

Memorandum

2010 JUL 30 AM 10:12

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE July 30, 2010

TO Housing Committee Members: Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT August 2, 2010 Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, August 2, 2010, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, at 2:00 p.m. The agenda is as follows:

1. Approval of June 21, 2010 Minutes Councilmember Steve Salazar
2. Substantial Amendment to the City of Dallas FY 2008- 2013 Consolidated Plan Williams/Chipperfield (Estimated time 20 minutes)
3. American Recovery & Re-Investment Act - Homeless Prevention and Rapid Re-Housing Program (HPRP) Update Mitchell/Killingsworth (Estimated time 20 minutes)
4. Update on 2010 Low Income Housing Tax Credit Projects for Dallas Mitchell/Killingsworth (Estimated time 20 minutes)
5. Update on Section 108 Guaranteed Loan Applications Projects Brideau/Killingsworth (Estimated time 20 minutes)
6. Upcoming Agenda Items For information only (Estimated time 20 minutes)
 - a. Land Bank City Contract
 - b. Land Bank Sale – Habitat (2 lots)
 - c. Land Bank Sale - Habitat (4 lot)
 - d. Land Bank Sale – ICDC (4 lots)
 - e. Land Bank Sale – Habitat (21 lots)
 - f. Land Bank Annual Plan – Call for Public Hearing
 - g. Reconstruction Replacement Home (6)
 - h. Zoning Request for Davis Street Corridor
7. Public Comments



Steve Salazar, Chair
Housing Committee

- c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Helena Stevens-Thompson, Assistant to the City Manager

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

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

Housing Committee

Meeting Record June 21, 2010

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

Meeting Date: June 21, 2010

Meeting Start time: 2: 09 p.m.

<p><u>Committee Members Present:</u> Steve Salazar (Chair) Carolyn R. Davis (Vice-Chair) Tennell Atkins Dwayne Caraway Ann Margolin Pauline Medrano</p>	<p><u>Staff Present:</u> A.C. Gonzalez-Asst. City Manager Jerry Killingsworth-Director/HOU Jack Ireland-Director/CMO Jeanne Chipperfield-Chief Financial Officer/BMS Theresa O'Donnell-Director/DEV Charles Brideau-Asst Director/HOU Bernadette Mitchell-Asst. Director/HOU Karen D. Rayzer-Asst. Director/HOU Rubben Henderson-HOU Suanne Durham-HOU Cobbie Ransom-HOU Deborah Jogai-CAO Joey Zapata-CCS Michael Bostic-CAO Laura Foland-CAO Mary Supino-CAO John Rogers-CAO Vernon Young-DEV Aldo Fritz-HOU Brittany Burrell-CMO Rhonn Ramirez-CSO Cassandra Luster-HOU Alida Allen-HOU</p>
<p><u>Other Councilmember's Present:</u> Jerry Allen Delia D. Jasso David Neumann</p>	<p><u>Other Attendees</u> Mike Faenza-Metro Dallas Homeless Alliance Daron Trapscott-Preservation Dallas William Meaton-Clason Real Estate Frank Ward-The Trinity Reunion Virginia McAlester-Swiss Ave Historic District Scott Potter-Preservation Dallas Liam Mulvaney-LifeNet Veletta Lill-National Trust Historic Preservation Greg Brown-Dallas Center For Architecture Representative from Dallas Morning News</p>
<p><u>Committee Members Absent:</u></p>	

AGENDA:

Housing Committee Meeting Called to Order by CM Steve Salazar

1. Approval of June 7, 2010 Minutes of the Housing Committee
Presenter(s): Council Member Steve Salazar

Action Taken/Committee Recommendation(s):

Motion made by: CM Pauline Medrano	Motion seconded by: CM Ann Margolin
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. Housing Program Update and Recommendations

Presenter(s): A.C. Gonzalez, Asst. City Manager/Jerry Killingsworth, Director
Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by:	Motion seconded by:
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. Demolition Process for Urban Nuisances in Existing and Proposed Historic District

Presenter(s): A.C. Gonzalez, Asst. City Manager/Theresa O'Donnell, Director/Jerry Killingsworth, Director
Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by:	Motion seconded by:
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items

Information Only:

- a. Reconstruction Replacement Home (4)
- b. Public Hearing NSP Amendments
- c. Public Hearing Forest Heights Neighborhood DC (1 lot)
- d. Public Hearing Section 108 - Lancaster Urban Village
- e. Public Hearing Section 108 – Champion Homes @ Copperidge
- f. Public Hearing Section 108 – Kleberg Commons
- g. Public Hearing Section 108 – Sphinx At Lawnview
- h. Public Hearing Section 108 Wynnewood Senior Housing

Action Taken/Committee Recommendation(s)

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Motion made by:	Motion seconded by:
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned by CM Carolyn R. Davis

Motion made by:	Motion seconded by:
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Meeting Adjourned: 3:45 P.M.

Approved By: _____

DRAFT

Memorandum



DATE July 29, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Substantial Amendment to the City of Dallas FY 2008-2013 Consolidated Plan

On Monday, August 2, 2010, you will be briefed on a Substantial Amendment to the City of Dallas FY 2008-2013 Consolidated Plan. A copy of the briefing is attached.

Please let me know if you have any questions.



Jeanne Chipperfield
Chief Financial Officer

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Judiciary
Jerry Killingsworth, Housing/Community Services Director
Jack Ireland, Executive General Manager
Helena Stevens-Thompson, Assistant to the City Manager

Substantial Amendment to the City of Dallas FY 2008- 2013 Consolidated Plan

Presented to the
Housing Committee
August 2, 2010





Purpose

- Review proposed amendments to the FY 2008-2013 Consolidated Plan and Annual Action Plan Budgets
- Seek committee's recommendation to full Council for approval on August 11, 2010



Consolidated Plan

- The Consolidated Plan is a comprehensive analysis and strategic plan that identifies and addresses community needs. City's needs include:
 - Housing
 - Homelessness
 - Economic Development
 - Public Services (i.e. health and human services programs)
- Covers a planning period of five years
 - Current 5-year plan covers FY 2008-09 through 2012-13
- To receive grant funds, the City must complete a Consolidated Plan and submit the Plan to HUD



Consolidated Plan (cont'd)

- Consolidated Plan budget includes the following HUD grants:
 - Community Development Block Grant (CDBG)
 - Emergency Shelter Grant (ESG)
 - HOME Investment Partnerships Program (HOME)
 - American Dream Down-payment Assistance (ADDI) – Discontinued after FY 08-09
 - Housing Opportunities for Persons with AIDS (HOPWA)



Consolidated Plan (cont'd)

- Each year, the City receives grant funds from HUD according to an entitlement allocation formula
 - To be an entitlement city, must have population of 50,000 or more
 - Allocation is based on latest Census data
- Current Consolidated Plan (FY2008-09 through 2012-13) submitted to HUD in 2008



Annual Action Plan

- Grant funds are budgeted and submitted to HUD each year in Annual Action Plan document
 - Combined total approximately \$30m annually
 - Budget must be developed consistent with needs and priorities as identified in 5-year Consolidated Plan document
 - Action Plan must be submitted by August 15th of each year (for the fiscal year beginning October 1)
 - Denied access to funds if deadline is missed (statutory)



Background

- Since 2008, the City has identified additional priority needs not originally specified in the Consolidated Plan submitted to HUD
- To date, five amendments have been incorporated
 1. Neighborhood Stabilization Program (NSP), 11/09
 2. Homeless Prevention and Rapid Re-housing Program, 05/09
 3. Community Development Block Grant – Recovery Funds, 05/09
 4. Realignment of programs and services due to department consolidations, 10/09
 5. Amend Program Statement for NSP, 05/10



Approval Process

- Amendments to the Consolidated Plan require
 - Preliminary adoption and call for a public hearing
 - 30-day review and comment period
 - One newspaper ad
 - Hold public hearing
 - Final adoption



Amendment

- Recommended amendment #6 to the Consolidated Plan includes:
 - A. The production, acquisition or rehabilitation of rental units for low and moderate income renters
 - Affordable housing priority needs currently identified in the Consolidated Plan are low to moderate income and elderly homeowners and elderly renters
 - Amendment increases access to eligible uses of HUD funds to address affordable rental housing needs



Amendment

- B. Micro-loans for the establishment, stabilization and expansion of microenterprises
- New PILOT service as recommended by HUD
 - Expands eligible economic development activities provided by Business Assistance Centers
 - Available to for-profit businesses with five (5) or fewer employees, including the owner
 - City to establish parameters and range of loans for new lending service at a later date



Amendment

- C. Use of up to \$75,000,000 in Section 108 funds as potential resources to address identified needs
 - Section 108 Guaranteed Loan Funds not identified as a potential resource in Consolidated Plan
 - In January 2009, City Council approved that staff move forward with Section 108 loan application process for individual housing projects
 - Funding for each project will be submitted to HUD as an individual Section 108 loan program application and will require separate hearings and submission to HUD



Amendment

- In order to incorporate additional priority needs and the proposed use of up to \$75m of Section 108 loans funds as potential resource to address identified needs, an amendment to the Consolidated Plan is required



Next Steps

- August 11 – Seek City Council authorization of preliminary adoption of Substantial Amendment #6 to the Consolidated Plan and call public hearing
- August 12 – 30 day review and comment period begins
- Sept 8 – Hold public hearing
- Sept 22 – Final adoption of Substantial Amendment #6 to the Consolidated Plan

Memorandum



CITY OF DALLAS

DATE July 30, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT American Recovery & Re-Investment Act
Homeless Prevention and Rapid Re-Housing Program (HPRP) Update

On Monday, August 2, 2010, you will be briefed on American Recovery & Re-Investment Act - Homeless Prevention and Rapid Re-Housing Program (HPRP) Update. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A. C. Gonzalez', written over a printed name and title.

A. C. Gonzalez
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
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Helena Stevens-Thompson, Assistant to the City Manager

American Recovery & Re-Investment Act

Homelessness Prevention and Rapid Re-Housing Program (HPRP) Update

**A Briefing to the
Housing Committee**

**Housing/Community Services Department
August 2, 2010**





Purpose

- To provide an update on the City of Dallas' Homelessness Prevention and Rapid Re-Housing Program (HPRP) funded through the American Re-Investment and Recovery Act (ARRA).
- To recommend an amendment to the HPRP Program

HPRP Goals

- Homeless Prevention
 - Targets individuals and families currently in housing but at risk of becoming homeless and need temporary rent or utility assistance to prevent homelessness or assistance to move to another unit
 - Prevent people from becoming homeless
 - Outreach to people at high risk of homelessness
 - Assess ability to remain in current housing or alternative housing
- Rapid Re-Housing
 - Targets individuals and families already experiencing homelessness, timing out of emergency or transitional shelters, or on the street who need temporary assistance in order to obtain housing and keep it
 - Help people who become homeless to quickly move into permanent housing
 - Develop process for assessing people within a few days of entering shelter (strengths, resources, and barriers to exiting homelessness)

HPRP Eligible Activities

- **Financial Assistance**

- Short-term rental (3 months)
- Medium-term rental (4 to 18 months)
- Security & utility deposits
- Utility payments (18 months and up to 6 months in arrears)
- Moving cost assistance (truck rental, moving cost, short-term storage up to 3 mos.)
- Motel and hotel vouchers (up to 30 days)

Note: Payments can only be made to third parties such as landlords or utility companies.

- **Housing Relocation and Stabilization Services**

- Case Management
- Outreach and Engagement
- Housing Search and Placement
- Legal Services
- Credit Repair

- **Data Collection and Evaluation** - collection and reporting of client information

- **Administrative** - 5% maximum

Eligibility for HPRP

- Must be at or below 50% of Area Median Income:

<u>Family Size</u>	<u>Amount</u>	<u>Family Size</u>	<u>Amount</u>
1 Person	\$23,950	5 Person	\$36,900
2 Person	\$27,350	6 Person	\$39,650
3 Person	\$30,750	7 Person	\$42,350
4 Person	\$34,150	8 Person	\$45,100

- Must be either homeless or would be homeless but for this assistance and 1) has not identified appropriate subsequent housing options and 2) lacks financial resources and support networks to identify immediate housing or remain in existing housing.
- Must have an initial consultation with a case manager or authorized representative who can determine the appropriate level of assistance.

HPRP Budgets

Direct Assistance	Homeless Prevention	Rapid Re-Housing	Totals
Sub-recipient Contractors	\$1,756,549	\$2,691,196	\$4,556,125
City Operated Programs	\$1,158,185	0	\$1,923,508
Subtotal	\$2,914,734	\$2,691,196	\$5,605,930
Non-Program Items			
Housing/Community Services (Outreach & Engagement)			\$263,185
Housing/Community Services Data Collection			\$100,000
Housing/Community Services Administration			\$143,367
City Auditor's Grant Compliance Group			\$216,000
Subtotal			\$722,552
Un-obligated Funds			
Direct Assistance	\$858,875		\$858,875
Grand Totals	\$3,773,609	\$2,691,196	\$7,187,357

Homeless Prevention Providers' Update

Agency	Dollars Committed	Dollars Spent	Balance	% Expended
Catholic Charities	\$ 528,987.00	\$ 207,972.20	\$ 321,014.80	39%
Central Dallas Ministries	\$ 403,172.00	\$ 244,780.02	\$ 158,391.98	61%
Housing Crisis	\$ 184,788.00	\$ 52,539.65	\$ 132,248.35	28%
Interfaith Housing	\$ 229,877.00	\$ 51,232.58	\$ 178,644.42	22%
Legal Aid	\$ 207,025.00	\$ 32,366.00	\$ 174,659.00	16%
MLK	\$ 579,092.00	\$ 139,365.03	\$ 439,726.97	24%
Salvation Army	\$ 202,700.00	\$ 78,461.58	\$ 124,238.42	39%
West Dallas	\$ 579,093.00	\$ 190,411.01	\$ 88,681.99	33%
Total	\$ 2,914,734.00	\$ 977,128.07	\$ 1,917,605.93	34%

Rapid Re-Housing Providers' Update

Agency	Dollars Committed	Dollars Spent	Balance	% Expended
The Family Place	\$ 409,037.00	\$ 91,852.55	\$ 317,184.45	22%
Family Gateway	\$ 788,912.00	\$ 123,200.83	\$ 665,711.17	16%
Metrocare Services	\$ 601,841.00	\$ 142,371.94	\$ 459,469.06	24%
Nexus	\$ 358,519.00	\$ 140,063.20	\$ 218,455.80	39%
Shared Housing	\$ 532,887.00	\$ 77,475.61	\$ 455,411.39	15%
Total	\$ 2,691,196.00	\$ 574,964.13	\$ 2,116,231.87	21%



Accomplishments

Persons Served:

Homeless Prevention: 789 Households

Rapid Re-Housing: 440 Households

Outreach and Engagement:

682 Households

Total Expenditures:

Federal Funds \$1,795,902

Represents a 300% increase per month

Forecast

- July 2012 –All funds must be spent
 - Expenditures are on target to meet this requirement ahead of schedule
 - Homeless Prevention assistance need will continue to be high
 - Homeless Prevention assistance will continue to be spent faster than Rapid Re-Housing
 - Amendments for reallocating funds will be needed over the next year and a half to adjust to demand for assistance

Substantial Amendment

Recommendation:

- \$546,727 be awarded to most successful subrecipient contractor, Central Dallas Ministries, to continue Homeless Prevention Assistance
- \$213,970 be set up for Homeless Prevention Services to be provided through the Housing/Community Services (H/CS) Department
- \$41,730 be reallocated to Case Management to provide intake for the Homeless Prevention Services offered through HCS
- \$56,448 be reallocated to data management
- Total of \$858,875 to be reprogrammed

Next Steps

- August 5, 2010 –Community Development Commission will be briefed on the recommended amendments
- August 11, 2010 – City Council will consider preliminary adoption of substantial amendment and setting of the public hearing
- April 12– September 22 public comment period
- September 22 –City Council will hold a public hearing and consider final approval of substantial amendment
- October 1 – Implementation of program changes

Memorandum



CITY OF DALLAS

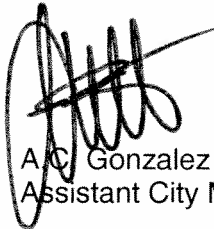
DATE July 30, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Update on 2010 Low Income Housing Tax Credit Projects for Dallas

On Monday, August 2, 2010, you will be briefed on Update on 2010 Low Income Housing Tax Credit Projects for Dallas. A copy of the briefing is attached.

Please let me know if you have any questions.



A.C. Gonzalez
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
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Update on 2010 Low Income Housing Tax Credit Projects for Dallas

A Briefing To The
Housing Committee

Housing/Community Services Department
August 2, 2010



Key Focus Area: Economic Vibrancy

Purpose

- ❑ Provide information regarding fourteen Low Income Housing Tax Credit (LIHTC) Projects for Dallas that applied for 9% tax credits from the Texas Department of Housing & Community Affairs (TDHCA)

Background Information

- December 2009, Texas Department of Housing & Community Affairs (TDHCA) released the Qualified Allocation Plan and Rules to allow for developers to apply for 2010 Low Income Housing Tax Credits (LIHTCs)
- January 8, 2010, Preapplications from developers were due to TDHCA
- January 22, 2010, applications from developers were due to the City of Dallas
- February 1, 2010, City Council Housing Committee was briefed on the LIHTC Program and notified of the applications which had been submitted to the City of Dallas
- February 16, 2010, City Council Housing Committee was briefed and the Committee recommended support of certain LIHTC projects
- February 24, 2010, City Council approved recommendations for support of LIHTC projects
- March 1, 2010, final applications from developers were due to TDHCA
- March – July 2010, Developers applications were scored and appeals were heard₃

TDHCA LIHTC Allocations & Scoring

- In 2010, TDHCA will provide approximately \$10M per year for 10 years for the North Texas Region including Dallas, Denton, Collin, Tarrant, and Grayson Counties
- 89.5% of that allocation (\$9.6M) will be provided to urban projects and 10.5% (\$1.1M) will be provided to rural projects
- TDHCA further categorizes projects statewide into a general pool and an “At Risk” pool
 - The “At Risk” projects are those where the units are currently low income and they are at risk of losing all financial benefits available to the development to keep them affordable
 - The “At Risk” pool will be funded for 15% of the total state allocation or approximately \$7.6M
- The LIHTC point based scoring system has a maximum of 240 points

2010 LIHTC Results for Dallas

Project Name	Address	Council District	# of Units	Unit Types	Status
Atmos Lofts	300 S.Harwood/1900 Jackson	14	107	Families	Received Tax Credits
Hillside West Seniors	32 Pinnacle Park	3	130	Senior	# 1 on waiting list; Did not Receive Tax Credits
Greenhaus at East Side	4611 East Side Ave.	2	24	SRO-PSH	# 5 on waiting list; Did not Receive Tax Credits
Champion Homes at Copperridge	5542 Maple Ave.	2	107	Families	# 7 on waiting list; Did not Receive Tax Credits
Evergreen Residences	3800 Willow	2	100	SRO-PSH	# 10 on waiting list; Did not Receive Tax Credits
Kleberg Commons	12700 Kleberg Rd.	8	200	Senior	# 13 on waiting list; Did not Receive Tax Credits
Wynnewood Village (At Risk Category)	1500 S.Zang	3	140	Senior	# 1 on "At Risk" waiting list; Did not Receive Tax Credits
Prince of Wales	4515 Live Oak	2	63	SRO-PSH	Application Terminated
Sphinx at Lawnview	4120 Lawnview	7	130	Senior	Application Terminated
Jackson Square	1701 Jackson St.	14	100	Families	Withdrew application
Akard Plaza	1011 S. Akard	2	203	SRO-PSH	Withdrew application
Terrace at Founders Square	1400 Englewood (at Tilden)	3	172	Senior	Withdrew application
Hatcher Square	4600 Scyene	7	126	Families	Withdrew application
Evergreen Residences	2012 Jackson St.	14	100	SRO-PSH	Withdrew application

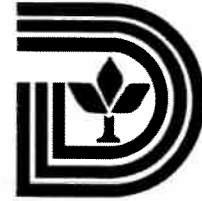
Next Steps

- ❑ Applicants must accept the LIHTC award
- ❑ If any applicant declines the offer, the next applicant in scoring order will be offered the LIHTCs
- ❑ LIHTC applicants are finalized by September typically
- ❑ TDHCA application for 2011 LIHTC will be released in December 2010

Attachment A

Texas Department of Housing &
Community Affairs
Application Log with Final Scoring

Memorandum



CITY OF DALLAS

DATE July 30, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Update on Section 108 Guaranteed Loan Applications Project

On Monday, August 2, 2010, you will be briefed on Update on Section 108 Guaranteed Loan Applications Project. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to be 'A.C. Gonzalez', written over a circular stamp or mark.

A.C. Gonzalez
Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
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Update on Section 108 Guaranteed Loan Application Projects

A Briefing to the Housing Committee
August 2, 2010

Housing/Community Services Department



Purpose

Provide information and update status of Community Development Block Grant Section 108 Guaranteed Loan Applications

Background

- ❑ November 17, 2008, City Council Economic Development and Housing Committees were briefed on Council authorization of Section 108 applications
- ❑ January 5, 2009, City Council Economic Development and Housing Committees were briefed on application requirements and proposed guidelines for up to a total of \$75,000,000 in Section 108 loan applications
- ❑ January 28, 2009, the City Council adopted CDBG Section 108 Guarantee Loan Program Statement
- ❑ From May 2009 to May 2010, each project was individually briefed to City Council Housing Committee

Background (cont.)

- ❑ A neighborhood public hearing was held for each project
- ❑ A thirty day public comment period preceded each City Council hearing and final approval
- ❑ As found in the following schedule, City Council gave individual approval for each of nine projects

Background (cont.)

