affordable rents, (4) the outstanding principal balance of the City’s loan shall bear an interest rate of one percent (1%) per year with interest payable from available cash flow which will accrue and be due and payable with a balloon payment due after the maturity of the principal debt upon the later of thirty years from the closing of the loan or upon the sale or refinancing of the project. The closing of the City’s HOME fund loan must occur no later than June 30, 2009; and based upon the developer having agreed to the execution of a loan agreement with the City; 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 execute loan documents with Carpenter’s Point, L.P., a single asset entity, for pre-development costs, including the Texas Department of Housing and Community Affairs tax credit commitment fee, other eligible soft costs and construction costs associated with the construction of a 150-unit multi-family residential development for seniors located at 3326 Mingo.

SECTION 2. That the execution of a HOME loan agreement by the City is (1) subject to all applicable HOME requirements, (2) the loan will be non-recourse with an unsecured note, and (3) Carpenter’s Point, L.P. filing of deed restrictions requiring 100% of the units be rented to low to moderate income tenants at affordable rents with incomes of 65% or less of the Dallas County AMFI with a 20% set aside for households with incomes at or below 50% AMFI at affordable rents and comply with all applicable federal regulations.

SECTION 3. The outstanding principal balance of the City’s loan shall bear an interest rate of one percent (1%) per year, which will accrue and be due and payable with the full principal balance upon the later of thirty years from the closing of the loan or upon the sale or refinancing of the Project. The closing of the City’s HOME loan must occur no later than June 30, 2009.

SECTION 4. That the City Controller be authorized to disburse funds in accordance with this Resolution as follows:

<table>
<thead>
<tr>
<th>CARPENTER’S POINT, LP</th>
<th>Vendor – VS0000037516</th>
</tr>
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<tbody>
<tr>
<td>FUND</td>
<td>DEPT</td>
</tr>
<tr>
<td>HM07</td>
<td>HOU</td>
</tr>
</tbody>
</table>
SECTION 5. 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 HOME loan, until such time as the loan documents are duly approved by all parties and executed.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Budget and Management Services/Community Development, 4FS
KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2008
COUNCIL DISTRICT(S): All
DEPARTMENT: Department of Development Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: N/A

SUBJECT
A public hearing to receive comments regarding consideration of amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new "Form Districts" for walkable, mixed use developments at a range of densities and an ordinance granting the amendments
DCA 078-011
Recommendation of Staff: Approval of staff alternative recommendations
Recommendation of CPC: Approval of attached ordinance
Note: This item was considered by the City Council at a public hearing on October 22, 2008, and was held under advisement until November 10, 2008, with the public hearing open.
FILE NUMBER: DCA 078-011
DATE INITIATED: February 26, 2007

TOPIC: Form Districts

CITY COUNCIL DISTRICTS: All
CENSUS TRACTS: All

PROPOSAL: Amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new “Form Districts” for walkable, mixed use developments at a range of densities.

SUMMARY: The proposed amendment would establish new form districts to encourage walkable mixed use developments that are consistent with the forwardDallas! comprehensive plan.

STAFF RECOMMENDATION: Approval of staff alternative recommendations.

CITY PLAN COMMISSION RECOMMENDATION: Approval of the attached ordinance.
BACKGROUND

- Current mixed use zoning districts do not result in sufficient predictability and walkability in the developments permitted within them.

- *forwardDallas!* recommended the establishment of new form-based zoning districts to encourage walkable mixed use development as a high priority for implementation of the future vision.

- On February 26, 2007, the City Council Quality of Life Committee established an Advisory Committee to serve as a sounding board and to provide policy guidance for development of an enabling ordinance for form districts. This committee met 15 times between April 2007 and March 2008 and made a recommendation for City Plan Commission consideration.

- Two rounds of community stakeholder meetings were held in September 2007 and December 2007.

- On May 8, 2008, the City Plan Commission established an Ad Hoc Committee to review the Advisory Committee recommendations in relation to alternative staff/consultant recommendations. The Ad Hoc Committee met three times in May 2008 and made a recommendation for City Plan Commission consideration.

- On June 5, 2008 City Plan Commission acted to adopt an ordinance establishing Form Districts based on the City Plan Commission Ad Hoc Committee recommendations.