CITY COUNCIL APPROVAL OF SECTION 108 LOAN APPLICATIONS

PROJECT	Address	Location	Type Construction	Loan Amount	Total Units	Total Affordable Units	Council Approval
Atmos Lofts	1900 Jackson St.	Downtown	Rehab	9,000,000	230	117	6/24/2009
Shamburger Development	5630 SMU Blvd.	North	New	15,254,000	417	104	6/24/2009 and 10/28/2009*
Continental Building	1810 Commerce St.	Downtown	Rehab	7,600,000	203	41	1/13/2010
Champion Homes at Copperridge	5602 Maple Ave.	North	New	1,000,000	107	107	6/23/2010
TOTAL NORTHERN SECTOR				32,854,000			
Courtyards at La Reunion	2201 Fort Worth Ave.	Oak Cliff	New	5,300,000	95	59	12/9/2009
Orleans at La Reunion	2300 Fort Worth Ave.	Oak Cliff	New	10,350,000	240	49	12/9/2009
Zang Triangle	1340 Plowman Ave.	Oak Cliff	New	5,500,000	260	52	1/13/2010
Lancaster Urban Village	4300 S. Lancaster Rd.	Oak Cliff	New	7,400,000	193	39	6/23/2010
Kleberg Commons	12700 Kleberg Rd.	Woodland Springs	New	1,500,000	200	200	6/23/2010
Wynnewood Seniors Housing	1500 S. Zang	Oak Cliff	New	1,500,000	140	140	6/23/2010
TOTAL SOUTHERN SECTOR				31,550,000			
*refined the description of the uses of Section 108 funds							

Background (cont.)

- ❑ Following City Council approval, Section 108 applications were finalized and submitted to the local regional office of HUD in Fort Worth
- ❑ Section 108 applications for projects awaiting approval of Low Income Housing Tax Credits (LIHTC) as a major source of project funding will not be filed with HUD unless the state approves a tax credit award
- ❑ As found in the following schedule, the applications submitted to HUD are still pending approval at the local office level, pending review of loan structure at HUD headquarters or have been withdrawn by the developer

Background (cont.)

STATUS OF SECTION 108 LOAN APPLICATIONS					
PROJECT	Address	Location	Council Approval	Application Submitted to HUD	Application Status
Atmos Lofts	1900 Jackson St.	Downtown	6/24/2009	5/11/2010	Under review HUD regional office Fort Worth
Shamburger Development	5630 SMU Blvd.	North	6/24/2009 and 10/28/2009*	11/3/2009	Loan structure under review HUD headquarters
Continental Building	1810 Commerce St.	Downtown	1/13/2010	1/15/2010	Under review HUD regional office Fort Worth
Champion Homes at Copperridge	5602 Maple Ave.	North	6/23/2010	Pending State approval of tax credits	
Courtyards at La Reunion	2201 Fort Worth Ave.	Oak Cliff	12/9/2009	12/22/2009	Pending outcome of HUD headquarters review
Orleans at La Reunion	2300 Fort Worth Ave.	Oak Cliff	12/9/2009	12/22/2009	Pending outcome of HUD headquarters review
Zang Triangle	1340 Plowman Ave.	Oak Cliff	1/13/2010	1/15/2010	Developer withdrew application
Lancaster Urban Village	4300 S. Lancaster Rd.	Oak Cliff	6/23/2010	Pending application finalization	
Kleberg Commons	12700 Kleberg Rd.	Woodland Springs	6/23/2010	Pending State approval of tax credits	
Wynnewood Seniors Housing	1500 S. Zang	Oak Cliff	6/23/2010	Pending State approval of tax credits	

Application Status of Conversion Projects

Atmos Lofts

- Section 108 application submitted after financing structure including State Low Income Housing Tax Credit (LIHTC) financing was approved by City Council and project scored high enough in LIHTC round to assure award of credits
- Application currently under review at HUD Fort Worth regional office
 - Location of most of affordable units in one of three buildings
 - Citizen participation
 - Larger size of advertisement run in section other than legal
 - Substantial amendment to Consolidated Plan to add total \$75M in possible additional funds

Application Status of Conversion Projects

Atmos Lofts (cont.)

- After local office approval, application will be sent to HUD Washington D.C. headquarters office for review and approval of application

Continental Building

- Section 108 amended application submitted changing use of funds from acquisition loan to loan for construction costs for conversion from commercial to residential
 - Application currently under review at HUD Fort Worth regional office
-

Application Status of Conversion Projects

□ Continental Building (Cont.)

- After local office approval, application will be sent to HUD Washington D.C. headquarters office for review and approval of application and request for waiver of 51% affordability requirement

Application Status of New Construction Projects

Shamburger Development

- Section 108 application submitted for acquisition loan to developer
 - HUD Fort Worth regional office submitted loan structure question to HUD Washington D.C. headquarters office for approval
 - Assistant City Manager, Assistant Director, City Washington lobbyist, developer and developer's counsel met with headquarters staff and Office of General Counsel (OGC)
 - Councilmember Hill sent letter to HUD Assistant Secretary Sims
- Application still under review at HUD OGC in Washington office
- After HUD headquarters approval of loan structure, HUD regional office will approve the remaining elements of the application

Application Status of New Construction Projects

□ Shamburger Development (cont.)

- After local office approval, application will be sent to HUD Washington D.C. headquarters office for review and approval of application

□ Courtyards at La Reunion and Orleans at La Reunion

- Application review on hold with HUD regional office until HUD headquarters review of loan structure for Shamburger
- Developer has deeded property back to acquisition lender and submission of amended application is pending decision by current owner
- Application process will be the same as for Shamburger after OGC loan structure approval

Application Status of Tax Credit Projects

- Council has approved submission of Section 108 applications for Champion Homes at Copperridge, Kleberg Commons and Wynnewood Seniors Housing contingent upon receipt of 2010 allocation of tax credits
- These projects are currently on the LIHTC wait list and the Section 108 applications will be pending for 90 to 120 days until it is certain that they will not receive an allocation

Next Steps

- Downtown commercial building applications
 - HUD Fort Worth regional office approval of application
 - HUD Washington D.C. headquarters approval of application and finalization of terms of loan to City
 - Council authority by resolution to enter into loan agreement with developer
 - Closing of loan with developer and start of construction
 - Section 108 funds will reimburse developer for work in place

Next Steps (cont.)

- Projects with element of new residential construction
 - HUD Washington D.C. headquarters approval of structure to allow use of Section 108 funding for acquisition of project site for new residential construction
 - HUD regional office approval of application
 - HUD headquarters approval of application and finalization of terms of loan to City

Next Steps (cont.)

- New residential construction projects (cont.)
 - Council authority by resolution to enter into loan agreement with developer
 - Closing of loan with developer and start of construction
 - City will purchase property and lease back to developer
 - City will own property until City's Section 108 loan with HUD is paid in full
 - City loan and leasehold interest will be subordinate to developer's senior loan with bank

Next Steps (cont.)

- Projects with pending 2010 State Low Income Housing Tax Credit (LIHTC) allocations
 - Notification of State LIHTC award
 - Submission of Section 108 application to HUD regional Fort Worth office only with 2010 LIHTC award
 - HUD regional office approval of application
 - HUD headquarters approval of application and finalization of terms of loan to City

Next Steps (cont.)

2010 LIHTC projects (cont.)

- Council authority by resolution to enter into loan agreement with developer
- Closing of loan with developer and start of construction
- City will purchase property and lease back to developer
 - City will own property until City's Section 108 loan with HUD is paid in full
 - City loan and leasehold interest will be subordinate to developer's senior loan with bank

Attachment A

Project Information Summaries

Atmos Lofts

- **Description:**
 - Conversion of three office buildings to create 230 multi-family units for families and 10,000 square feet of retail space
 - 56 efficiencies, 138 one-bedroom units, 36 two-bedroom units
 - 117 affordable units
 - 6 units for households at or below 30% area median family income
 - 49 units for households at or below 50% area median family income
 - 52 units for households at or below 60% area median family income
 - 10 units for households at or below 80% area median family income
 - Located at 1900 Jackson Street

- **Applicant** –FC Atmos, Inc.
 - Partners Include:
 - Lawrence E. Hamilton and Lawrence E. Hamilton III

- **Developer** – Hamilton Development

- **Property Manager** – Pinnacle, an American Management Services Central Co.

Atmos Lofts

Sources

Section 108 Loan	\$ 9,000,000
Tax Credit Equity	10,959,203
Construction Loan	13,672,115
Federal Home Loan Bank Grant	500,000
Historic Tax Credit Equity	3,060,888
NTCOG	500,000
DowntownDallas Grant	100,000
Developer Equity	<u>2,967,000</u>
Total Sources	\$40,759,206

Uses

Land and Building Acquisition	725,000
Hard Costs	\$25,602,206
Indirect Costs	4,557,000
Developer Fee	5,934,000
Construction Bridge Loan	1,225,000
Section Interest Reserve Fund	756,000
Other Financing Costs	200,000
Reserves	760,000
Commercial Space Costs	<u>1,000,000</u>
Total Uses	\$40,759,206

Shamburger Development

- **Description:**
 - Construction of 417 multi-family apartment units and 1,430 square feet of retail space
 - 42 efficiencies, 168 one-bedroom units, 199 two-bedroom units, 8 three-bedroom units
 - 104 affordable units
 - 42 efficiencies
 - 62 one-bedroom
 - Located at 5630 SMU Boulevard

- **Applicant** – 5630 SMU Boulevard LP
 - Partners Include:
 - General Partner, MC Townhomes I LP, sole member of general partner LLC
 - Limited Partner, MC Townhomes I LP, majority limited partner

- **Developer** – Prescott Development Company LLC

- **Property Manager** – Greystar

Shamburger Development

SOURCES

First Lien Note	\$36,744,788
Section 108 Loan	15,254,000
Developer Equity	<u>9,242,525</u>
Total Sources	\$61,241,313

USES

Land Acquisition	\$11,450,000
Site Work	3,863,160
Construction Costs	34,768,447
Soft Costs	1,325,581
Developer Fee	2,355,528
Operating Reserve	928,462
Debt Service Reserve Fund	1,597,493
Section 108 Interest Reserve Fund	2,292,000
Real Estate and Mortgage Costs	<u>2,660,642</u>
Total Uses	\$61,241,313

Continental Building

Description

- Conversion of a vacant commercial building to create 203 multi-family apartment units and 5,000 square feet of retail space
- 145 one-bedroom units and 58 two-bedroom units
- 41 affordable units
 - 29 one-bedroom
 - 12 two-bedroom
- Located at 1810 Commerce Street

Applicant – FC Continental Complex, L.P.

- Partners
 - General Partner, FC Continental GP, Inc.
 - Limited Partner Forest City Residential, Inc.

Developer – Forest City Residential Group, Inc.

Property Manager – Forest City Residential Management, Inc.

Continental Building

SOURCES

Section 108 Loan	\$ 7,600,000
Downtown Connection TIF Loan	2,000,000
City TIF Reimbursement	2,500,000
Net Historic Tax Credit	7,413,194
NTCOG Grant	608,000
Developer Equity	9,178,926
Construction Loan	<u>28,402,500</u>
Total Sources	\$57,702,620

USES

Building Acquisition Less Parking Income	\$ 6,194,891
Construction	31,756,838
Interior Demolition and Abatement	1,040,960
Site Work	720,000
Soft Costs	6,769,784
Developer Fee	1,826,018
Section 108 Interest Reserve Fund	912,000
Mortgage Interest and Costs	2,591,380
Contingency	3,381,088
Operating and Debt Service Reserve Fund	<u>2,509,661</u>
Total Uses	\$57,702,620

Champion Homes at Copperridge

- **Description:**
 - New construction of 107 multi-family units for families and retail space
 - 53 one-bedroom units and 54 two-bedroom units
 - 6 units for households at or below 30% area median family income
 - 38 units for households at or below 50% area median family income
 - 63 units for households at or below 60% area median family income
 - Located at 5602 Maple Avenue

- **Applicant** – Chickory Court IX, LP, Odyssey Residential Holdings, LP
 - Partners include:
 - Saleem Jafar, Bill Fisher

- **Developer** – Saleem Jafar & Bill Fisher

- **Property Manager** – Odyssey Residential Management, LLC

Champion Homes at Copperridge

SOURCES

Permanent Debt	\$ 3,150,000
Section 108 Loan	1,000,000
Tax Credit Equity	9,739,545
Deferred Developer Fee	<u>150,474</u>
Total Sources	\$14,040,019

USES

Land Acquisition	\$ 2,120,000
Sitework	963,000
Hard Construction Costs	5,904,520
Contractor's Fees	961,453
Contingency	343,376
Professional Fees	680,000
Interim Financing Costs	1,089,250
Permanent Financing Fees	316,420
Development Fee	1,262,000
Reserves & Other Costs	<u>400,000</u>
Total Uses	\$14,040,019

Courtyards at La Reunion

Description

- Construction of 95 multi-family apartment units and 3,175 square feet of retail space
- 91 one-bedroom units and 4 two-bedroom units
- 59 affordable one-bedroom units
- Located at 2201 Fort Worth Avenue

Applicant – Courtyards at La Reunion, LLC

- Avalon Residential Care Homes, Inc., a Seib family enterprise
- Todd Aaron Seib, Manager and members Jonathan Seib, Jeffrey Seib and Timothy Seib

Developer – Avalon Residential Care Homes, Inc.

Property Manager – Capstone Real Estate Services, Inc.

Courtyards at La Reunion

SOURCES

Section 108 Loan	\$ 5,300,000
1st Lien Mortgage	4,786,880
Developer Equity (cash)	<u>1,000,000</u>
Total Sources	\$11,086,800

USES

Land and Building Acquisition	\$ 3,500,000
Site Work	536,000
Abatement & Demolition	300,000
Construction Costs	4,035,800
Additional Fees & Soft Costs	850,000
Operating & Construction Reserve	901,000
Relocation	173,000
Section 108 Interest Reserve	<u>791,000</u>
Total Uses	\$11,086,800

Orleans at La Reunion

Description

- Construction of 240 multi-family apartment units and 20,000 square feet of retail
- 17 efficiencies, 151 one-bedroom units and 72 two-bedroom units
- 49 affordable units
 - 17 efficiencies
 - 17 one-bedroom
 - 15 two-bedroom
- Located at 2300 Fort Worth Avenue

Applicant – Orleans at La Reunion, LLC

- Avalon Residential Care Homes, Inc., a Seib family enterprise
- Todd Aaron Seib, Manager and members Jonathan Seib, Jeffrey Seib and Timothy Seib

Developer – Avalon Residential Care Homes, Inc.

Property Manager – Capstone Real Estate Services, Inc.

Orleans at La Reunion

SOURCES

Section 108 Guaranteed Loan	\$10,350,000
1st Lien Mortgage	18,139,944
Developer Equity (cash)	<u>5,073,896</u>
Total Sources	\$33,563,840

USES

Land Purchase	\$ 6,676,016
Site Work	1,969,000
Abatement & Demolition	310,000
Construction Costs	17,891,640
Additional Fees & Soft Costs	1,594,234
Developer Fee	-0-
Operating & Construction Reserve	3,376,200
Relocation	194,250
Section 108 Interest Reserve	<u>1,552,500</u>
Total Uses	\$33,563,840

Lancaster Urban Village

□ **Description**

- Construction of commercial/retail space and multi-family apartment units
- 14,131 square feet of retail/office space
- Creation of employment opportunities
- Provision of community-serving businesses for the area
- 193 multi-family apartment units with studio and one, two, and three-bedroom unit floor plans and including 39 affordable apartment units
- Located at 4300 S. Lancaster Road

□ **Applicant** – Lancaster Urban Commercial LKLC

□ **Developer** – Catalyst Urban Development LLC

□ **Property Manager** – Capstone Real Estate Services, Inc.

Lancaster Urban Village

Commercial – Office/Retail

SOURCE

Section 108 Guaranteed Loan	\$7,400,000
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USES

Land Acquisition	\$1,819,820
Sitework – demolition/infrastructure	2,606,011
Commercial Development Costs	2,041,769
Section 108 Interest Reserve	<u>932,400</u>
Total uses	\$7,400,000

Commercial – Garage

SOURCES

New Market Tax Credits	\$2,814,534
Public/Private Partnership-NMTC	<u>358,500</u>
Total Sources	\$3,173,034

USES

Mixed Use Garage	\$2,506,295
Urban League Portion of Garage	<u>666,739</u>
Total uses	\$3,173,034

Residential

SOURCES

HUD 221(d)(4)	\$12,420,129
Public Private Partnership-Residential	<u>2,841,068</u>
Total Sources	\$15,261,197

USE

Residential Development Costs	\$ 15,261,197
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Kleberg Commons

Description:

- New construction of 200 multi-family units for seniors
- 100 one-bedroom units and 100 two-bedroom units
- 30 units for households at or below 30% area median family income
- 70 units for households at or below 50% area median family income
- 100 units for households at or below 60% area median family income
- Located at 12700 Kleberg Road

Applicant – Kleberg Leased Housing, L.P.

- Partners include:
 - Dale Lancaster and Jeffrey Spicer

Developer – Arrington Developers, LLC

Property Manager – Guardian Asset Management, Inc.

Kleberg Commons

SOURCES

Taxable Loan	\$ 3,700,000
Section 108 Loan	1,500,000
Tax Credit Equity	13,727,417
Deferred developer fee	<u>559,285</u>
Total Sources	\$19,486,702

USES

Land Acquisition	\$ 1,800,000
Hard Construction Costs	13,197,096
Architect/Engineering	303,500
Permits and Fees	95,600
Financing	356,720
Construction Period Interest	444,000
Tax Credit Costs	103,432
Soft Costs	58,681
Legal	40,000
FFE	152,300
Prestabilization Costs	210,000
Reserves	569,707
Developer Fee	<u>2,155,666</u>
Total Uses	\$19,486,702

Wynnewood Seniors Housing

Description:

- New construction of 140 multi-family apartment units for Seniors
- 73 one-bedroom units and 67 two-bedroom units
- 7 units for households at or below 30% area median family income
- 56 units for households at or below 50% area median family income
- 77 units for households at or below 60% area median family income
- Located at 1500 S. Zang Boulevard

Applicant – Wynnewood Senior Housing, L.P.

■ Partners Include:

- Central Dallas CDC, Banc of America Community Development Corporation

Developer – Bank of America, CDC

Property Manager – To be determined

Wynnewood Seniors Housing

SOURCES

Conventional Loan	\$ 1,755,838
Section 108 Loan	1,459,247
Tax Credit Equity	14,714,548
Deferred Developer Fee	<u>1,465,225</u>
Total Sources	\$19,394,858

USES

Land Acquisition/Demolition	\$ 2,337,500
Hard Construction Costs	10,630,145
Rehabilitation Soft Costs	2,909,085
Developer Fees	2,520,001
Other Soft Costs	284,325
Reserves & Others	<u>713,802</u>
Total Uses	\$19,394,858

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 11, 2010
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: N/A

SUBJECT

Authorize the City Manager to enter into a new contract with the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) to **(1)** incorporate all required provisions of the existing contract, as amended; **(2)** provide that the City may refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31 of each year; **(3)** provide pro bono legal services to prosecute the lawsuits during the term of the contract; **(4)** allow for the Land Bank to collect an administrative fee of \$1,000 per lot, upon conveyance to a qualified developer; for each Land Bank lot that was acquired through the Neighborhood Stabilization Program (NSP); and **(5)** add requirements to the contract requiring the Land Bank to comply with all NSP rules and regulations, as applicable - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the City Manager to execute a new contract with the Land Bank that replaces the existing contract and extends the term, but incorporates all of the required provisions of the existing contract, as amended, and adds requirements to the contract that the Land Bank comply with all NSP rules and regulations, as applicable. Additionally, the contract allows the City to refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31st of each year, provides pro bono legal services to prosecute the lawsuits during the term of the contract, and for each Land Bank lot that was acquired through the NSP, allows for the Land Bank to collect an administrative fee of \$1,000 per lot upon conveyance to a qualified developer.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, the City Council authorized the establishment of the 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 previously approved by City Council on January 28, 2004 by Resolution No. 04-1726.

On June 24, 2004, the DHADC Board authorized the contract with the City to implement the Urban Land Bank Demonstration and Residential Development Acquisition Loan Programs.

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 approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501.

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 January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration 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.

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

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.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

On September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313; and

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

FISCAL INFORMATION

No cost consideration to the City

August 11, 2010

WHEREAS, on January 28, 2004, the City Council: 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 Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) 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 Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004, by Resolution No. 04-0458; and

WHEREAS, on June 24, 2004, the DHADC Board authorized the contract with the City to implement the Urban Land Bank Demonstration and Residential Development Acquisition Loan Programs; 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 approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; 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 January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration 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

August 11, 2010

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, on April 8, 2009, the City Council approved an Amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

WHEREAS, on September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313; and

WHEREAS, on October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557; and

WHEREAS, the City Council desires to enter into a new contract with the DHADC;
NOW, THEREFORE,

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

August 11, 2010

SECTION 1. That, upon approval as to form by the City Attorney, the City Manager is authorized to execute new contract with DHADC to (1) incorporate all of the required provisions of the existing contract, as amended; (2) provide that the City may refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31st of each year; (3) provide pro bono legal services to prosecute the lawsuits during the term of the contract and (4) for each Land Bank lot that was acquired through the Neighborhood Stabilization Program (NSP), allow for the Land Bank to collect an administrative fee of \$1,000 per lot upon conveyance to a qualified developer; and (5) add requirement(s) to the contract that the Land Bank comply with all NSP rules and regulations, as applicable.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 11, 2010
COUNCIL DISTRICT(S): 4, 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 56H 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 2 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, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008 and August 3, 2009, 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 a 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 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by 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, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to 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 three years of conveyance.

BACKGROUND (continued)

Habitat will build affordable houses on the lots. The approximate square footage and sales price of the houses will be from 1,170 to 1,302 square feet and from \$80,000 to \$90,000. 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 percent of the AMFI. DHADC will receive \$9,100.00 for the sales price, as calculated from the 09-10 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.

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

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.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

On September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313.

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

FISCAL INFORMATION

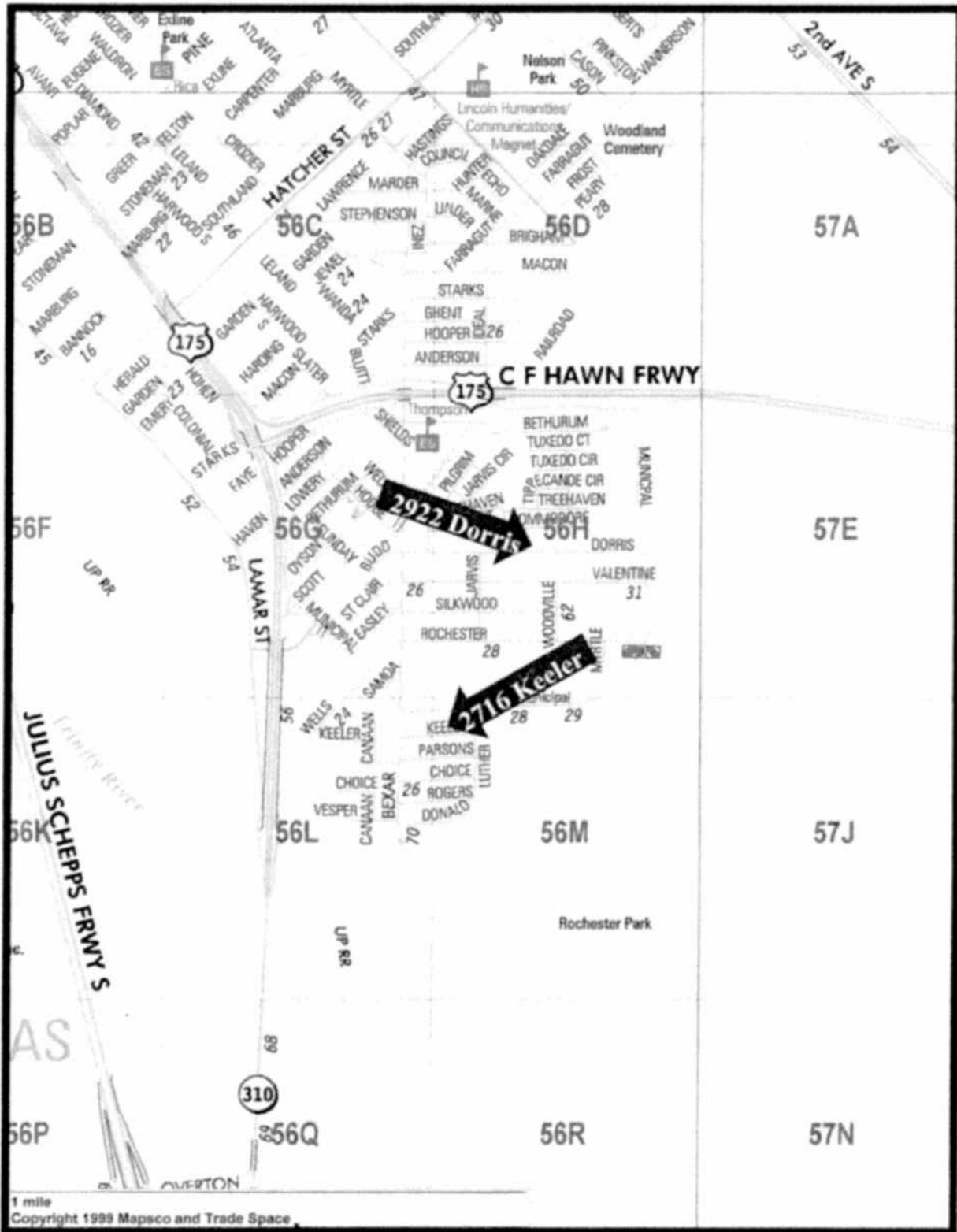
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF 2 LOTS
TO DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT**

<u>Property Address</u>	<u>MAPSCO</u>	<u>Council District</u>
1. 2922 Dorris	56H	7
2. 2716 Keeler	56M	4



MAPSCO 56H & 56M

August 11, 2010

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 11, 2010

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, on April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

WHEREAS, on September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313; and

WHEREAS, on October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 2 lots from DHADC to Habitat to build affordable houses; **NOW, THEREFORE;**

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

August 11, 2010

SECTION 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 2 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, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on "Exhibit A".

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

DISTRIBUTION:

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2922 Dorris Lot 13, Rochester Park Addition Block 5/7072	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,475.00
2	2716 Keeler Lot 13, Lincoln Manor Addition #3 Block 2/7075	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,625.00
TOTAL				\$9,100.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 2
- (2) Land Bank name for this parcel of lots. Bonton
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 2922 Dorris & 2716 Keeler

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 2
Square Footage of each home 1170 - 1302
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Siding Which sides Front
Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80,000 - \$90,000

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

Number of homes to be built on lots
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
Sales Price ranges without Subsidies to Qualified Low Income Buyer

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 1 Number of Carports Detached Attached
Type of Exterior Veneer Which sides
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.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 11, 2010
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 56C D G

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 4 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, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008 and August 3, 2009, 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 a 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 4 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, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to 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 three years of conveyance.

BACKGROUND (continued)

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,400 square feet and from \$80,000 to \$90,000. 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 percent of the AMFI. DHADC will receive \$17,241.12 for the sales price, as calculated from the 09-10 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.

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

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.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

On September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313.

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

FISCAL INFORMATION

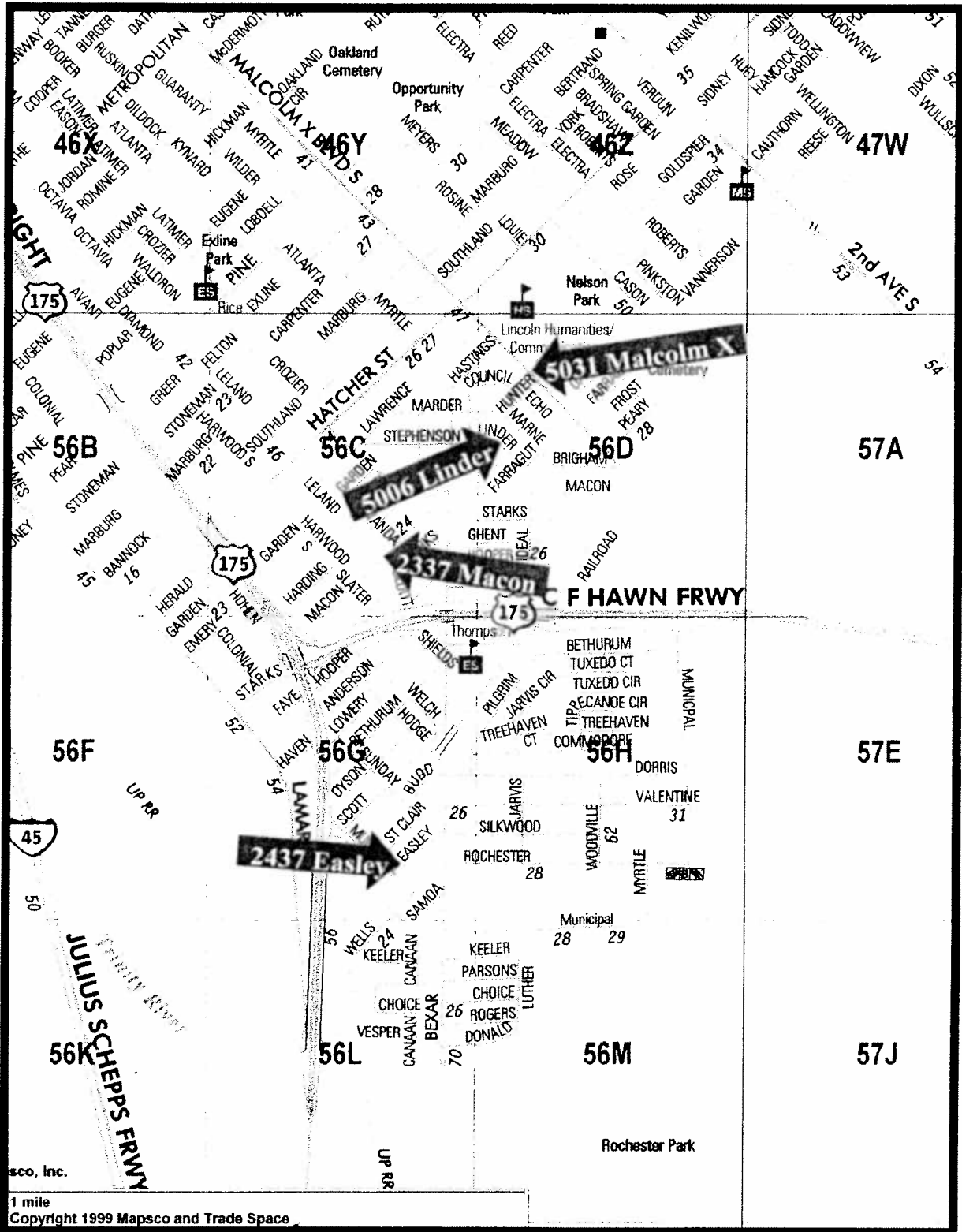
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF 4 LOTS
TO DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT**

<u>Property Address</u>	<u>MAPSCO</u>	<u>Council District</u>
1. 2437 Easley	56G	7
2. 5006 Linder	56D	7
3. 2337 Macon	56C	7
4. 5031 Malcolm X	56D	7



Mapco, Inc.

1 mile
Copyright 1999 Mapco and Trade Space

MAPSCO 56C, D & G

August 11, 2010

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 11, 2010

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, on April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

WHEREAS, on September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313; and

WHEREAS, on October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) submitted a proposal and development plan to DHADC for 4 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 4 lots from DHADC to Habitat to build affordable houses; **NOW, THEREFORE;**

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

August 11, 2010

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 4 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, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on "Exhibit A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2437 Easley Lots 32 and 33, Lincoln Manor Addition Block 23/2565	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,310.28
2	5006 Linder Lot 16, Oakland Place Addition	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,310.28
3	2337 Macon Lot 22, Ervay Cedars Addition Block 5/2528	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,310.28
4	5031 Malcolm X Lot 8, Oakland Place Addition Block 1/2494	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,310.28
TOTAL				\$17,241.12

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 4

(2) Land Bank name for this parcel of lots. Ideal

(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 5006 Linder, 2337 Macon, 5031 Malcolm X, 2437 Easley

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 4
Square Footage of each home 1200 - 1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages Number of Carports Detached Attached
Type of Exterior Brick Which sides Front
Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80,000 - \$90,000

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

Number of homes to be built on lots
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
Sales Price ranges without Subsidies to Qualified Low Income Buyer

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 1 Number of Carports Detached Attached
Type of Exterior Veneer Which sides
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.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 11, 2010
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 46 U Y

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by South Dallas Fair Park/Innercity Community Development Corporation for the construction of affordable houses; **(2)** the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to South Dallas Fair Park/Innercity Community Development Corporation; and, **(3)** execution of a release of non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008 and August 3, 2009, 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.

South Dallas Fair Park/Innercity Community Development Corporation (ICDC) has a 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 4 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by ICDC to the City's Land Bank, the sale of those lots from DHADC to ICDC and the release of non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to ICDC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by ICDC and construction financing is not closed within three years of conveyance. ICDC will build affordable houses on the lots.

BACKGROUND (continued)

The approximate square footage and sales prices of the houses will be 1,430 square feet and from \$100,000 to \$115,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes 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 percent of the AMFI. DHADC will receive \$17,669.85 for the sales price, as calculated from the 09-10 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.

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

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.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

On September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313.

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

FISCAL INFORMATION

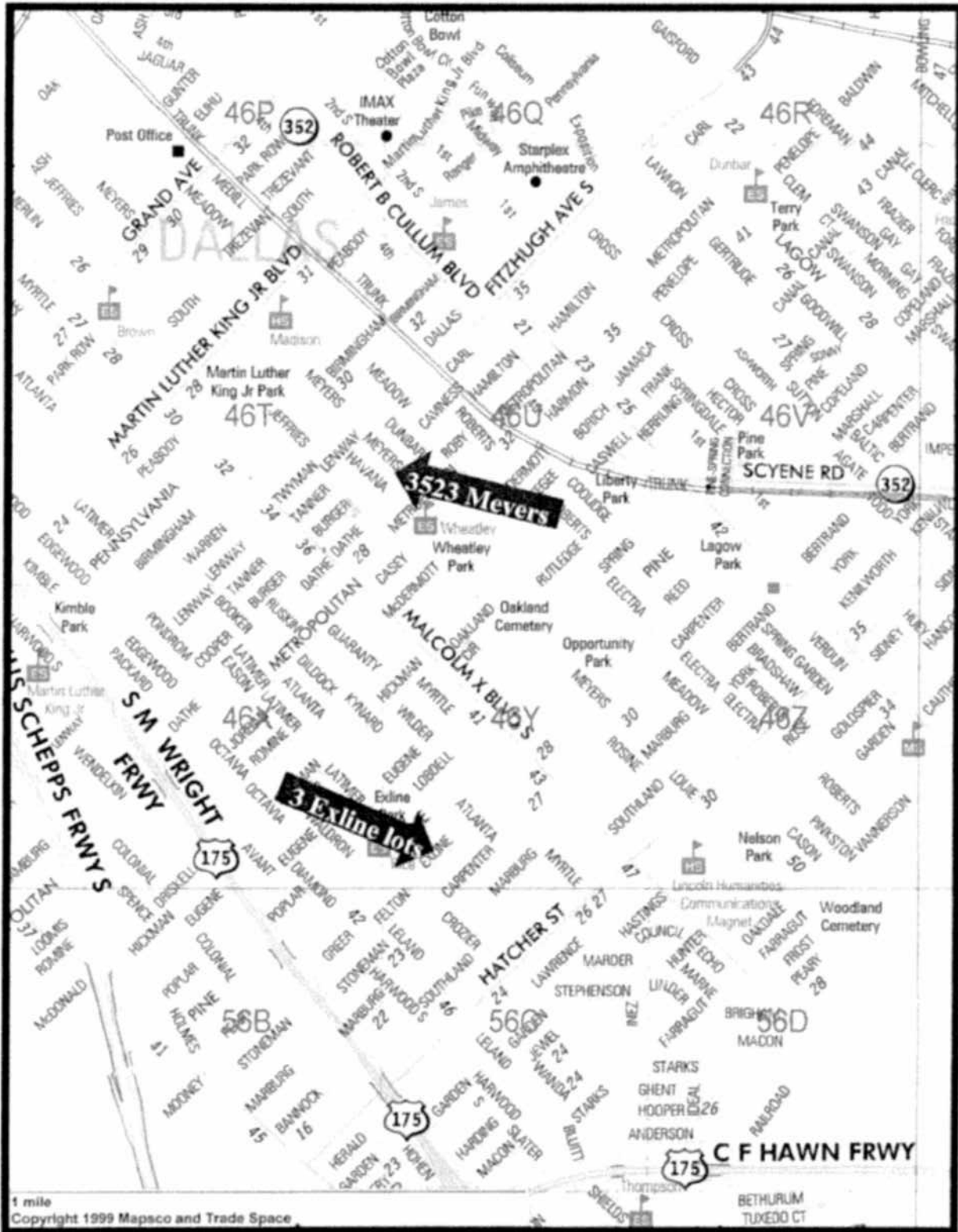
No cost consideration to the City.

MAP

Attached

**LAND BANK (DHADC) SALE OF 4 LOTS
TO SOUTH DALLAS FAIR PARK/INNERCITY COMMUNITY
DEVELOPMENT CORP.**

<u>Property Address</u>	<u>MAPSCO</u>	<u>Council District</u>
1. 2603 Exline	46Y	7
2. 2607 Exline	46Y	7
3. 2622 Exline	46Y	7
4. 3523 Meyers	46U	7



MAPSCO 46U & 46Y

August 11, 2010

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 11, 2010

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, on April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

WHEREAS, on September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313; and

WHEREAS, on October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557; and

WHEREAS, South Dallas Fair Park/Innercity Community Development Corporation (ICDC) submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by ICDC and authorize the sale of the said 4 lots from DHADC to ICDC to build affordable houses; **NOW, THEREFORE;**

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

August 11, 2010

SECTION 1. That the development plan shown on Exhibit "B" submitted by ICDC and the sale of 4 lots shown on "Exhibit A" from DHADC to ICDC is approved.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on "Exhibit A".

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

DISTRIBUTION:

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

EXHIBIT A

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED NONPROFIT PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2603 Exline Lot 52, Exline Ellis Addition Block 1745	South Dallas Fair Park/Innecity Development Corporation	1	\$4,409.15
2	2607 Exline Lot 51, Exline Ellis Addition Block 1745	South Dallas Fair Park/Innecity Development Corporation	1	\$4,409.15
3	2622 Exline Lot 3, Sylvia Eva Thoils Subdivision Block 1/1748	South Dallas Fair Park/Innecity Development Corporation	1	\$4,475.65
4	3523 Meyers Lot 6, Whentley Place Addition Block 5/1964	South Dallas Fair Park/Innecity Development Corporation	1	\$4,375.90
TOTAL				\$17,669.85

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 4
- (2) Land Bank name for this parcel of lots. Fair Park
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). See Attached

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 1 on each lot
Square Footage of each home Approx. 1430 net
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Hardiplank Which sides all
Sales Price ranges without Subsidies to Qualified Low Income Buyer \$100,000 - \$115,000

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

Number of homes to be built on lots
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
Sales Price ranges without Subsidies to Qualified Low Income Buyer

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 1 Number of Carports Detached Attached
Type of Exterior Veneer Which sides
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.

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 365 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households 30 days
Sale of last affordable unit to low income households 90 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 11, 2010
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 46 R U V 47 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 21 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, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any (list attached) – Financing: No cost consideration to the City

BACKGROUND

On February 4, 2008 and August 3, 2009, 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 a 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 21 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, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to 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 three years of conveyance.

BACKGROUND (continued)

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,400 square feet and from \$85,000 to \$90,000. 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 percent of the AMFI. DHADC will receive \$93,261.20 for the sales price, as calculated from the 09-10 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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.

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.

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

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.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981.

On September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313.

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

FISCAL INFORMATION

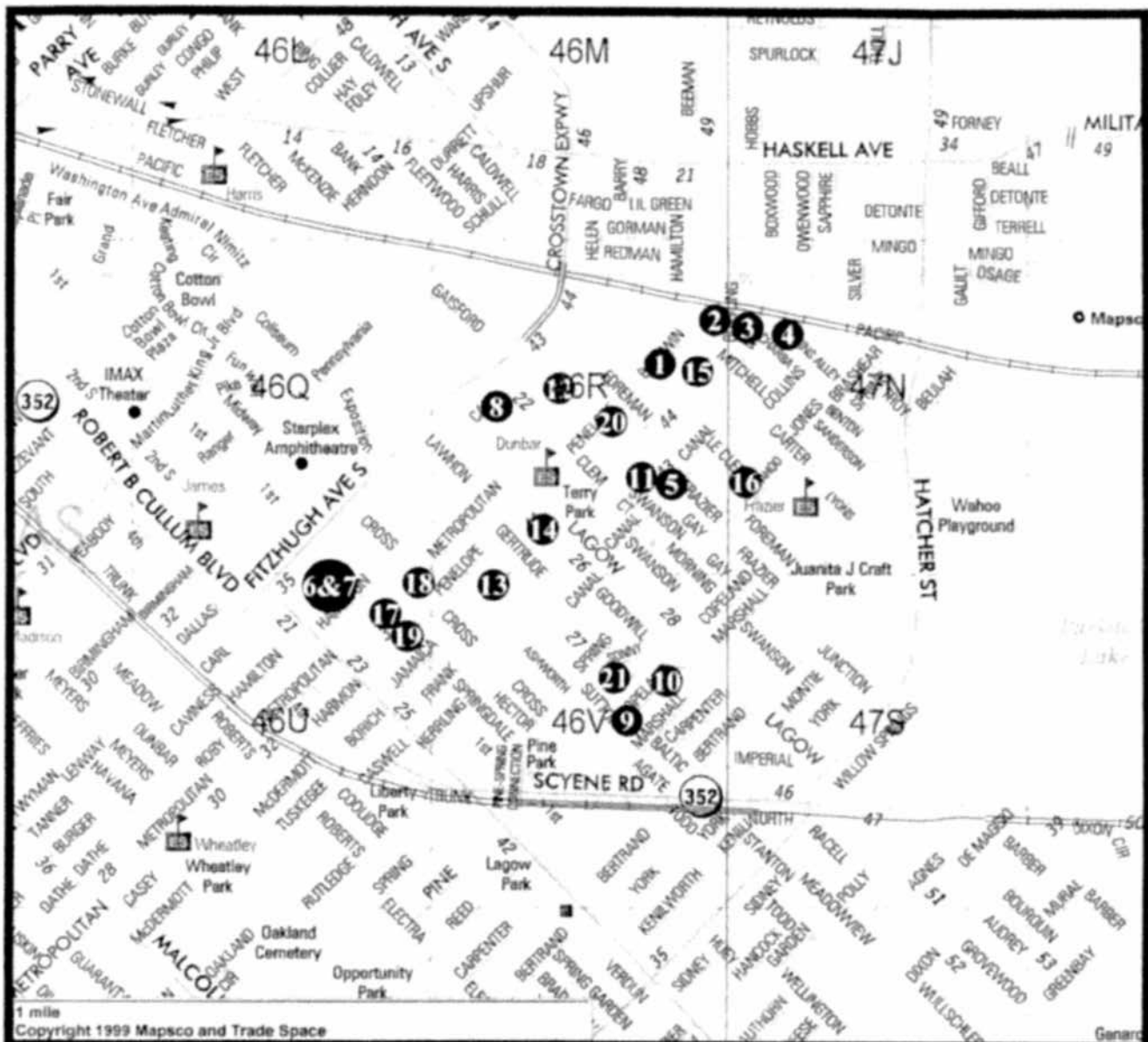
No cost consideration to the City

MAP

Attached

**LAND BANK (DHADC) SALE OF 21 LOTS
TO DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT**

<u>Property Address</u>	<u>MAPSCO</u>	<u>Council District</u>
1. 4518 Baldwin	46R	7
2. 4715 Baldwin	46R	7
3. 4735 Baldwin	47N	7
4. 4823 Baldwin	47N	7
5. 4319 Canal	46R	7
6. 3605 Carl	46U	7
7. 3607 Carl	46U	7
8. 4218 Carl	46R	7
9. 3819 Copeland	46V	7
10. 3910 Copeland	46V	7
11. 4314 Frank	46R	7
12. 4314 Hamilton	46R	7
13. 3807 Jamaica	46V	7
14. 4114 Jamaica	46R	7
15. 4526 Jamaica	46R	7
16. 2822 LeClerc	47N	7
17. 3622 Metropolitan	46U	7
18. 3715 Metropolitan	46U	7
19. 3627 Penelope	46U	7
20. 4337 Penelope	46R	7
21. 3902 Pine	46V	7