- A Council Study Group was established and met six times between July 14, 2008 and October 14, 2008 to hear comments from community stakeholders and review staff recommended alternative recommendations.

PROPOSAL

The proposal establishes a new Article XIII in Chapter 51(A) of the Dallas Code to enable form district zoning that encourages walkable mixed use development. Form district zoning puts less emphasis on the regulation of land uses and greater emphasis on the placement of buildings and parking on sites, reduced parking, streetscape and pedestrian friendly minor street standards.

The attached ordinance reflects the CPC recommendation. Staff/consultant alternative recommendations are summarized below:

- Do not permit drive-through facilities.
- Require a minimum ground floor elevation of 30 inches for residential developments adjacent to the sidewalk to ensure privacy.
DCA-078-011

- Require regulating plans to establish specific rather than general boundaries for overlay districts.
- Allow a 2% parking reduction for developments on sites between ¼ mile and ½ mile walking distance of a rail transit station.
- Establish 100 feet as the maximum depth for a required RTN buffer adjacent to single family zoning.
- Make open space provisions mandatory instead of optionally applied through an open space overlay. Require minimum open space of 4% of net site area, or based on a computation tied to residential density, whichever is greater. Do not allow landscaped medians to be counted as open space.
- Delete transitional use provisions.
- Allow Height Map Overlays to be used as an alternative to the Residential Proximity Slope to ensure appropriate height transitions to single family neighborhoods. Clarify that Height Map Overlays may be used to establish view corridors.
- Strike the "critical mass" limitations on the applicability of the WR and WMU districts.

**ZOAC ACTION**

On June 14, 2007 the City Plan Commission took action to have the draft ordinance brought directly for consideration to a joint committee including the City Plan Commission and ZOAC. Consequently, there is no ZOAC action on this item. The City Plan Commission established an Ad Hoc Committee which has unanimously recommended approval of the attached ordinance without the staff/consultant recommended changes.

**CPC ACTION (April 24, 2008)**

**Motion:** In considering amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new "Form Districts" for walkable, mixed use developments at a range of densities, it was moved to hold this case under advisement until May 8, 2008.

Maker: Weiss  
Second: Emmons  
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0

Absent: 0

Vacancy: 0
CPC ACTION (May 8, 2008)

Motion: It was moved to approve the creation of a City Plan Commission forwardDallas! Ad Hoc Committee to make recommendations to CPC regarding the Form Based Zoning with Commissioner Davis as the Chair and Commissioners Wolfish and Lueder as members.

Maker: Alcantar
Second: Buehler
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Jones-Dodd
Vacancy: 0

Motion: In considering amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new “Form Districts” for walkable, mixed use developments at a range of densities, it was moved to hold this case under advisement until June 5, 2008.
DCA-078-011

Maker: Alcantar
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Weiss, Lueder, Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0
Absent: 1 - Jones-Dodd
Vacancy: 0

Speakers: For: Pam Conley, 901 N. Main Ave., Dallas, TX, 75208
Michael Jung, 4400 Bank of America Plaza, Dallas, TX, 75202
Virginia McAlester, 5703 Swiss Ave., Dallas, TX, 75214
Pat White, 4714 Wildwood Rd., Dallas, TX, 75209
Joyce Lockley, 4718 Wateka Ave., Dallas, TX, 75209
Macey Davis, 8322 Ridgelea St., Dallas, TX, 75209
Scott Potter, 48423 Junius St., Dallas, TX, 75246
Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Against: None

CPC ACTION (June 5, 2008)

Motion: It was moved to recommend approval of amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new “Form Districts” for walkable, mixed use developments at a range of densities subject to the recommendations of the CPC Ad Hoc Committee.

Maker: Davis
Second: Weiss
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers, Lozano, Bagley, Jones-Dodd, Weiss, Lueder, Buehler, Wolfish, Ekblad, Alcantar
Against: 0
Absent: 1 - Emmons
Vacancy: 0
Speakers: For: Michael Jung, 7143 Fisher Rd., Dallas, TX, 75214
Neal Sleeper, Address not given
Scott Potter, 4843 Junius St., Dallas, TX, 75246
Against: None