<u>Property Address</u>	<u>MAPSCO</u>	<u>Property Address</u>	<u>MAPSCO</u>
1. 4518 Baldwin	46R	2. 4715 Baldwin	46R
3. 4735 Baldwin	47N	4. 4823 Baldwin	47N
5. 4319 Canal	46R	6. 3605 Carl	46U
7. 3607 Carl	46U	8. 4218 Carl	46R
9. 3819 Copeland	46V	10. 3910 Copeland	46V
11. 4314 Frank	46R	12. 4314 Hamilton	46R
13. 3807 Jamaica	46V	14. 4114 Jamaica	46R
15. 4526 Jamaica	46R	16. 2822 LeClerc	47N
17. 3622 Metropolitan	46U	18. 3715 Metropolitan	46U
19. 3627 Penelope	46U	20. 4337 Penelope	46R
21. 3902 Pine	46V		

August 11, 2010

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 11, 2010

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, on April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 09-0981; and

WHEREAS, on September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313; and

WHEREAS, on October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557; and

WHEREAS, Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) submitted a proposal and development plan to DHADC for 21 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 21 lots from DHADC to Habitat to build affordable houses; **NOW, THEREFORE;**

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

August 11, 2010

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 21 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, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on "Exhibit A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4518 Baldwin Lot 6, LeClerc's Addition Block C/2442	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
2	4715 Baldwin Lot 3, W.G. Bowlings Addition Block 2436	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
3	4735 Baldwin Lot 8, W.G. Bowlings Addition Block 2436	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
4	4823 Baldwin Lot 6, Joe Ondrusek's Addition Block 2426	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
5	4319 Canal Lot 16, Swansons Addition Block 1/1853	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
6	3605 Carl Lot 10, J.C. Hoopers Addition Block 1/1557	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
7	3607 Carl Lot 11, J.C. Hoopers Addition Block 1/1557	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
8	4218 Carl Lot 5, Parks Investment Co. Fitzhugh Avenue Addition Block B/1820	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
9	3819 Copeland Lot 5, Sunnyside Addition Block 4/1837	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
10	3910 Copeland Lot 8, Sunnyside Addition Block 5/1838	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
11	4314 Frank Lot 7, Swanson's Subdivision Block 1/1853	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
12	4314 Hamilton Lot 14, Camps Second Avenue Addition Block G/1822	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
13	3807 Jamaica Lot 8, Second Avenue Addition Block D/1846	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
15	4114 Jamaica Lot 10 less ROW, Second Avenue Addition Block E/1845	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
16	4526 Jamaica Lot 16, Magnolia Park Addition Block B/2432	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
14	2822 LeClerc Lot 6, O LeClerc & Wife Subdivision Block B/2411	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
17	3622 Metropolitan Lot 11, Harris & Brown Subdivision Block A/1824	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
18	3715 Metropolitan Lot 27, Camps Second Avenue Addition Block E/1628	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
19	3627 Penelope Lot 15, Harris & Brown Subdivision Block A/1824	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
20	4337 Penelope Lot 10, C W Walkers Addition Block 1/1849	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.01
21	3902 Pine Lot 6, Lagow Springs #2 Addition Block 2/1836	Dallas Neighborhood Alliance for Habitat, Inc.	1	\$4,441.00
TOTAL				\$93,261.20

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 21

(2) Land Bank name for this parcel of lots. Fair Park

(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 3819 Copeland, 3910 Copeland, 3807 Jamaica, 3622 Metropolitan, 3715 Metropolitan, 3605 Carl, 3627 Penelope, 4337 Penelope, 3607 Carl, 4114 Jamaica, 4518 Baldwin, 4823 Baldwin, 4735 Baldwin, 4715 Baldwin, 4319 Canal, 4218 Carl, 4314 Frank, 4314 Hamilton, 4526 Jamaica, 2822 LeClerc, 3902 Pine

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 21
Square Footage of each home 1200-1400 SQ-FT
Number of Bedrooms/Baths in each home 3-4 / 2
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Siding Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$85,000.00-\$90,000.00

Single Family Home (to be sold to low income households 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 _____

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 11, 2010
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

Authorize **(1)** a public hearing to be held October 13, 2010 to receive comments on the proposed City of Dallas FY 2010-11 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, **(2)** consideration of approval of the City of Dallas FY 2010-11 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

BACKGROUND

The governing body of the municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The Plan must include a list of parcels of real property that may become eligible for sale to the land bank for affordable housing development on those parcels of real property, and the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2010-11 Plan is attached as "Exhibit A" to the resolution.

Before adopting the FY 2010-11 Annual Plan, the City of Dallas must hold a public hearing on the proposed Plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDO's) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the taxing entities and to the public beginning August 11, 2010. There must be a sixty-day public comment period prior to City Council action on the plan per state statute.

BACKGROUND (continued)

Approval of this agenda item will call a public hearing for October 13, 2010 to consider public comment on the proposed FY 2010-11 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" to the resolution and authorizes consideration of the Plan following the hearing.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS COMMISSIONS)

On January 28, 2004, the City Council authorized the establishment of 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 previously approved by City Council on January 28, 2004, 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 approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan 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 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.

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

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 12, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785.

On April 8, 2009, the City Council approved an amendment to the City of Dallas FY 2008-09 Urban land Bank Demonstration program Plan by Resolution No. 09-0981

On September 23, 2009, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2010 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, 2010, by Resolution No. 09-2313.

On October 14, 2009, the City Council approved the City of Dallas FY 2009-10 Urban Land Bank Demonstration Program Plan by Resolution No. 09-2557.

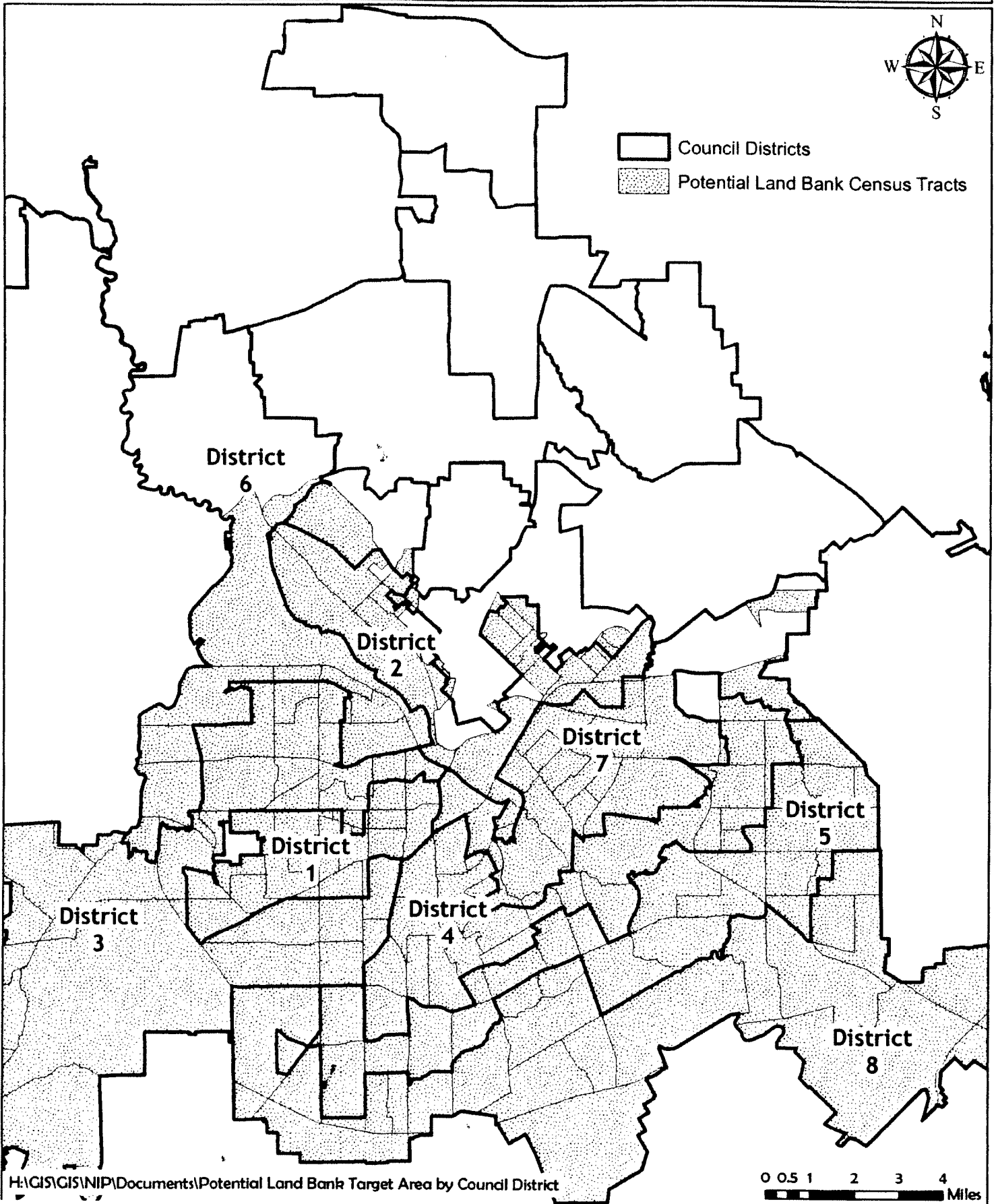
FISCAL INFORMATION

No cost consideration to the City.

MAP(s)

Attached

Potential Land Bank Census Tracts 2010-2011



August 11, 2010

WHEREAS, on September 25, 2002, the City Council accepted the report of the Affordable Workforce Housing Task Force, including a recommendation to implement a land bank for affordable housing development by Resolution No. 02-2653; and

WHEREAS, on October 9, 2002, the City Council approved the legislative proposal including authorization of a land bank by Resolution No. 02-2974; and

WHEREAS, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

WHEREAS, on January 28, 2004, the City Council authorized the establishment of 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; and

WHEREAS, the City of Dallas desires to operate an Urban Land Bank Demonstration Program during the Fiscal Year 2010-11, beginning October 1, 2010: and

WHEREAS, State law requires that a public hearing be held and action taken to adopt the Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, holding a public hearing on October 13, 2010 for public comment on the proposed FY 2010-11 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" will satisfy requirements set forth in the Urban Land Bank Demonstration Program Act; **NOW THEREFORE**,

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

SECTION 1. That (1) a public hearing be held on October 13, 2010 before the Dallas City Council to receive comments from citizens on the proposed FY 2010-11 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" and (2) at the close of the public hearing, consider approval of the FY 2010-11 Urban Land Bank Demonstration Program Plan.

August 11, 2010

SECTION 2. That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

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

EXHIBIT A

Urban Land Bank Demonstration Program Plan Fiscal Year 2010-11



City of Dallas

**Housing Department
1500 Marilla Street
Room 6DN
Dallas, Texas 75201**

October 13, 2010

OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. 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 for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2010-11 includes the following elements:

- 1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,
- 2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.
- 3) The proposed sale price of the properties anticipated to be sold to “qualified participating developers” during the plan year.
- 4) A list of community housing development organizations eligible to participate in the “right of first refusal” for acquisition and development of real property sold to the land bank,
- 5) The municipality’s plan for affordable housing development on those parcels of real property, and
- 6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2010-11 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the FY 2010-11 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2011. The performance report for the FY 2009-10 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2010.

CITY OF DALLAS' FY 2010-11 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Parcels of Property

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing development. The acquisition of these lots will enable new single-family homeowner development and rental housing on the lots to house low and moderate income households and stabilize distressed communities. The lots may contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the land bank during the fiscal year beginning October 1, 2010 (see Attachment C). The considerations for parcel identification included vacant residential properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the land bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 200 parcels of property from the attached list will be referred for tax foreclosure by the land bank during the 2010-11 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank and has owned the adjacent property and continuously occupied that property as a primary residence for the two-year period preceding the date of the sale, and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the

adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

Qualified Participating Developer

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the urban land bank development program, a developer must: (1) have built three or more housing units within the three-year period preceding the submission of a proposal to the land bank seeking to acquire real property from the land bank; (2) have a development plan approved by the City for the land bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed land bank property to be acquired.

Community Housing Development Organizations

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a “qualified organization” under Section 379C.011 of the Code. Only “qualified organizations” as defined in the Code may engage in the “right of first refusal” for this program.

A listing of those CHDOs that may be eligible for the “Right of First Refusal” is available as Attachment A. In order to engage in the “right of first refusal” on the acquisition of a property from the land bank, the CHDO must also have the following to be considered a “qualified organization”:

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the land bank is offering for sale,
2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the land bank and within the organization’s designated geographical boundaries of operation, and
3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the “Right of First Refusal” for “qualified organizations.” The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the “qualified organizations” for the offering;

2. The time period for “right of first refusal” will be six (6) months from the date of the deed of conveyance of the property to the land bank;
3. During this six-month period, the land bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the land bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the land bank may sell the property to any other qualified developer at the same price that the land bank offered the property to the qualified organization);
4. After the period for the “right of first refusal” expires, the subject property will be offered to a “qualified participating developer” as defined in the Code (a “qualified participating developer” is defined as a developer who has built three or more housing units within the three-year period preceding the submission of a proposal to the land bank and has a development plan approved by the City for the land bank property);
5. At the discretion of the land bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the land bank once an offer has been received and accepted from a “qualified organization or “qualified participating developer”;
6. If more than one “qualified organization” expresses an interest in exercising its “right of first refusal,” the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and
7. There will be no requirements for the land bank to give “right of first refusal” for “qualified organizations” if the subject property has reverted to the land bank after going through this entire process.
8. The “right of first refusal” applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no “right of first refusal” for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO “right of first refusal” is subject to the “right of first refusal” to an eligible adjacent property owner as provided in Code Section 379C.0106.

City of Dallas Plan for Affordable Housing Development

Based on 2000 census data, the Dallas metropolitan area has grown 29% since 1990 and continues to grow at a rate of 2% annually. With an increase of approximately 273,000 in population since 1990, the City of Dallas has identified high priority needs in the availability and affordability of housing. In fact vacancy rates for single family and multifamily housing units have dropped to 1.4% and 7% respectively. An additional concern is the low rate of 43% for

homeownership in Dallas compared to the national average of 67%. However, only 3,300 homes priced less than \$121,000 were built in Dallas between 1995 and 2000 and demolition of substandard homes may have reduced that gain.

In order to achieve a 50% homeownership rate goal, approximately 32,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the land bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those land bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 1683 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09 and FY 2009-10 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2010-11 to “qualified organizations” and “qualified participating developers” for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2010-11 to “qualified organizations” at a price of \$3,500.00 for the first 7,500 square feet of land plus \$0.133 for each additional square foot plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. The NSP lots will be sold through a Request for Application (RFA) process to developers. The RFA is scheduled to be posted in 2010. There will be a fee of \$1,000 per lot in lieu of the sales price referenced above. Buyers will be required to submit development plans for approval along with requests to purchase available parcels. All properties will be deed restricted. Properties to be developed for homeownership will remain deed restricted until construction is complete and sale of the affordable unit occurs. Properties to be developed as rental units will be deed restricted for 15 years for affordability to households with incomes not greater than sixty percent (60%) of area median family income (“AMFI”). Forty percent (40%) of the units would be occupied by households with incomes not greater than fifty percent (50%) of AMFI or twenty percent (20%) of

the units would be occupied by households with incomes not greater than thirty percent (30%) of AMFI and as further restricted by statute. All parcels will be conveyed with a right of reverter so that if the “qualified participating developer” does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the land bank to the “qualified participating developer,” the property will revert to the land bank for subsequent resale to another “qualified participating developer” or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a “qualified organization” or a “qualified participating developer,” the property will be transferred from the land bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a “qualified participating developer” if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the city of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the city of Dallas at the time of adoption of this plan.

ATTACHMENT A
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
RE-CERTIFICATION LIST FOR FY 2010-11
Updated – 02/05/10

CHDO	ALTERNATE ADDRESS	DATE CERTIFIED
4 E Community Development Corporation 888 S. Greenville Avenue, Suite 139 Richardson, Texas 75081 Office (972) 437-3801 Fax (972) 437-3139 Edgar Michael Lee, Executive Director		10/01/2008
2000 Rose Foundation, Inc. 2000 10 th Street Dallas, Texas 75208 Office (214) 941-1333 Fax (214) 944-5331 Kelly R. Wiley, Executive Director		03/25/2009
Builders of Hope CDC 333 N. Stemmons Frwy, Ste. 100 Dallas, Texas 75207 Office (214) 920-9850 Fax (214) 630-5155 Norman Henry, President Theresa Canales, Director of Housing Dee Russell, Operations Manager	Mailing Address P.O. Box 224723 Dallas, Texas 75222-4723	12/15/99
Central Dallas Community Development Corp. 511 North Akard Street, Suite 301 Dallas, Texas 75201-1551 Office (214) 573-2570 Fax (214) 573-2575 John Greenan, Executive Director Johnice Woods, Dir. Of Property Management		01/09/03
City Wide Community Development Corp. 3440 South Polk, Suite B Dallas, Texas 75232 Office (214) 734-1670 Fax (214) 371-0887 Sherman Roberts, President		5/21/07
Cornerstone Community Development Corp. 2815 S. Ervay Street Dallas, Texas 75215 Office (214) 426-5468 Fax (214) 426-0512 Chris L. Simmons, President		8/24/06

CHDO	ALTERNATE ADDRESS	DATE CERTIFIED
<p>Dallas City Homes 729 N. Bishop Ave. Dallas, Texas 75208 Office (214) 943-9007 Fax (214) 948-4830 Karen Brooks-Crosby, President Brandy Johnson – Administrative Assistant</p>		08/24/2006
<p>Dallas Neighborhood Alliance for Habitat 2800 N. Hampton Road Dallas, Texas 75212 Office (214) 678-2300 Fax (214) 678-2380 Bill Hall, Interim Executive Director Kristen Schulz, Manager of Gov't.</p>		02/23/01
<p>East Dallas Community Organization 4210 Junius St. Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, COO Rick Guerrero, Director of Operations Jesse A. Banda, Homebuyer Consultant</p>		10/09/97
<p>Forest Heights Neighborhood Development Corporation 3203 Holmes St. Dallas, Texas 75215 Office (214) 426-7600 Fax (214) 426-7602 Liz Head, Executive Director</p>	<p>Mailing Address P.O. Box 25248 Dallas, Texas 75225</p>	02/13/1997
<p>LifeNet Community Behavioral Healthcare 10405 E. Northwest Hwy., Suite 100 Dallas, Texas 75238 Office (214) 932-1932 Fax (214) 932-1978 Liam Mulvaney, President/CEO Traswell Livingston, Vice President Supportive Housing</p>		09/21/2007

CHDO**ALTERNATE ADDRESS****DATE CERTIFIED****Operation Relief Community
Development Corporation**

05/16/2000

2010 Grand Ave.
 Dallas, Texas 75215
 Office (214) 421-5363 ext. 11
 Fax (214) 421-7098
 Rosalind Trevino-Ortega, Director of
 Housing

**South Dallas/Fair Park Innerscity
Community Development
Corporation**

08/17/1992

4907 Spring Ave.
 Dallas, Texas 75210
 Office (214) 915-9900
 Fax (214) 915-9909
 Diane Ragsdale,
 Director/Admin./Manager
 LaVette Dudley, Business Development
 Director

**SouthFair Community Development
Corporation**

Mailing Address
 P.O. Box 150353
 Dallas, Texas 75315

02/03/94

2610 Martin Luther King Blvd
 Dallas, Texas 75215
 Office (214) 421-1363
 Fax (214) 421-1364

**Urban Progress Community
Development Corporation (UPCDC
Texas Inc.)**

02/11/2008

7017 Chipperton Drive
 Dallas, Texas 75225-1706
 Office (214) 236-3701
 Fax (214) 688-4044 ext 4
 Monique Allen, President

Vecinos Unidos, Inc.

03/03/1993

3603 N. Winnetka
 Dallas, Texas 75212
 Office (214) 761-1086
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 Rosa Lopez, Executive Director
 Macario Villanueva, Housing Manager

*** Denotes Faith-Based Agency**

**ATTACHMENT B
ASSISTANCE PROGRAM**

**City of Dallas Housing Department
Anticipated FY 2010-11 Assistance Programs**

The City of Dallas is required to include in its Urban Land Bank Demonstration Program Plan the sources and amounts of funding anticipated to be available from the City for development of affordable housing in Dallas, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted. This Plan is proposed for City Council adoption on October 13, 2010. The final FY 2010-11 budget for Housing Department Programs will not be adopted before October 13, 2010. Therefore, the program descriptions below include both the actual FY 2008-09, FY 2009-10 and proposed FY 2010-11 budget amounts.

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program

FY 2008-09 Actual	\$4,800,000
FY 2009-10 Actual	\$4,245,455
FY 2010-11 Proposed	\$3,129,470

Provides deferred payment loans to low-income first-time homebuyers for down payment, closing costs and principle reduction up to \$25,000. Also provides up to \$15,000 to households displaced in the Cadillac Heights Neighborhood. (214-670-3619)

Dallas Housing Finance Corporation Single Family Program

Funding subject to availability of bond proceeds.

FY 2008-09 Actual	\$12,000,000
FY 2009-10 Actual	\$0
FY 2010-11 Proposed	\$0

Provides below market interest rate mortgage funds and down payment assistance through participating lenders for purchase of single-family homes by low-income households. Mortgage funds are made available by means of the issuance of tax-exempt mortgage revenue bonds. (214-670-3619)

HOUSING DEVELOPMENT ASSISTANCE

Residential Development Acquisition Loan Program

FY 2008-09 Actual	\$825,000
FY 2009-10 Actual	\$960,000
FY 2010-11 Proposed	\$1,000,000

Provides funds for the acquisition of property for development of housing for low-income households. (214-670-3619)

Land Transfer Program

Funding is not applicable

Provides for conveyance of lots vacant lots and those with structures for rehabilitation and reuse. Parcels may be City surplus property or property for which the City is Trustee through tax-foreclosure or seizure. The City may also release non-tax liens on privately held properties in exchange for payment of back taxes and construction of new single-family homes for sale to low-income homebuyers. (214-670-7315)

Community Housing Development Organization Program

FY 2008-09 Actual	\$1,525,392
FY 2009-10 Actual	\$3,365,387
FY 2010-11 Proposed	\$3,126,556

Provides operating assistance grants up to \$50,000 and both pre-development and development loans to nonprofit City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low-income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214-670-3619)

Community Based Development Organization Program

FY 2009-10 Actual	\$700,000
FY 2010-11 Proposed	\$700,000

Provides vertical construction loans to Community Based Development Organizations. (214-670-3619)

Dallas Housing Finance Corporation Multifamily Program

Funding subject to availability of bond proceeds

Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for low- and moderate-income households. (214-670-3619)

Economic Development GO Bond Program for Southern Dallas

FY 2008-09 Actual	\$3,000,000
FY 2009-10 Actual	\$5,500,000
FY 2010-11 Proposed	\$5,010,422

Provides funding to promote private economic development in the southern area of the City including planning, designing, acquisition, demolition and construction for public streets and utilities. Also, provides funding for mixed-income residential or mixed-use transit oriented development in the southern sector including acquisition and demolition. (214-670-3633)

Housing Development Loan Program

FY 2010-11 Proposed	\$2,000,000
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Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs and rental rehabilitation. (214-670-3619)

ATTACHMENT C
FY 2010-11 LAND BANK PLAN

2714	1ST	111	N	ACRES	1340	AMOS
4215	1ST	116	N	ACRES	2212	ANDERSON
4216	1ST	230	S	ACRES	2221	ANDERSON
2008	3RD	350	N	ACRES	2223	ANDERSON
1916	4TH	1439		ADELAIDE	2234	ANDERSON
1917	4TH	1535		ADELAIDE	2243	ANDERSON
1921	4TH	1823		ALABAMA	2302	ANDERSON
618	E 5TH	2119		ALABAMA	2414	ANDERSON
316	E 6TH	2200		ALABAMA	2710	ANDERSON
817	E 6TH	2206		ALABAMA	1815	ANGELINA
918	W 7TH	2210		ALABAMA	1955	ANGELINA
115	W 8TH	2214		ALABAMA	2017	ANGELINA
406	E 8TH	2218		ALABAMA	2024	ANGELINA
513	E 8TH	2222		ALABAMA	2037	ANGELINA
1922	E 8TH	2226		ALABAMA	2914	ANGELINA
1930	E 8TH	2404		ALABAMA	9414	ANGELUS
424	W 9TH	2412		ALABAMA	9422	ANGELUS
2934	W 9TH	2423		ALABAMA	9430	ANGELUS
912	E 10TH	2722		ALABAMA	713	ANGUS
1024	E 10TH	2831		ALABAMA	717	ANGUS
1027	E 10TH	2835		ALABAMA	1503	E ANN ARBOR
1102	E 10TH	2847		ALABAMA	1514	E ANN ARBOR
1124	E 10TH	2900		ALABAMA	1522	E ANN ARBOR
1221	E 10TH	2926		ALABAMA	1719	E ANN ARBOR
1300	E 10TH	2935		ALABAMA	1955	E ANN ARBOR
1308	E 10TH	2939		ALABAMA	1959	E ANN ARBOR
204	E 10TH	3042		ALABAMA	1961	E ANN ARBOR
329	E 10TH	2541		ALAMAIN	1965	E ANN ARBOR
401	E 10TH	2715		ALAMAIN	2107	E ANN ARBOR
405	E 10TH	2723		ALAMAIN	2143	E ANN ARBOR
424	W 10TH	2739		ALAMAIN	2143	E ANN ARBOR
627	W 10TH	2747		ALAMAIN	2207	E ANN ARBOR
1031	E 11TH	1514		ALASKA	2211	E ANN ARBOR
1823	E 11TH	1706		ALASKA	2215	E ANN ARBOR
2410	E 11TH	2006		ALASKA	2251	E ANN ARBOR
722	W 12TH	2720		ALASKA	2323	E ANN ARBOR
901	W 12TH	2730		ALASKA	2516	E ANN ARBOR
917	E 12TH	2914		ALASKA	2528	E ANN ARBOR
911	18TH	2927		ALASKA	2723	E ANN ARBOR
2436	51ST	2931		ALASKA	2773	E ANN ARBOR
2506	51ST	2946		ALASKA	654	ANNAROSE
2611	51ST	3036		ALASKA	710	ANNAROSE
2433	52ND	3123		ALASKA	2111	ANNEX
2436	52ND	414		ALBRIGHT	803	APACHE
2522	52ND	421		ALCALDE	3725	ARANSAS
2612	52ND	2902		ALEX	3814	ARANSAS
2633	52ND	2911		ALEX	3826	ARANSAS
2641	52ND	2927		ALEX	3827	ARANSAS
2705	52ND	2055		ALHAMBRA	3922	ARANSAS
2727	52ND	4004		ALSBURY	4103	ARANSAS
3217	52ND	13		ALTO GARDEN	4114	ARANSAS
2516	56TH	1325		AMOS	2111	ARDEN
110	S ACRES	1333		AMOS	2117	AREBA

2119	AREBA	419	AVE E	5734	BARREE
1711	ARIZONA	319	AVE F	1115	BAYONNE
1918	ARIZONA	351	AVE F	805	BAYONNE
2021	ARIZONA	418	AVE F	811	BAYONNE
2201	ARIZONA	323	AVE G	818	BAYONNE
2209	ARIZONA	327	AVE G	916	BAYONNE
2221	ARIZONA	607	AVE G	1836	BAYSIDE
2227	ARIZONA	419	AVE H	1843	BAYSIDE
2420	ARIZONA	516	AVE H	1847	BAYSIDE
2430	ARIZONA	402	AVE J	2019	BAYSIDE
2606	ARIZONA	316	AVE L	605	S BEACON
2609	ARIZONA	419	AVE L	3313	BEALL
2610	ARIZONA	506	AVE L	3326	BEALL
2618	ARIZONA	4202	AZTEC	3327	BEALL
2642	ARIZONA	4208	AZTEC	3330	BEALL
2716	ARIZONA	4212	AZTEC	3435	BEALL
2814	ARIZONA	4249	AZTEC	8119	BEARDEN
2914	ARIZONA	4311	AZTEC	3023	BEAUCHAMP
3018	ARIZONA	4118	BABCOCK	3066	BEAUCHAMP
3031	ARIZONA	1315	BADEN	3067	BEAUCHAMP
3035	ARIZONA	1322	BADEN	3300	BEAUCHAMP
3047	ARIZONA	1330	BADEN	3302	BEAUCHAMP
3328	ARIZONA	1042	N BAGLEY	3421	BEAUCHAMP
8218	ARLENE	118	S BAGLEY	12402	BEAUFORD
5511	ARLINGTON PARK	400	N BAGLEY	1534	BEAUFORD
3732	ARMOR	403	N BAGLEY	1553	BEAUFORD
3734	ARMOR	4019	BAKER	1577	BEAUFORD
3736	ARMOR	3914	BALCH	1643	BEAUFORD
3738	ARMOR	3916	BALCH	1737	BEAUFORD
3742	ARMOR	4503	BALDWIN	1739	BEAUFORD
20	ARMY	4507	BALDWIN	1819	BEAUFORD
21	ARMY	4518	BALDWIN	1821	BEAUFORD
22	ARMY	4712	BALDWIN	1409	BEAUMONT
23	ARMY	4727	BALDWIN	1512	S BECKLEY
5	ARMY	4731	BALDWIN	2938	S BECKLEY
1614	ARROW	4735	BALDWIN	3042	S BECKLEY
4504	ASH	4803	BALDWIN	3206	S BECKLEY
4526	ASH	4811	BALDWIN	3302	S BECKLEY
5407	ASH	4134	BALL	707	N BECKLEY
1	ASHWOOD	4161	BALL	719	N BECKLEY
2	ASHWOOD	1118	BALLARD	735	N BECKLEY
600	ASPENDALE	1114	BANK	828	N BECKLEY
3208	ATLANTA	1429	BANK	918	S BECKLEY
3604	ATLANTA	710	BANK	8924	BECKLEYCREST
3905	ATLANTA	1615	BANNOCK	9116	BECKLEYCREST
3942	ATLANTA	1641	BANNOCK	9224	BECKLEYVIEW
1833	ATLAS	5135	BARBER	9228	BECKLEYVIEW
1906	AUTUMN MEADOW	2619	BARLOW	209	BECKLEYWOOD
409	AVE A	2623	BARLOW	336	BECKLEYWOOD
415	AVE A	2709	BARLOW	3200	S BELTLINE
1	AVE D	2717	BARLOW	2058	BEN HUR
324	AVE E	5500	BARREE	2065	BEN HUR
402	AVE E	5634	BARREE	2070	BEN HUR

2122	BEN HUR	1719	BICKERS	8329	BOHANNON
2158	BEN HUR	1823	BICKERS	5635	BON AIR
2164	BEN HUR	1930	BICKERS	5643	BON AIR
2176	BEN HUR	3423	BICKERS	5647	BON AIR
2182	BEN HUR	3634	BICKERS	5662	BON AIR
2222	BEN HUR	3638	BICKERS	5663	BON AIR
7041	BENNING	3642	BICKERS	5707	BON AIR
2726	BENROCK	3702	BICKERS	5711	BON AIR
2730	BENROCK	3706	BICKERS	5714	BON AIR
2731	BENROCK	3724	BICKERS	5731	BON AIR
2806	BENROCK	3734	BICKERS	5735	BON AIR
2807	BENROCK	3738	BICKERS	5739	BON AIR
2815	BENROCK	3317	BIGLOW	1240	N BOND
2823	BENROCK	3907	BIGLOW	1252	N BOND
2830	BENROCK	4006	BIGLOW	1529	BONNIE VIEW
2906	BENROCK	4151	BIGLOW	2202	BONNIE VIEW
2907	BENROCK	4155	BIGLOW	2210	BONNIE VIEW
2918	BENROCK	4159	BIGLOW	2214	BONNIE VIEW
2934	BENROCK	4175	BIGLOW	2538	BONNIE VIEW
2938	BENROCK	4207	BIGLOW	315	BONNIE VIEW
2946	BENROCK	4214	BIGLOW	327	BONNIE VIEW
2947	BENROCK	4218	BIGLOW	332	BONNIE VIEW
2954	BENROCK	4231	BIGLOW	345	BONNIE VIEW
2955	BENROCK	3126	BILL HARROD	3815	BONNIE VIEW
2963	BENROCK	2615	BIRDSONG	4114	BONNIE VIEW
9350	BERMUDA	2408	BIRMINGHAM	417	BONNIE VIEW
3401	BERNAL	2501	BIRMINGHAM	4310	BONNIE VIEW
3427	BERNAL	2521	BIRMINGHAM	434	BONNIE VIEW
3439	BERNAL	2825	BIRMINGHAM	440	BONNIE VIEW
5518	BERNAL	2909	BIRMINGHAM	4431	BONNIE VIEW
5704	BERNAL	2931	BIRMINGHAM	5603	BONNIE VIEW
5708	BERNAL	3020	BIRMINGHAM	3515	BOOKER
4322	BERTRAND	3021	BIRMINGHAM	3516	BOOKER
534	BETHPAGE	3025	BIRMINGHAM	3339	BORGER
630	BETHPAGE	3034	BIRMINGHAM	3426	BORGER
634	BETHPAGE	3118	BIRMINGHAM	3434	BORGER
2210	BETHURUM	1210	BLISS	3603	BORGER
2311	BETHURUM	1214	BLISS	1219	BOSWELL
2313	BETHURUM	1218	BLISS	1220	BOSWELL
845	BETTERTON	1222	BLISS	6623	BOULDER
903	BETTERTON	1308	BLISS	2020	BOURBON
1015	BETTERTON	1314	BLISS	5140	BOURQUIN
1101	BETTERTON	1318	BLISS	5144	BOURQUIN
1105	BETTERTON	1022	BLUEBERRY	2710	BOYNTON
1112	BETTERTON	9025	BLUECREST	2718	BOYNTON
1131	BETTERTON	6006	BLUNTER	1044	BRADFIELD
1139	BETTERTON	6007	BLUNTER	4507	BRADSHAW
6018	BEXAR	6014	BLUNTER	3216	BRANDON
6022	BEXAR	400	BOBBIE	4814	BRASHEAR
7011	BEXAR	402	BOBBIE	4818	BRASHEAR
7013	BEXAR	403	BOBBIE	4822	BRASHEAR
1518	BICKERS	416	BOBBIE	4826	BRASHEAR
1711	BICKERS	417	BOBBIE	4930	BRASHEAR

1429		BRIAR CLIFF	2818	BURGER	2634	CAMEL
414		BRIDGES	1004	BURLINGTON	2706	CAMEL
6816		BRIERFIELD	1515	BURLINGTON	2708	CAMEL
2806		BRIGHAM	2310	BURLINGTON	2710	CAMEL
2908		BRIGHAM	4532	BURMA	2732	CAMEL
2920		BRIGHAM	4536	BURMA	2736	CAMEL
1137	S	BRIGHTON	4540	BURMA	2741	CAMEL
700	S	BRIGHTON	4635	BURMA	2743	CAMEL
8823		BRILEY	4640	BURMA	6218	CANAAN
2114		BRITTON	4704	BURMA	1505	CANADA
2330		BRITTON	4726	BURMA	1923	CANADA
2519		BRITTON	4741	BURMA	3018	CANADA
2610		BRITTON	4744	BURMA	3511	CANADA
2822		BRITTON	4745	BURMA	3523	CANADA
1031		BROADVIEW	4815	BURMA	3611	CANADA
1116		BROCK	4830	BURNSIDE	3837	CANADA
1120		BROCK	4914	BURNSIDE	3845	CANADA
1121		BROCK	5114	BURNSIDE	3931	CANADA
1123		BROCK	5154	BURNSIDE	4023	CANADA
4923		BRONX	555	BURRELL	4643	CANADA
2119		BROOKHAVEN	561	W BURRELL	4007	CANAL
2627	W	BROOKLYN	10100	C F HAWN	4317	CANAL
2858	W	BROOKLYN	13800	C F HAWN	4511	CANAL
823		BROOKWOOD	14000	C F HAWN	4611	CANAL
912		BROOKWOOD	9800	C F HAWN	4615	CANAL
917		BROOKWOOD	4510	C.L. VEASEY	2840	CANARY
923		BROOKWOOD	4710	C.L. VEASEY	1829	CANELO
929		BROOKWOOD	2419	CADILLAC	213	E CANTY
936		BROOKWOOD	2422	CADILLAC	1614	CANYON
2007		BROWDER	1423	CALDWELL	2016	CANYON
2009		BROWDER	1425	CALDWELL	7724	CARBONDALE
408	E	BROWNLEE	1521	CALDWELL	7728	CARBONDALE
7720		BROWNSVILLE	1534	CALDWELL	7824	CARBONDALE
7721		BROWNSVILLE	1536	CALDWELL	8110	CARBONDALE
7724		BROWNSVILLE	1554	CALDWELL	4201	CARDINAL
7727		BROWNSVILLE	1613	CALDWELL	4205	CARDINAL
7732		BROWNSVILLE	1615	CALDWELL	4229	CARDINAL
7735		BROWNSVILLE	1618	CALDWELL	4310	CARDINAL
7736		BROWNSVILLE	3332	CALHOUN	4410	CARDINAL
7743		BROWNSVILLE	3431	CALHOUN	3614	CARL
7807		BROWNSVILLE	3502	CALHOUN	3709	CARL
7820		BROWNSVILLE	3506	CALHOUN	3802	CARL
9529		BROWNWOOD	1814	CALYPSO	4214	CARL
4015		BRUNDRETTE	1920	CALYPSO	4215	CARL
4018		BRUNDRETTE	2008	CALYPSO	4245	CARL
4022		BRUNDRETTE	2020	CALYPSO	2633	CARPENTER
9999	N	BUCKNER	2038	CALYPSO	2707	CARPENTER
15319		BUDEUDY	2058	CALYPSO	2719	CARPENTER
15323		BUDEUDY	2510	CAMEL	2731	CARPENTER
709		BUICK	2612	CAMEL	2819	CARPENTER
2606		BURGER	2627	CAMEL	3205	CARPENTER
2610		BURGER	2630	CAMEL	3303	CARPENTER
2626		BURGER	2631	CAMEL	3715	CARPENTER

4006	CARPENTER	4640	CHERBOURG	1314	CLAUDE
4211	CARPENTER	4643	CHERBOURG	1432	CLAUDIA
2806	CARTER	4647	CHERBOURG	810	CLEARFIELD
2818	CARTER	238	E CHERRY POINT	944	CLEARFIELD
5807	CARY	307	E CHERRY POINT	2563	CLEARVIEW
5817	CARY	315	E CHERRY POINT	401	CLEAVES
10534	CASTLEROCK	323	E CHERRY POINT	402	CLEAVES
3510	CAUTHORN	331	E CHERRY POINT	419	CLEAVES
3614	CAUTHORN	339	E CHERRY POINT	435	CLEAVES
3824	CAUTHORN	2919	CHERRY VALLEY	437	CLEAVES
2322	CEDAR CREST	1335	CHEYENNE	438	CLEAVES
2536	CEDAR CREST	1933	CHEYENNE	447	CLEAVES
3303	CEDAR LAKE	1939	CHEYENNE	3216	CLEVELAND
1421	CEDAR OAKS	3102	CHICAGO	3224	CLEVELAND
1427	CEDAR OAKS	3222	CHICAGO	3512	CLEVELAND
5405	CEDAR RIDGE	3338	CHICAGO	3605	CLEVELAND
4571	CEDARDALE	3314	CHIHUAHUA	3642	CLEVELAND
4736	CEDARDALE	3400	CHIHUAHUA	4100	CLEVELAND
4820	CEDARDALE	3429	CHIHUAHUA	4521	CLEVELAND
3711	S CENTRAL	3438	CHIHUAHUA	222	S CLIFF
3713	S CENTRAL	3502	CHIHUAHUA	612	N CLIFF
3717	S CENTRAL	5308	CHIPPEWA	616	N CLIFF
3741	S CENTRAL	5426	CHIPPEWA	1521	N CLINTON
2103	CHALK HILL	2402	CHRYSLER	510	S CLINTON
2123	CHALK HILL	2411	CHRYSLER	818	S CLINTON
2623	CHALK HILL	2415	CHRYSLER	2036	CLOUDCROFT
1204	CHARLOTTE	2518	CHRYSLER	7339	CLOVERGLEN
1205	CHARLOTTE	939	CHURCH	2974	CLOVIS
1302	CHARLOTTE	1027	CHURCH	2987	CLOVIS
1332	CHARLOTTE	1030	CHURCH	2203	CLYMER
5910	CHELSEA	1033	CHURCH	2407	CLYMER
5918	CHELSEA	1103	CHURCH	2411	CLYMER
5922	CHELSEA	1109	CHURCH	2607	CLYMER
5934	CHELSEA	1136	CHURCH	3310	CLYMER
5935	CHELSEA	1410	CHURCH	2247	COLDBROOK
5941	CHELSEA	1415	CHURCH	24	COLDBROOK
5945	CHELSEA	9	CIRCLEWOOD	28	COLDBROOK
6003	CHELSEA	9538	CIRCLEWOOD	1307	COLEMAN
6006	CHELSEA	2630	CLARENCE	6917	COLESHIRE
4346	CHERBOURG	2700	CLARENCE	4505	COLLINS
4514	CHERBOURG	1316	E CLARENDON	4818	COLLINS
4515	CHERBOURG	1403	E CLARENDON	4904	COLLINS
4525	CHERBOURG	911	W CLARENDON	3600	COLONIAL
4534	CHERBOURG	915	W CLARENDON	3613	COLONIAL
4538	CHERBOURG	914	CLAUDE	4522	COLONIAL
4545	CHERBOURG	1009	CLAUDE	4902	COLONIAL
4549	CHERBOURG	1104	CLAUDE	4904	COLONIAL
4608	CHERBOURG	1201	CLAUDE	5003	COLONIAL
4612	CHERBOURG	1204	CLAUDE	5012	COLONIAL
4627	CHERBOURG	1209	CLAUDE	5019	COLONIAL
4631	CHERBOURG	1217	CLAUDE	5031	COLONIAL
4636	CHERBOURG	1222	CLAUDE	5323	COLONIAL
4639	CHERBOURG	1229	CLAUDE	202	N COLSON

3020	COLUMBINE	3341	CORONET	2404	CROSSMAN
3034	COLUMBINE	4515	CORREGIDOR	2603	CROSSMAN
3040	COLUMBINE	4516	CORREGIDOR	2615	CROSSMAN
3048	COLUMBINE	4519	CORREGIDOR	3105	CROSSMAN
1100	COMAL	4520	CORREGIDOR	3438	CROSSMAN
1102	COMAL	4523	CORREGIDOR	9643	CROWNFIELD
1110	COMAL	4524	CORREGIDOR	9649	CROWNFIELD
1204	COMANCHE	4525	CORREGIDOR	4934	CROZIER
1205	COMANCHE	4538	CORREGIDOR	216	CUMBERLAND
1208	COMANCHE	4539	CORREGIDOR	115	CUNEY
1209	COMANCHE	4540	CORREGIDOR	119	CUNEY
1212	COMANCHE	4548	CORREGIDOR	2018	CUSTER
1213	COMANCHE	4551	CORREGIDOR	2022	CUSTER
1216	COMANCHE	4552	CORREGIDOR	2031	CUSTER
1202	COMPTON	4553	CORREGIDOR	2123	CUSTER
1311	COMPTON	4556	CORREGIDOR	2127	CUSTER
1315	COMPTON	4559	CORREGIDOR	2130	CUSTER
1316	COMPTON	4603	CORREGIDOR	2202	CUSTER
1325	COMPTON	4607	CORREGIDOR	2214	CUSTER
7506	CONCORD	4623	CORREGIDOR	2402	CUSTER
1	CONCORDIA	4627	CORREGIDOR	2502	CUSTER
2403	CONKLIN	4631	CORREGIDOR	2543	CUSTER
2409	CONKLIN	4632	CORREGIDOR	2607	CUSTER
2411	CONKLIN	4636	CORREGIDOR	2623	CUSTER
2614	CONKLIN	4639	CORREGIDOR	2627	CUSTER
1612	CONNER	4643	CORREGIDOR	2656	CUSTER
2046	COOL MIST	4644	CORREGIDOR	1317	DACKI
2058	COOL MIST	4647	CORREGIDOR	3231	DAHLIA
2140	COOL MIST	4648	CORREGIDOR	917	DALE
2147	COOL MIST	10436	CORY	1250	DALVIEW
2157	COOL MIST	8926	COTTONVALLEY	1254	DALVIEW
2170	COOL MIST	9008	COTTONVALLEY	1258	DALVIEW
2191	COOL MIST	2718	COUNCIL	1307	DALVIEW
2200	COOL MIST	2518	CRADDOCK	1315	DALVIEW
2247	COOL MIST	3615	CRANE	1319	DALVIEW
2364	COOL MIST	3623	CRANE	1428	DALVIEW
3938	COOLIDGE	3629	CRANE	22	DALVIEW
3942	COOLIDGE	3639	CRANE	353	DANIELDALE
2210	COOPER	3716	CRANE	365	DANIELDALE
2214	COOPER	1	CRANFILL	431	DANIELDALE
2216	COOPER	4419	CRANFILL	803	DANIELDALE
3918	COPELAND	4508	CRANFILL	3634	DARIEN
4003	COPELAND	4517	CRANFILL	2225	DATHE
4322	COPELAND	800	N CRAWFORD	2241	DATHE
4323	COPELAND	8471	CREEKWOOD	2403	DATHE
224	S CORINTH	3835	CREPE MYRTLE	2610	DATHE
621	S CORINTH	2523	CREST	2611	DATHE
800	S CORINTH	502	CRETE	2822	DAWSON
1331	CORINTH	539	CRETE	3804	DE MAGGIO
1630	CORINTH	1	CRIMNSON	1611	DEAN
1910	CORINTH	3670	CRIPPLE CREEK	7	DEEP GREEN
1912	CORINTH	2311	CROSS	3506	DEL REY
7440	CORONADO	2710	CROSS	3534	DEL REY

3811	DELHI	2111	DOWDY FERRY	2147	EDD
3922	DELHI	512	DOWDY FERRY	2341	EDD
2510	DELL VIEW	708	DOWDY FERRY	2347	EDD
6283	DENHAM	710	DOWDY FERRY	3041	EDD
419	N DENLEY	1406	DOYLE	9999	EDD
421	N DENLEY	1510	DOYLE	1222	EDGEFIELD
505	N DENLEY	319	DU BOIS	1316	S EDMONT
527	N DENLEY	407	DU BOIS	1322	EDGEMONT
632	N DENLEY	523	DU BOIS	1421	EDGEMONT
100	S DENLEY	810	DULUTH	317	EDGEMONT
1410	S DENLEY	1110	DULUTH	914	EDGEMONT
1412	S DENLEY	1910	DULUTH	3117	EDGEWOOD
1438	S DENLEY	1912	DULUTH	3502	EDGEWOOD
1732	S DENLEY	1915	DULUTH	2829	EISENHOWER
2416	S DENLEY	3512	DUNBAR	3000	EL BENITO
2719	S DENLEY	3738	DUNBAR	2961	EL TOVAR
2907	S DENLEY	8529	DUNLAP	2969	EL TOVAR
4019	S DENLEY	8730	DUNLAP	2973	EL TOVAR
4021	S DENLEY	2613	DURHAM	6413	ELAM
4718	S DENLEY	2626	DURHAM	6419	ELAM
2104	DENMARK	2628	DURHAM	6520	ELAM
2116	DENMARK	1024	DWIGHT	8314	ELAM
2122	DENMARK	706	N DWIGHT	4503	ELECTRA
2171	DENMARK	2334	N DYSON	623	ELI
2317	DENMARK	2523	DYSON	1400	ELK CREEK
1831	DENNISON	812	EADS	1410	ELK CREEK
1911	DENNISON	816	EADS	1425	ELK CREEK
1966	DENNISON	818	EADS	1507	ELK CREEK
3322	DETONTE	2937	EAGLE	619	ELLA
3330	DETONTE	2961	EAGLE	638	ELLA
3919	DIAMOND	2806	EASTER	738	ELLA
4000	DIAMOND	4114	EASTER	746	ELLA
1303	DICEMAN	4150	EASTER	1207	ELLENWOOD
1418	DICEMAN	4162	EASTER	107	ELMORE
1424	DICEMAN	4166	EASTER	1542	E ELMORE
1429	DICEMAN	4204	EASTER	1618	E ELMORE
7830	DOAK	4218	EASTER	1622	E ELMORE
1026	DODD	4219	EASTER	231	E ELMORE
4701	DOLPHIN	4246	EASTER	338	W ELMORE
4705	DOLPHIN	1915	EBBTIDE	1711	W ELMWOOD
4815	DOLPHIN	2106	EBBTIDE	659	ELSBERRY
2935	DON	5018	ECHO	726	ELSBETH
2939	DON	2054	ECHO LAKE	653	ELSTON
2712	DONALD	2147	ECHO LAKE	711	ELSTON
2716	DONALD	2170	ECHO LAKE	3012	ELVA
2627	DONALD	2182	ECHO LAKE	3108	ELVA
2608	DORRIS	2188	ECHO LAKE	3110	ELVA
2718	DORRIS	2194	ECHO LAKE	3202	ELVA
2902	DORRIS	2204	ECHO LAKE	522	ELWAYNE
3026	DORRIS	2217	ECHO LAKE	548	ELWAYNE
3030	DORRIS	2323	ECHO LAKE	610	ELWAYNE
1344	DOWDY FERRY	2050	EDD	650	ELWAYNE
2028	DOWDY FERRY	2058	EDD	659	ELWAYNE

706	ELWAYNE	540	EZEKIAL	2737	FATIMA
734	ELWAYNE	610	EZEKIAL	521	FAULK
746	ELWAYNE	618	EZEKIAL	531	FAULK
747	ELWAYNE	722	EZEKIAL	1411	FAYETTE
770	ELWAYNE	731	EZEKIAL	4533	FELLOWS
759	EMBERWOOD	734	EZEKIAL	4629	FELLOWS
547	EMBREY	746	EZEKIAL	4724	FELLOWS
559	EMBREY	747	EZEKIAL	4728	FELLOWS
1303	EMILY	750	EZEKIAL	4732	FELLOWS
1307	ENGLEWOOD	754	EZEKIAL	4736	FELLOWS
4021	ESMALDA	7817	FAIRPORT	4752	FELLOWS
4048	ESMALDA	7909	FAIRPORT	4812	FELLOWS
4107	ESMALDA	8123	FAIRPORT	4816	FELLOWS
6519	ETHEL	5306	FANNIE	4820	FELLOWS
1735	EUGENE	5410	FANNIE	4832	FELLOWS
1743	EUGENE	5524	FANNIE	4836	FELLOWS
6120	EVERGLADE	5608	FANNIE	4844	FELLOWS
604	N EWING	2810	FARRAGUT	2414	FELTON
1202	S EWING	2812	FARRAGUT	2415	FELTON
1214	S EWING	2825	FARRAGUT	1527	FERNWOOD
1216	S EWING	2844	FARRAGUT	2521	FERNWOOD
1631	S EWING	2845	FARRAGUT	2526	FERNWOOD
1827	S EWING	2861	FARRAGUT	2603	FERNWOOD
2015	S EWING	2870	FARRAGUT	2638	FERNWOOD
2315	S EWING	2311	FATIMA	2639	FERNWOOD
2324	S EWING	2319	FATIMA	2709	FERNWOOD
2505	S EWING	2323	FATIMA	2712	FERNWOOD
2617	S EWING	2328	FATIMA	2719	FERNWOOD
2625	S EWING	2336	FATIMA	2900	FERNWOOD
2704	S EWING	2339	FATIMA	3001	FERNWOOD
2731	S EWING	2350	FATIMA	3217	FERNWOOD
4407	S EWING	2354	FATIMA	3922	FERNWOOD
1318	EXETER	2358	FATIMA	3930	FERNWOOD
1346	EXETER	2362	FATIMA	806	FERNWOOD
1349	EXETER	2363	FATIMA	2612	FERRIS
1414	EXETER	2366	FATIMA	2620	FERRIS
1423	EXETER	2367	FATIMA	301	FIDELIS
1550	EXETER	2371	FATIMA	8820	FILES
2314	EXETER	2375	FATIMA	8919	FILES
2322	EXETER	2403	FATIMA	4008	FINIS
2327	EXETER	2407	FATIMA	4011	FINIS
2530	EXETER	2420	FATIMA	2402	FINKLEA
2538	EXETER	2523	FATIMA	2406	FINKLEA
2610	EXETER	2639	FATIMA	2410	FINKLEA
2614	EXETER	2709	FATIMA	2414	FINKLEA
2626	EXETER	2714	FATIMA	2418	FINKLEA
2631	EXETER	2717	FATIMA	2430	FINKLEA
2510	EXLINE	2718	FATIMA	4500	FIRESIDE
2515	EXLINE	2719	FATIMA	9305	FIRESIDE
2726	EXLINE	2720	FATIMA	9309	FIRESIDE
2730	EXLINE	2722	FATIMA	1	FISH
2734	EXLINE	2723	FATIMA	2708	FISH TRAP
526	EZEKIAL	2724	FATIMA	2714	FISH TRAP

5124		FITCHBURG	4328	FRANK	4713	GARRISON
5512		FITCHBURG	4343	FRANK	1523	GARZA
1315		FITZHUGH	4409	FRANK	1525	GARZA
1520	S	FITZHUGH	4602	FRANK	1529	GARZA
1627	S	FITZHUGH	2726	FRANK	1618	GARZA
3311	S	FITZHUGH	2739	FRAZIER	1630	GARZA
3706	S	FITZHUGH	1321	FRIENDSHIP	1634	GARZA
1014	S	FIVE MILE	1000	FRONT	1635	GARZA
1022	W	FIVE MILE	1219	FRONT	1733	GARZA
1531	W	FLEETWOOD	2817	FROST	1735	GARZA
304		FLEMING	2850	FROST	1823	GARZA
312		FLEMING	2858	FROST	2900	GAY
1218		FLETCHER	2859	FROST	2909	GAY
1300		FLETCHER	2870	FROST	2910	GAY
1308		FLETCHER	2874	FROST	2914	GAY
1325		FLETCHER	9351	FROSTWOOD	1238	GEORGIA
1330		FLETCHER	3507	FUREY	1514	GEORGIA
1302		FOLEY	4002	FUREY	1537	GEORGIA
1310		FOLEY	4010	FUREY	2711	GERTRUDE
12800		FOOTHILL	4014	FUREY	2723	GERTRUDE
1335		FORDHAM	4015	FUREY	2519	GHENT
1526		FORDHAM	4031	FUREY	2522	GHENT
1554		FORDHAM	4103	FUREY	2526	GHENT
1555		FORDHAM	4109	FUREY	2555	GHENT
1746		FORDHAM	4127	FUREY	2401	GIBBS WILLIAMS
2110		FORDHAM	4130	FUREY	2445	GIBBS WILLIAMS
2218		FORDHAM	4131	FUREY	2521	GIBBS WILLIAMS
2246		FORDHAM	2651	GADBERRY	3526	GIBSONDELL
2406		FORDHAM	1910	GALLAGHER	4513	GINGER
2522		FORDHAM	1950	GALLAGHER	4539	GINGER
2729		FORDHAM	1955	GALLAGHER	2434	GIVENDALE
2733		FORDHAM	3404	GALLAGHER	2502	GIVENDALE
2751		FORDHAM	3510	GALLAGHER	2506	GIVENDALE
2806		FORDHAM	3710	GALLAGHER	2510	GIVENDALE
2807		FORDHAM	3739	GALLAGHER	4116	GLADEWATER
2819		FORDHAM	5215	GALLAGHER	4126	GLADEWATER
2839		FORDHAM	2207	GALLATIN	4154	GLADEWATER
3217		FORDHAM	2403	GARDEN	4170	GLADEWATER
3223		FORDHAM	2425	GARDEN	4227	GLADEWATER
3300		FORDHAM	13600	GARDEN GROVE	4247	GLADEWATER
2923		FOREMAN	13826	GARDEN GROVE	4327	GLADEWATER
3423		FORNEY	4600	GARLAND	9	GLADEWATER
3427		FORNEY	4818	GARLAND	1415	GLEN
3511		FORNEY	4822	GARLAND	5722	GLEN FOREST
114		FRANCES	5409	GARLAND	2519	GLENFIELD
210	N	FRANCES	4516	GARRISON	2524	GLENFIELD
215	N	FRANCES	4520	GARRISON	2711	GLENFIELD
218	N	FRANCES	4601	GARRISON	2719	GLENFIELD
218	N	FRANCES	4609	GARRISON	1306	GLIDDEN
315	S	FRANCES	4618	GARRISON	1331	GLIDDEN
3510		FRANK	4710	GARRISON	1338	GLIDDEN
3604	N	FRANK	4711	GARRISON	19	GLIDDEN
4010		FRANK	4712	GARRISON	20	GLIDDEN

9		GLIDDEN	3306	HAMILTON	1644	S	HASKELL
2919		GLOYD	3706	HAMILTON	3212	S	HASKELL
2945		GLOYD	3815	HAMILTON	3311	S	HASKELL
2310		GOOCH	3925	HAMILTON	2310	S	HASLETT
2315		GOOCH	4226	HAMILTON	2506		HATCHER
2333		GOOCH	4414	HAMILTON	2600		HATCHER
2339		GOOCH	4418	HAMILTON	3814		HATCHER
2346		GOOCH	4510	HAMILTON	533		HATTON
2403		GOOCH	1858	HAMLET	772		HAVENWOOD
2420		GOOCH	4033	HAMMERLY	929		HAVENWOOD
2503		GOOCH	3303	HAMPTON	4412		HAVERTY
2701		GOOCH	3601	HANCOCK	2021		HAYMARKET
2809		GOOCH	3617	S HANCOCK	2045		HAYMARKET
2814		GOOCH	3906	HANCOCK	2071		HAYMARKET
2820		GOOCH	3910	HANCOCK	2101		HAYMARKET
2412		GOOD LATIMER	2301	HARDING	2161		HAYMARKET
2723	S	GOODWILL	2327	HARDING	728		HAYMARKET
1900		GOULD	1522	HARLANDALE	7610		HAZEL
2608		GOULD	1735	HARLANDALE	2714		HECTOR
10706		GRADY	1907	HARLANDALE	2720		HECTOR
9700		GRADY	2314	HARLANDALE	4430		HEDGDON
2703		GRAFTON	2318	HARLANDALE	4511		HEDGDON
1507		GRAND	2431	HARLANDALE	538		HELENA
2524		GRAND	2915	HARLANDALE	542		HELENA
2534		GRAND	2923	HARLANDALE	602		HELENA
2723		GRAND	3014	HARLANDALE	611		HELENA
4309		GRAND	3328	HARLANDALE	619		HELENA
608		GRAHAM	3714	HARLINGEN	731		HELENA
702		GRAHAM	3714	HARLINGEN	734		HELENA
710		GRAHAM	3105	HARMON	747		HELENA
1101	E	GRANT	3108	HARMON	402		HENDERSON
1231		GRANT	3130	HARMON	1311	S	HENDRICKS
1307		GRANT	1538	HARRIS	1327		HENDRICKS
1361		GRANT	1550	HARRIS	1612		HERALD
3017		GRAYSON	1579	HARRIS	1621		HERALD
804		GREEN CASTLE	2605	HARRISON	1631		HERALD
13101		GREENGROVE	2609	HARRISON	1635		HERALD
13305		GREENGROVE	2611	HARRISON	1638		HERALD
9999		GREENGROVE	2823	HARSTON	3819		HERRLING
214		GREENHAVEN	401	HART	5726		HIAWATHA
234		GREENHAVEN	407	HART	5732		HIAWATHA
1611		GREENLAWN	409	HART	718		HIGHFALL
1615		GREENLAWN	411	HART	3420		HIGHLAND WOODS
1619		GREENLAWN	413	HART	3421		HIGHLAND WOODS
2325		GREER	444	HART	3426		HIGHLAND WOODS
620		GRIFFITH	452	HART	3430		HIGHLAND WOODS
1626		GRINNELL	457	HART	3436		HIGHLAND WOODS
10404		GROVE OAKS	608	HARTSDALE	3440		HIGHLAND WOODS
2811		GUYMON	3308	HARWOOD	3444		HIGHLAND WOODS
3325		HALLETT	3409	S HARWOOD	3504		HIGHLAND WOODS
3333		HALLETT	3513	S HARWOOD	3505		HIGHLAND WOODS
3507		HALLETT	3521	S HARWOOD	3510		HIGHLAND WOODS
3515		HALLETT	4926	S HARWOOD	3511		HIGHLAND WOODS

3516	HIGHLAND WOODS	2615	HOOPER	1503	HUTCHINS
3517	HIGHLAND WOODS	2618	HOOPER	910	HUTCHINS
3521	HIGHLAND WOODS	2629	HOOPER	1810	IDAHO
3525	HIGHLAND WOODS	18	HORIZON HILLS	1918	IDAHO
3526	HIGHLAND WOODS	19	HORIZON HILLS	2018	IDAHO
3529	HIGHLAND WOODS	1334	HORTENSE	2222	IDAHO
3533	HIGHLAND WOODS	1342	HORTENSE	2223	IDAHO
3536	HIGHLAND WOODS	1506	HORTENSE	2323	IDAHO
3537	HIGHLAND WOODS	1510	HORTENSE	2630	IDAHO
1227	HILLBURN	1511	HORTENSE	4023	IDAHO
1231	HILLBURN	2	HORTENSE	4228	IDAHO
940	HILLBURN	5406	HOUSTON SCHOOL	4407	IDAHO
9999	HILLBURN	1314	HUDSPETH	2716	ILLINOIS
227	HILLVALE	1323	HUDSPETH	2720	E ILLINOIS
1010	HOBSON	1326	HUDSPETH	2100	E INADALE
1115	E HOBSON	1415	HUDSPETH	3105	INDIANOLA
1144	E HOBSON	1422	HUDSPETH	1927	INGERSOLL
917	E HOBSON	1527	HUDSPETH	1934	INGERSOLL
1032	E HOLCOMB	1611	HUDSPETH	1935	INGERSOLL
1224	HOLCOMB	1710	HUDSPETH	1938	INGERSOLL
841	HOLCOMB	1714	HUDSPETH	1939	INGERSOLL
846	HOLCOMB	2135	HUDSPETH	2434	INGERSOLL
851	HOLCOMB	2159	HUDSPETH	2622	INGERSOLL
930	HOLCOMB	2706	HUDSPETH	3402	INGERSOLL
942	HOLCOMB	2708	HUDSPETH	3615	INGERSOLL
950	HOLCOMB	2710	HUDSPETH	3722	INGERSOLL
3221	HOLMES	2733	HUDSPETH	4010	INGERSOLL
3412	HOLMES	2735	HUDSPETH	4026	INGERSOLL
3522	HOLMES	2820	HUDSPETH	1503	IOWA
3526	HOLMES	4702	HUEY	111	IRA
3720	HOLMES	4712	HUEY	118	N IRA
3734	HOLMES	4718	HUEY	10899	N IRIS
3821	HOLMES	4806	HUEY	2507	IROQUOIS
3830	HOLMES	4807	HUEY	2622	IROQUOIS
1722	HOMELAND	7740	HULL	2807	IROQUOIS
1927	HOMELAND	7905	HULL	3520	IROQUOIS
3642	HOMELAND	7911	HULL	2015	IVANHOE
3702	HOMELAND	7935	HULL	4010	IVANHOE
3730	HOMELAND	7944	HULL	4022	IVANHOE
9429	HOMEPLACE	7958	HULL	7915	IVORY
35	HONEYSUCKLE	8024	HUME	7924	IVORY
8317	HONEYSUCKLE	3607	HUMPHREY	7927	IVORY
8321	HONEYSUCKLE	3727	HUMPHREY	7944	IVORY
8327	HONEYSUCKLE	3731	HUMPHREY	5156	IVY
8331	HONEYSUCKLE	3735	HUMPHREY	944	JADEWOOD
8521	HONEYSUCKLE	3746	HUMPHREY	3526	JAMAICA
8607	HONEYSUCKLE	4404	HUMPHREY	4202	JAMAICA
8611	HONEYSUCKLE	2006	HUNTINGDON	4352	JAMAICA
2222	HOOPER	1230	HUTCHINS	4406	JAMAICA
2435	HOOPER	1401	HUTCHINS	4705	JAMAICA
2439	HOOPER	1403	HUTCHINS	6616	JEANE
2445	HOOPER	1403	HUTCHINS	2430	JEFF
2607	HOOPER	1404	HUTCHINS	2430	JEFF

3347		JEFFERSON	2942	KAVASAR	1545	KILLOUGH
1601	W	JEFFRIES	2952	KAVASAR	2606	KIMSEY
2501		JEFFRIES	2962	KAVASAR	2810	KINGBRIDGE
2741		JENNINGS	2963	KAVASAR	1038	KINGS
2747		JENNINGS	9999	KAVASAR	2200	KINGS
2753		JENNINGS	5300	KEENLAND	8325	KINGSFIELD
2759		JENNINGS	2732	KELLER	8345	KINGSFIELD
3117		JESSIE BELL	2419	KEMP	8353	KINGSFIELD
2406		JEWELL	2457	KEMP	3617	KINGSFORD
2402		JIM	2462	KEMP	1507	KINGSLEY
1021		JIM MILLER	2466	KEMP	1511	KINGSLEY
137	N	JIM MILLER	1	KEMROCK	1815	KINGSLEY
307	S	JIM MILLER	11	KEMROCK	2522	KINGSTON
4708	N	JIM MILLER	6015	KEMROCK	2503	KIRKLEY
8107	N	JOHN	6030	KEMROCK	2517	KIRKLEY
8111		JOHN	6039	KEMROCK	1317	KIRNWOOD
8115		JOHN	6043	KEMROCK	1800	KIRNWOOD
8116		JOHN	6107	KEMROCK	2627	KIRVEN
5739		JOHNSON	6109	KEMROCK	8111	KISKA
5921		JOHNSON	6121	KEMROCK	8112	KISKA
9999		JOHNSON	6125	KEMROCK	9030	KISSELL
604		JONELLE	6131	KEMROCK	12	KIWANIS
627		JONELLE	6216	KEMROCK	11800	KLEBERG
632		JONELLE	6222	KEMROCK	12239	KLEBERG
648		JONELLE	6311	KEMROCK	12611	KLEBERG
711		JONELLE	6411	KEMROCK	2438	KNIGHT
715		JONELLE	6419	KEMROCK	3733	KOLLOCH
746		JONELLE	6427	KEMROCK	3742	KOLLOCH
2224		JORDAN	6434	KEMROCK	3907	KOLLOCH
2019		JORDAN VALLEY	6454	KEMROCK	4308	KOLLOCH
2104		JORDAN VALLEY	6505	KEMROCK	4310	KOLLOCH
429		JOSEPHINE	6511	KEMROCK	4609	KOLLOCH
503		JOSEPHINE	2811	KENESAW	4720	KOLLOCH
519		JOSEPHINE	3916	KENILWORTH	4726	KOLLOCH
3610		JULIUS SCHEPPS	700	KESSLER LAKE	2517	KOOL
3614		JULIUS SCHEPPS	3418	KEYRIDGE	2611	KOOL
315		JUSTIN	3422	KEYRIDGE	2622	KOOL
2418	N	KAHN	3511	KEYRIDGE	2626	KOOL
2115		KATHLEEN	1409	E KIEST	2631	KOOL
2141		KATHLEEN	1700	E KIEST	2635	KOOL
2407		KATHLEEN	1713	E KIEST	2708	KOOL
2607		KATHLEEN	1805	E KIEST	2717	KOOL
2736		KAVASAR	2503	E KILBURN	2719	KOOL
2807		KAVASAR	2615	KILBURN	2726	KOOL
2814		KAVASAR	2846	KILBURN	2740	KOOL
2818		KAVASAR	4833	KILDARE	1928	KRAFT
2831		KAVASAR	4914	KILDARE	2006	KRAFT
2906		KAVASAR	4926	KILDARE	2012	KRAFT
2918		KAVASAR	1231	KILLOUGH	2031	KRAFT
2919		KAVASAR	1329	KILLOUGH	302	KRAMER
2935		KAVASAR	1339	KILLOUGH	3420	N KRISTEN
2936		KAVASAR	1427	KILLOUGH	3304	KYSER
2939		KAVASAR	1505	KILLOUGH	6810	LACY

6816		LACY	3322	LAPSLEY	2737	LEBROCK
4122		LADALE	3323	LAPSLEY	2745	LEBROCK
2720		LAGOW	3326	LAPSLEY	2749	LEBROCK
7420		LAKE JUNE	3327	LAPSLEY	2807	LEBROCK
9501		LAKE JUNE	3330	LAPSLEY	2815	LEBROCK
2118		LAKEVIEW	3331	LAPSLEY	2822	LEBROCK
2118	W	LAMONT	3334	LAPSLEY	2823	LEBROCK
22		LANARK	3335	LAPSLEY	2826	LEBROCK
2434		LANARK	3338	LAPSLEY	2827	LEBROCK
4226		LANCASTER	3339	LAPSLEY	2838	LEBROCK
619	S	LANCASTER	3342	LAPSLEY	2843	LEBROCK
6318	N	LANCASTER	3345	LAPSLEY	2854	LEBROCK
6322	S	LANCASTER	3346	LAPSLEY	2855	LEBROCK
6326	S	LANCASTER	3349	LAPSLEY	1048	LEDBETTER
6620	S	LANCASTER	3350	LAPSLEY	1915	E LEDBETTER
7422	S	LANCASTER	3354	LAPSLEY	2003	E LEDBETTER
13122	S	LAND	3356	LAPSLEY	2007	E LEDBETTER
202		LANDIS	4727	LARUE	2346	E LEDBETTER
215		LANDIS	910	LASALLE	2605	E LEDBETTER
218		LANDIS	3015	LATIMER	2615	E LEDBETTER
227		LANDIS	3414	LATIMER	3307	E LEDBETTER
4202		LANDRUM	3504	LATIMER	3311	E LEDBETTER
4206		LANDRUM	3730	LATIMER	3427	E LEDBETTER
4210		LANDRUM	10	LAURELAND	3540	E LEDBETTER
4220		LANDRUM	546	E LAURELAND	5538	S LEEWOOD
4222		LANDRUM	2218	W LAWRENCE	4417	LELAND
4224		LANDRUM	2227	LAWRENCE	3823	LEMAY
4227		LANDRUM	2410	LAWRENCE	3903	LEMAY
4233		LANDRUM	2446	LAWRENCE	3915	LEMAY
4300		LANDRUM	2601	LAWRENCE	13328	LENOSA
4304		LANDRUM	2710	LAWRENCE	1708	LENWAY
4309		LANDRUM	2719	LAWRENCE	1710	LENWAY
4317		LANDRUM	336	LAWSON	2412	LENWAY
4402		LANDRUM	2810	W LE CLERC	2601	LENWAY
9212		LANEYVALE	3818	LE FORGE	1922	LEROY
9219		LANEYVALE	3902	LE FORGE	2904	LEWISTON
9426		LANEYVALE	1905	LEACREST	1619	LIFE
8502		LAPANTO	2000	LEACREST	2023	LIFE
2202		LAPSLEY	2132	LEACREST	7436	LINDA
2626		LAPSLEY	6315	LEANA	7507	LINDA
3123		LAPSLEY	6413	LEANA	5002	LINDER
3203		LAPSLEY	6610	LEANA	4702	LINDSLEY
3207		LAPSLEY	1819	LEATH	5319	LINDSLEY
3211		LAPSLEY	2003	LEATH	2816	LINFIELD
3215		LAPSLEY	2035	LEATH	2820	LINFIELD
3219		LAPSLEY	2711	LEBROCK	3514	LINFIELD
3302		LAPSLEY	2718	LEBROCK	3518	LINFIELD
3306		LAPSLEY	2719	LEBROCK	4816	LINFIELD
3310		LAPSLEY	2720	LEBROCK	4532	LIVE OAK
3314		LAPSLEY	2724	LEBROCK	3300	LOCKETT
3315		LAPSLEY	2728	LEBROCK	3523	LOCKETT
3318		LAPSLEY	2733	LEBROCK	3527	LOCKETT
3319		LAPSLEY	2736	LEBROCK	2210	LOCUST

2214		LOCUST	2838	LYOLA	1419	MARFA
2226		LOCUST	2845	LYOLA	1502	MARFA
2266		LOLITA	2849	LYOLA	1503	MARFA
2740		LOLITA	2853	LYOLA	1514	MARFA
2914		LOLITA	2854	LYOLA	1527	MARFA
2915		LOLITA	2141	MACK	1530	MARFA
850		LONG ACRE	2249	MACON	1531	MARFA
1233		LONSDALE	2310	MACON	1634	MARFA
1		LOOP 12	2338	MACON	2134	MARFA
13		LOOP 12	2622	MACON	18	MARGEWOOD
14		LOOP 12	2718	MACON	20	MARGEWOOD
15		LOOP 12	2833	MACON	5714	MARGEWOOD
7455		LOOP 12	2835	MACON	2900	MARIDEEN
1617	S	LORIS	8233	MADDOX	2934	MARIDEEN
1300		LOTUS	2139	MAIL	2938	MARIDEEN
1302		LOTUS	2143	MAIL	8619	MARIGOLD
1309		LOTUS	2014	MAIN	8701	MARIGOLD
1313		LOTUS	245	MAIN	10	MARINE
2214		LOTUS	266	W MAIN	9	MARINE
2226		LOTUS	5031	W MALCOLM X	2431	MARJORIE
1423		LOUISIANA	3014	S MALLORY	2515	MARJORIE
1616		LOUISIANA	3122	MALLORY	2521	MARJORIE
210	E	LOUISIANA	2703	MANILA	2603	MARJORIE
224	E	LOUISIANA	6718	MANITOBA	2747	MARJORIE
300	W	LOUISIANA	2318	MARBURG	2804	MARJORIE
319	W	LOUISIANA	2618	MARBURG	3021	MARJORIE
7012	W	LOVETT	2731	MARBURG	3115	MARJORIE
3716		LOVINGOOD	2738	MARBURG	140	MARKS
3810		LOVINGOOD	2739	MARBURG	150	MARKS
2302		LOWERY	3001	MARBURG	208	MARKS
2308		LOWERY	3010	MARBURG	507	MARLBOROUGH
2331		LOWERY	4538	MARCELL	902	S MARLBOROUGH
2334		LOWERY	3301	MARCOLE	5001	S MARNE
2406		LOWERY	3307	MARCOLE	5007	MARNE
2504		LOWERY	3311	MARCOLE	5012	MARNE
6623		LUCY	3312	MARCOLE	5026	MARNE
6627		LUCY	3315	MARCOLE	5039	MARNE
4504		LUZON	3316	MARCOLE	1331	MARSALIS
4531		LUZON	3319	MARCOLE	1342	S MARSALIS
4535		LUZON	3320	MARCOLE	1703	S MARSALIS
4611		LUZON	3323	MARCOLE	1903	S MARSALIS
4623		LUZON	3324	MARCOLE	2002	S MARSALIS
4640		LUZON	3327	MARCOLE	2415	S MARSALIS
4647		LUZON	3328	MARCOLE	2818	S MARSALIS
2426		LYOLA	3331	MARCOLE	2823	S MARSALIS
2433		LYOLA	3332	MARCOLE	2830	S MARSALIS
2441		LYOLA	3335	MARCOLE	2911	S MARSALIS
2716		LYOLA	3342	MARCOLE	2915	S MARSALIS
2726		LYOLA	1236	MARFA	2923	S MARSALIS
2804		LYOLA	1242	MARFA	2935	S MARSALIS
2808		LYOLA	1247	MARFA	3107	S MARSALIS
2814		LYOLA	1313	MARFA	4915	S MARSALIS
2821		LYOLA	1415	MARFA	825	S MARSALIS

3709	N	MARSHALL	1315	MCKENZIE	1632	MICHIGAN
4002		MARSHALL	1325	MCKENZIE	1735	MICHIGAN
4103		MARSHALL	1332	MCKENZIE	2642	MICHIGAN
4220		MARSHALL	1334	MCKENZIE	2710	MICHIGAN
4302		MARSHALL	1338	MCKENZIE	2926	MICHIGAN
4315		MARSHALL	1428	MCKENZIE	2938	MICHIGAN
4136		MART	3018	MCNEIL	3011	MICHIGAN
5700		MARTINEZ	3333	MCNEIL	3051	MICHIGAN
515		MARTINIQUE	2816	MEADOW	3055	MICHIGAN
811		MARTINIQUE	2820	MEADOW	3302	MICHIGAN
7446		MARY DAN	3410	MEADOW	4715	MILITARY
1704		MARY ELLEN	4618	MEADOW	4727	MILITARY
1726		MARYLAND	2742	MEADOW DAWN	4819	MILITARY
2418		MARYLAND	428	MELBA	5625	MILLAR
2419		MARYLAND	4220	MEMORY LANE	623	MILLARD
2635		MARYLAND	4234	MEMORY LANE	808	MILLARD
2915		MARYLAND	4400	MEMORY LANE	813	MILLARD
3921		MARYLAND	4414	MEMORY LANE	825	MILLARD
4030		MARYLAND	4520	MEMORY LANE	2807	MILLBROOK
4129		MARYLAND	1600	MENTOR	3502	MINGO
4250		MARYLAND	1610	MENTOR	3510	MINGO
200		MASTERS	1734	MENTOR	3531	MINGO
322	S	MASTERS	2406	MERLIN	3539	MINGO
1608	N	MATAGORDA	2435	MERLIN	3547	MINGO
3315		MAYBETH	206	MERRIFIELD	1143	MISSOURI
3806		MAYBETH	4230	S MESA GLEN	1643	E MISSOURI
1407		MAYWOOD	2237	METROPOLITAN	2718	E MITCHELL
1509		MAYWOOD	3514	METROPOLITAN	2728	MITCHELL
1515		MAYWOOD	3526	METROPOLITAN	2106	MOFFATT
1610		MAYWOOD	3614	METROPOLITAN	2110	MOFFATT
1413		MCBROOM	3622	METROPOLITAN	2111	MOFFATT
1414		MCBROOM	3715	METROPOLITAN	2211	MOFFATT
1721		MCBROOM	3803	METROPOLITAN	2222	MOFFATT
1729		MCBROOM	3926	METROPOLITAN	2230	MOFFATT
1834		MCBROOM	4015	METROPOLITAN	2235	MOFFATT
1838		MCBROOM	4106	METROPOLITAN	2302	MOFFATT
1906		MCBROOM	4213	METROPOLITAN	2303	MOFFATT
1930		MCBROOM	4223	METROPOLITAN	2319	MOFFATT
1934		MCBROOM	4427	METROPOLITAN	2322	MOFFATT
1939		MCBROOM	4517	METROPOLITAN	2327	MOFFATT
2012		MCBROOM	4522	METROPOLITAN	2422	MOFFATT
2028		MCBROOM	4606	METROPOLITAN	2427	MOFFATT
2029		MCBROOM	9120	METZ	2431	MOFFATT
3402		MCBROOM	9211	METZ	2656	MOJAVE
3430		MCBROOM	4825	MEXICANA	2724	MOJAVE
3615		MCBROOM	4911	MEXICANA	2839	MOJAVE
3618		MCBROOM	4934	MEXICANA	2906	MOJAVE
3630		MCBROOM	5015	MEXICANA	2921	MOJAVE
3724		MCBROOM	2515	MEYERS	4542	MOLER
3734		MCBROOM	2526	MEYERS	345	MONTANA
3143		MCDERMOTT	3630	MEYERS	1122	E MONTCLAIR
739		MCDOWELL	1251	MICHIGAN	1220	S MONTCLAIR
1509		MCKEE	1610	MICHIGAN	2021	S MONTCLAIR

4311		MONTIE	3542	MORRIS	7934	NASSAU
106	N	MOORE	3602	MORRIS	8002	S NASSAU
110	S	MOORE	3639	MORRIS	3343	S NAVAJO
114	S	MOORE	3701	MORRIS	3116	NAVARO
118	S	MOORE	3722	MORRIS	3226	NAVARO
122	S	MOORE	3741	MORRIS	3321	NAVARO
338	N	MOORE	1222	MOUNTAIN LAKE	3503	NAVARO
340	N	MOORE	1405	MOUNTAIN LAKE	15	NAVY
402	N	MOORE	1	MOUNTAIN SHORES	221	NAVY
406	N	MOORE	16	MOUNTAIN SHORES	5	NAVY
410	N	MOORE	2	MOUNTAIN SHORES	1909	NEAL
420	N	MOORE	3	MOUNTAIN SHORES	111	NECHES
423	N	MOORE	4	MOUNTAIN SHORES	654	NEELY
424	N	MOORE	5	MOUNTAIN SHORES	631	W NEOMI
426	N	MOORE	3616	MT EVEREST	722	NEOMI
427	N	MOORE	3726	MT RANIER	726	NEOMI
428	N	MOORE	3623	MT ROYAL	731	NEOMI
501	N	MOORE	1809	MUNCIE	9999	NEW BEDFORD
503	N	MOORE	1812	MUNCIE	9325	NEWHALL
506	N	MOORE	1911	MUNCIE	9407	NEWHALL
507	N	MOORE	1922	MUNCIE	3115	NICHOLSON
508	N	MOORE	1923	MUNCIE	1	NO NAME
509	N	MOORE	1927	MUNCIE	1219	NO NAME
511	N	MOORE	804	MUNCIE	3515	NO NAME
513	N	MOORE	908	MUNCIE	363	NO NAME
515	N	MOORE	910	MUNCIE	5	NO NAME
602	N	MOORE	913	MUNCIE	5839	NO NAME
607	N	MOORE	5800	MUNICIPAL	6036	NO NAME
2554	N	MORGAN	5814	MUNICIPAL	6500	NO NAME
3046		MORGAN	5902	MUNICIPAL	6524	NO NAME
3115		MORGAN	5914	MUNICIPAL	6532	NO NAME
3210		MORGAN	6205	MUNICIPAL	6534	NO NAME
3902		MORNING SPRINGS	6212	MUNICIPAL	8	NO NAME
1018		MOROCCO	6307	MUNICIPAL	999	NO NAME
1210	N	MOROCCO	6310	MUNICIPAL	1224	NOAH
1250	N	MOROCCO	119	MURDEAUX	1100	NOKOMIS
1420	N	MORRELL	1624	N MURDOCK	1131	NOLTE
1735		MORRELL	547	MURDOCK	1415	NOMAS
1802		MORRELL	605	MURDOCK	1735	NOMAS
1506		MORRIS	609	MURDOCK	1842	NOMAS
1512		MORRIS	720	MURDOCK	1846	NOMAS
1516		MORRIS	824	MURDOCK	1955	NOMAS
1901		MORRIS	3511	MYRTLE	1966	NOMAS
1912		MORRIS	4316	MYRTLE	3316	NOMAS
1925		MORRIS	123	NACHITA	3320	NOMAS
1929		MORRIS	2825	S NAMUR	3321	NOMAS
2011		MORRIS	3145	NANDINA	3324	NOMAS
2017		MORRIS	3244	NANDINA	3326	NOMAS
2020		MORRIS		NANTUCKET	3407	NOMAS
2030		MORRIS	10311	VILLAGE	3529	NOMAS
3500		MORRIS	9999	NANTUCKET	3615	NOMAS
3506		MORRIS	2446	VILLAGE	3630	NOMAS
3510		MORRIS	2506	NAOMA	3715	NOMAS
				NAOMA		NOMAS

3718	NOMAS	1242	E	OHIO	9502	PARAMOUNT
3720	NOMAS	1567	E	OHIO	2723	PARK ROW
5518	NOMAS	318	E	OHIO	6903	PARKDALE
5521	NOMAS	219	W	OKLAUNION	6927	PARKDALE
5703	NOMAS	3708		OPAL	6938	PARKDALE
5707	NOMAS	3710		OPAL	5008	PARKLAND
5711	NOMAS	3723		OPAL	721	PARKVIEW
5715	NOMAS	3801		OPAL	509	PARKWOOD
5719	NOMAS	3923		OPAL	516	PARKWOOD
5723	NOMAS	4214		OPAL	605	PARKWOOD
4716	NOME	829		OSLO	611	PARKWOOD
4720	NOME	1427		OVERTON	617	PARKWOOD
4723	NOME	1607	E	OVERTON	623	PARKWOOD
4736	NOME	1623	E	OVERTON	629	PARKWOOD
4748	NOME	1651	E	OVERTON	740	PARKWOOD
4812	NOME	2307	E	OVERTON	1211	PARLAY
4820	NOME	2803	E	OVERTON	1212	PARLAY
4832	NOME	2835	E	OVERTON	1215	PARLAY
4836	NOME	3418	E	OVERTON	1216	PARLAY
4843	NOME	1418		OWEGA	1219	PARLAY
4851	NOME	1442		OWEGA	1222	PARLAY
4123	NORCO	1446		OWEGA	1223	PARLAY
1201	NORTH	1510		OWEGA	2708	PARSONS
1207	NORTH	4617		OWENWOOD	3343	PARVIA
1215	NORTH	4818		OWENWOOD	5168	PATONIA
1310	NORTH	4822		OWENWOOD	1319	PEABODY
239	NORTH SHORE	1179		OXBOW	1404	PEABODY
851	OAK FOREST	1183		OXBOW	1812	PEABODY
714	OAK PARK	4907		PACIFIC	2408	PEABODY
2328	OAK PLAZA	1011	S	PACKARD	2413	PEABODY
2404	OAK PLAZA	704		PACKARD	2509	PEABODY
2419	OAK PLAZA	705		PACKARD	2524	PEABODY
2364	OAKDALE	713		PACKARD	2525	PEABODY
2370	OAKDALE	717		PACKARD	2610	PEABODY
2428	OAKDALE	721		PACKARD	2612	PEABODY
2510	OAKDALE	417		PAGE	1637	PEAR
2514	OAKDALE	4022	W	PALACIOS	1712	PEAR
2519	OAKDALE	2322		PALL MALL	2819	PEARY
2521	OAKDALE	2620		PALL MALL	2823	PEARY
2542	OAKDALE	2656		PALL MALL	2859	PEARY
2543	OAKDALE	2660		PALL MALL	2875	PEARY
2547	OAKDALE	2715		PALL MALL	999	PEBBLE VALLEY
1306	OAKLEY	2719		PALL MALL	401	PECAN
1308	OAKLEY	2723		PALL MALL	402	PECAN
1406	OAKLEY	2750		PALL MALL	408	PECAN
1506	OAKLEY	2808		PALL MALL	416	PECAN
9999	OAKWOOD	2814		PALL MALL	423	PECAN
3421	ODESSA	2815		PALL MALL	431	PECAN
4	ODESSA	2820		PALL MALL	1031	PEMBERTON HILL
8621	ODOM	2824		PALL MALL	606	PEMBERTON HILL
114	OHIO	557		PALMETTO	648	PEMBERTON HILL
119	W OHIO	3155		PALO ALTO	3702	PENELOPE
1238	W OHIO	9302		PARAMOUNT	3704	PENELOPE

3707	PENELOPE	2271		PLEASANT	2207	POPLAR
3815	PENELOPE	2851		PLEASANT	2206	PORTERFIELD
3922	PENELOPE	3105		PLEASANT	2210	PORTERFIELD
1308	PENNSYLVANIA	604		PLEASANT	2213	PORTERFIELD
1313	PENNSYLVANIA			PLEASANT	2214	PORTERFIELD
1317	PENNSYLVANIA	134		MEADOWS	2218	PORTERFIELD
1415	PENNSYLVANIA			PLEASANT	2221	PORTERFIELD
2504	PENNSYLVANIA	204		MEADOWS		PORTERFIELD
2710	PENNSYLVANIA	612		PLEASANT VISTA	800	PRAIRIE CREEK
2722	PENNSYLVANIA	613		PLEASANT VISTA	900009	PRATER
2812	PENNSYLVANIA	619		PLEASANT WOODS	1432	PRESIDIO
2834	PENNSYLVANIA	627		PLEASANT WOODS	1610	PRESIDIO
3105	PENNSYLVANIA	1420	N	PLUM	1613	PRESIDIO
3110	PENNSYLVANIA	5734	N	PLUM DALE	1651	PRESIDIO
3423	PEORIA	5739		PLUM DALE	2727	PROSPERITY
3717	PEORIA	5744		PLUM DALE	2753	PROSPERITY
3738	PEORIA	5800		PLUM DALE	2759	PROSPERITY
3838	PEORIA	5801		PLUM DALE	2761	PROSPERITY
		5818		PLUM DALE	2763	PROSPERITY
2	PERSIMMON	5906		PLUM DALE	2769	PROSPERITY
2906	PERSIMMON	6018		PLUM DALE	2781	PROSPERITY
2918	PERSIMMON	6022		PLUM DALE	2801	PROSPERITY
2937	PERSIMMON	6023		PLUM DALE	2802	PROSPERITY
3038	PERSIMMON	6031		PLUM DALE	2910	PROSPERITY
3045	PERSIMMON	6035		PLUM DALE	2918	PROSPERITY
3049	PERSIMMON	6039		PLUM DALE	2931	PROSPERITY
3053	PERSIMMON	6043		PLUM DALE	3018	PROSPERITY
3156	PERSIMMON	6047		PLUM DALE	3019	PROSPERITY
3203	PERSIMMON	6051		PLUM DALE	3022	PROSPERITY
4508	PHILIP	6055		PLUM DALE	3706	PROSPERITY
4520	PHILIP	6059		PLUM DALE	3710	PROSPERITY
4524	PHILIP	6067		PLUM DALE	1403	PUEBLO
1600	PINE	6071		PLUM DALE	1414	PUEBLO
1617	PINE	6072		PLUM DALE	1515	PUEBLO
1725	PINE	4116		PLUTO	1903	PUEBLO
2233	PINE	800		PLYMOUTH	1922	PUEBLO
2506	PINE	4114		POINSETTIA	3318	PUEBLO
3335	PINE	4105	S	POINTER	3329	PUEBLO
3622	PINE	925		POLK	3423	PUEBLO
3714	PINE	9330		POLK	3434	PUEBLO
3802	PINE	9408	S	POLK	3521	PUEBLO
3817	PINE	1818	S	POLLARD	3525	PUEBLO
3906	PINE	1919	S	POLLARD	3541	PUEBLO
2002	PLAINCREEK	3924		POLLY	3543	PUEBLO
2010	PLAINCREEK	3933		POLLY	3552	PUEBLO
2016	PLAINCREEK	3425		PONDROM	3622	PUEBLO
8334	PLAINVIEW	1023		PONTIAC	3623	PUEBLO
8344	PLAINVIEW	708		PONTIAC	3624	PUEBLO
8351	PLAINVIEW	800		PONTIAC	3626	PUEBLO
8401	PLAINVIEW	801		PONTIAC	3700	PUEBLO
8430	PLAINVIEW	903		PONTIAC	5618	PUEBLO
1038	PLEASANT	1619		POPLAR	5622	PUEBLO
1813	PLEASANT	1624		POPLAR	5626	PUEBLO
2267	PLEASANT	1715		POPLAR	5630	PUEBLO

5633	PUEBLO	2742	RAMSEY	3927	ROBERTS
5634	PUEBLO	2743	RAMSEY	4003	ROBERTS
5637	PUEBLO	2819	RAMSEY	4006	ROBERTS
5638	PUEBLO	3038	RAMSEY	4010	ROBERTS
5641	PUEBLO	3051	RAMSEY	4014	ROBERTS
5642	PUEBLO	3106	RAMSEY	2922	ROCHESTER
5645	PUEBLO	5700	RANCHERO	3016	ROCHESTER
5646	PUEBLO	2453	RANDOLPH	10726	ROCKINGHAM
5649	PUEBLO	2519	RANDOLPH	612	ROCKWOOD
5650	PUEBLO	2531	RANDOLPH	713	ROCKWOOD
5654	PUEBLO	2551	RANDOLPH	2227	ROMINE
5658	PUEBLO	4020	RANGER	4407	ROSELAND
5702	PUEBLO	4024	RANGER	5	ROSEMONT
5703	PUEBLO	1411	RANIER	7512	ROSEMONT
5706	PUEBLO	110	RAVINIA	8003	ROTHINGTON
5707	PUEBLO	202	RAVINIA	8005	ROTHINGTON
5802	PUEBLO	502	S RAYENELL	1401	ROWAN
5805	PUEBLO	563	S RAYENELL	1520	ROWAN
5806	PUEBLO	607	RAYENELL	2100	ROYAL OAKS
5809	PUEBLO	623	RAYENELL	2200	ROYAL OAKS
5810	PUEBLO	643	RAYENELL	10110	ROYCE
5813	PUEBLO	650	RAYENELL	10117	ROYCE
5814	PUEBLO	766	RAYENELL	4334	RUSK
5817	PUEBLO	802	RAYENELL	4411	RUSK
5818	PUEBLO	821	RAYENELL	4414	RUSK
5821	PUEBLO	2538	RAYMOND	3702	RUSKIN
5822	PUEBLO	319	RED WING	3709	RUSKIN
5825	PUEBLO	334	RED WING	3724	RUSKIN
5826	PUEBLO	7012	REDBUD	3238	RUTLEDGE
5829	PUEBLO	7202	REDBUD	3300	RUTLEDGE
5830	PUEBLO	3228	REED	3315	RUTLEDGE
5900	PUEBLO	3335	REED	3322	RUTLEDGE
3107	PUGET	4625	REIGER	3323	RUTLEDGE
3116	PUGET	4825	REIGER	3327	RUTLEDGE
3118	PUGET	5533	REIGER	3441	RUTZ
1201	PURITAN	1200	RENNER	8143	RYLIE
1205	PURITAN	3119	REYNOLDS	10708	RYLIE CREST
1208	PURITAN	3306	RICH ACRES	1020	SABINE
1209	PURITAN	3312	RICH ACRES	1031	SABINE
1212	PURITAN	2623	RIPPLE	506	SABINE
8724	QUINN	2627	RIPPLE	7920	SAIPAN
9039	QUINN	2631	RIPPLE	2517	SAMOA
6606	RACINE	2637	RIPPLE	2519	SAMOA
4219	RAMONA	2640	RIPPLE	7534	SAN JOSE
4802	RAMONA	2641	RIPPLE	2812	SANDERSON
15	RAMSEY	2919	RIPPLE	1518	SANGER
1609	RAMSEY	2935	RIPPLE	2703	SANTA CRUZ
1931	RAMSEY	718	RIVERWOOD	2611	SANTA FE
2019	RAMSEY	2734	ROBERTA	4934	SANTA FE
2431	RAMSEY	2803	ROBERTA	6221	SARAH LEE
2614	RAMSEY	2807	ROBERTA	6227	SARAH LEE
2615	RAMSEY	2811	ROBERTA	2731	SCAMMEL
2716	RAMSEY	3501	ROBERTS	15	SCARSDALE

3918	SCHOFIELD	1943	SHAW	1903	SMOKE TREE
3607	SCHUSTER	1968	SHAW	1940	SMOKE TREE
2203	SCOTLAND	1976	SHAW	1948	SMOKE TREE
2323	SCOTLAND	2028	SHAW	3760	SOFT WIND
2414	SCOTLAND	7	SHAYNA	4534	SOLAR
2775	SCOTLAND	1222	SHEFFIELD	4535	SOLAR
2329	SCOTT	1402	SHEFFIELD	4543	SOLAR
2341	SCOTT	1408	SHEFFIELD	4550	SOLAR
2343	SCOTT	3436	SHELDON	4553	SOLAR
4401	SCYENE	3444	SHELDON	4557	SOLAR
4403	SCYENE	3932	SHELLEY	4600	SOLAR
7225	SCYENE	2113	SHELLHORSE	4603	SOLAR
7331	SCYENE	2123	SHELLHORSE	4002	SOLOMAN
7339	SCYENE	2130	SHELLHORSE	4006	SOLOMAN
7800	SCYENE	2206	SHELLHORSE	4019	SOLOMAN
8000	SCYENE	2212	SHELLHORSE	4102	SOLOMAN
10115	SEAGOVILLE	2218	SHELLHORSE	4135	SOLOMAN
131	SEAGOVILLE	23	SHEPHERD	3703	SONORA
134	SEAGOVILLE	1711	SHORE	3934	SONORA
141	N SEAGOVILLE	1715	SHORE	1802	SOUTH
14100	SEAGOVILLE	1719	E SHORE	1804	SOUTH
235	N SEAGOVILLE	1619	E SICILY	2516	SOUTH
340	SEAGOVILLE	1702	E SICILY	2524	SOUTH
9622	SEAGOVILLE	3527	SIDNEY	2934	SOUTH
2845	S SEATON	3601	SIDNEY	222	SOUTH SHORE
2924	SEATON	3926	SIDNEY	625	SOUTHEAST
2930	SEATON	2727	SILKWOOD	1717	SOUTHERLAND
4427	SEAY	2802	SILKWOOD	2319	SOUTHLAND
6516	SEBRING	2820	SILKWOOD	2631	SOUTHLAND
6546	SEBRING	4609	SILVER	2838	SOUTHLAND
8906	SEDGEMOOR	4635	SILVER	405	SPARKS
9310	SEDGEMOOR	4655	SILVER	418	SPARKS
1508	SEEGAR	4800	SILVER	433	SPARKS
1516	SEEVERS	4806	SILVER	441	SPARKS
1615	SEEVERS	4820	SILVER	443	SPARKS
1723	SEEVERS	4831	SILVER	505	SPARKS
1912	SEEVERS	9406	SILVER FALLS	622	SPARKS
1918	SEEVERS	4020	SILVERHILL	624	SPARKS
2118	SEEVERS	2411	SIMPSON STUART	6530	SPEIGHT
2502	SEEVERS	2417	SIMPSON STUART	3707	SPENCE
2518	SEEVERS	2955	SIMPSON STUART	3905	SPENCE
2522	SEEVERS	5711	SINGLETON	4006	SPENCE
2624	SEEVERS	14000	SKYFROST	6105	SPORTSMANS
2714	SEEVERS	14300	SKYFROST	6111	SPORTSMANS
2930	SEEVERS	14515	SKYFROST	6115	SPORTSMANS
3054	SEEVERS	8746	SLAY	6121	SPORTSMANS
4111	SHADRACK	8752	SLAY	6125	SPORTSMANS
2512	SHARON	1514	SMOKE TREE	6131	SPORTSMANS
2758	SHARON	1703	SMOKE TREE	6135	SPORTSMANS
1702	SHAW	1707	SMOKE TREE	6141	SPORTSMANS
1716	SHAW	1711	SMOKE TREE	6145	SPORTSMANS
1846	SHAW	1717	SMOKE TREE	6151	SPORTSMANS
1910	SHAW	1852	SMOKE TREE	6155	SPORTSMANS

6165		SPORTSMANS	2424	STARKS	2210	TALLYHO
6171		SPORTSMANS	2425	STARKS	2214	TALLYHO
6181		SPORTSMANS	2510	STARKS	2403	TALLYHO
6211		SPORTSMANS	2511	STARKS	2407	TALLYHO
6221		SPORTSMANS	2707	STARKS	2410	TALLYHO
6231		SPORTSMANS	319	STARR	2411	TALLYHO
6241		SPORTSMANS	1315	STELLA	2415	TALLYHO
3303		SPRING	1406	STELLA	2419	TALLYHO
3304		SPRING	1451	STELLA	2430	TALLYHO
3331		SPRING	1627	STELLA	2435	TALLYHO
3804		SPRING	4	STILLWELL	10	TAMA
3808		SPRING	5	STILLWELL	503	TAMA
4326		SPRING	1425	STIRLING	524	TAMA
4334		SPRING	4611	STOKES	2636	TANNER
4335		SPRING	4640	STOKES	2643	TANNER
2714		SPRINGDALE	4648	STOKES	812	TARRYALL
3021		SPRINGVIEW	4708	STOKES	818	TARRYALL
3026		SPRINGVIEW	4716	STOKES	925	TARRYALL
3027		SPRINGVIEW	4719	STOKES	101	TATUM
3103		SPRINGVIEW	4720	STOKES	703	TATUM
3211		SPRINGVIEW	4723	STOKES	6907	S TAYLOE
3327		SPRINGVIEW	4729	STOKES	8773	N TEAGARDEN
3337		SPRINGVIEW	4735	STOKES	6214	TEAGUE
3347		SPRINGVIEW	4743	STOKES	6309	TEAGUE
3350		SPRINGVIEW	4748	STOKES	6311	TEAGUE
3360		SPRINGVIEW	4751	STOKES	6317	TEAGUE
3361		SPRINGVIEW	4752	STOKES	6418	TEAGUE
3367		SPRINGVIEW	4803	STOKES	6419	TEAGUE
2865		SPRUCE VALLEY	4804	STOKES	6510	TEAGUE
1101		ST AUGUSTINE	8123	STONEHURST	6530	TEAGUE
1337		ST AUGUSTINE	1741	STONEMAN	3906	TELEPHONE
1619	S	ST AUGUSTINE	1038	STRICKLAND	1302	TEMPEST
1925	S	ST AUGUSTINE	1402	STRICKLAND	1306	TEMPEST
2237	N	ST AUGUSTINE	1404	STRICKLAND	1454	TEMPEST
2945	S	ST AUGUSTINE	4500	STROBEL	2940	TERMINAL
348	S	ST AUGUSTINE	4907	STROBEL	116	TERRACE
2411		ST CLAIR	4919	STROBEL	239	TERRACE
2415	S	ST CLAIR	4	STRONG	3431	TERRELL
2416		ST CLAIR	2416	SUE	3535	TERRELL
2425		ST CLAIR	8116	SUETELLE	5232	TERRY
2434		ST CLAIR	1861	SUMMIT	5102	TERRY
2437		ST CLAIR	3814	SUNNYVALE	2049	THEDFORD
2439		ST CLAIR	237	SUNSET	909	THELMA
2521		ST CLAIR	2807	SUTTON	2431	THROCKMORTON
407		ST MARY	2819	SUTTON	1116	TILLERY
3914		STANLEY SMITH	3354	SYLVAN	1120	TILLERY
3919		STANLEY SMITH	4244	SYLVESTER	218	N TILLERY
6625		STARKEY	2404	SYLVIA	802	N TILLERY
2315		STARKS	2412	SYLVIA	3502	S TIOGA
2336		STARKS	2432	SYLVIA	3312	N TOKAY
2410		STARKS	2517	SYLVIA	3316	TOKAY
2412		STARKS	4720	TACOMA	3317	TOKAY
2415		STARKS	2429	TALCO	3320	TOKAY

3321	TOKAY	3400	TRINITY GATE	3141	VANNERSON
3324	TOKAY	7903	TROJAN	7342	VECINO
3325	TOKAY	7912	TROJAN	114	VENTURA
3328	TOKAY	7928	TROJAN	2	VERDE
3329	TOKAY	7931	TROJAN	4	VERDE
3332	TOKAY	7936	TROJAN	4610	VERDUN
3333	TOKAY	7955	TROJAN	1126	VERMONT
3336	TOKAY	7959	TROJAN	5029	VETERANS
3337	TOKAY	7960	TROJAN	4213	VICTOR
3341	TOKAY	2813	TROY	13000	VIDA
3342	TOKAY	2819	TROY	9999	VIDA
3345	TOKAY	4011	TRUNK	2	VILBIG
3346	TOKAY	4042	TUMALO	1730	VILBIG
3349	TOKAY	21	TURFWAY	2726	VILBIG
3352	TOKAY	3107	TUSKEGEE	3110	VILBIG
12	TOLUCA	3112	TUSKEGEE	3118	VILBIG
1710	TOLUCA	3114	TUSKEGEE	3205	VILBIG
1720	TOLUCA	3131	TUSKEGEE	3401	VILBIG
1718	TORONTO	3208	TUSKEGEE	3502	VILBIG
1731	TORONTO	3217	TUSKEGEE	3510	VILBIG
1835	TORONTO	3224	TUSKEGEE	3721	VINEYARD
1836	TORONTO	3226	TUSKEGEE	3806	VINEYARD
1848	TORONTO	3228	TUSKEGEE	3826	VINEYARD
2014	TORONTO	1110	TYLER	3831	VINEYARD
3402	TORONTO	2526	TYLER	3906	VINEYARD
3403	TORONTO	9	S UNKNOWN	3922	VINEYARD
3407	TORONTO	3107	S URBAN	4006	VINEYARD
3423	TORONTO	3115	URBAN	4011	VINEYARD
3519	TORONTO	2726	VALENTINE	2015	VOLGA
3548	TORONTO	2814	VALENTINE	2130	VOLGA
3561	TORONTO	2926	VALENTINE	1335	WACO
3618	TORONTO	3015	VALENTINE	1415	WACO
3619	TORONTO	1301	VALLEY	1438	WACO
3624	TORONTO	1303	VALLEY	1522	WACO
3628	TORONTO	1306	VALLEY	1611	WACO
3632	TORONTO	1307	VALLEY	1614	WACO
3725	TORONTO	1314	VALLEY	8822	WADLINGTON
5803	TORONTO	1316	VALLEY	5006	WADSWORTH
6030	TRACY	1335	VALLEY	4503	WAHOO
6034	TRACY	40	VALLEY MILLS	4515	WAHOO
6102	TRACY	42	VALLEY MILLS	4519	WAHOO
6214	TRACY	45	VALLEY MILLS	4523	WAHOO
6314	TRACY	47	VALLEY MILLS	4535	WAHOO
6316	TRACY	9652	VALLEY MILLS	3808	WALDRON
6342	TRACY	820	VAN BUREN	3809	WALDRON
9711	TRAVIS	5611	VAN WINKLE	3918	WALDRON
9715	TRAVIS	3716	N VANDERVOORT	4039	WALKER
9719	TRAVIS	3720	VANDERVOORT	1012	WALKWAY
9723	TRAVIS	3806	VANDERVOORT	907	WALKWAY
9727	TRAVIS	3810	VANDERVOORT	1621	WALMSLEY
9731	TRAVIS	3914	VANDERVOORT	1715	WARREN
4709	TREMONT	3923	VANDERVOORT	2614	WARREN
3300	TRINITY GATE	3129	VANNERSON	2617	WARREN

2625		WARREN	36	WESTERHAM	6116	WIN ONLY
2631		WARREN	4105	WESTMORELAND	6121	WIN ONLY
2701		WARREN	1294	WHISPERING	6122	WIN ONLY
3004		WARREN	1	N WHISPERING OAKS	6125	WIN ONLY
3021		WARREN	1507	WHITAKER	6130	WIN ONLY
1627		WARSAW	8916	WHITEHALL	6131	WIN ONLY
1337		WASCO	9216	WHITEHALL	6131	WIN ONLY
1345		WASCO	9222	WHITEHALL	6135	WIN ONLY
1346		WASCO	9428	WHITEHALL	6140	WIN ONLY
1349		WASCO	2837	WHITEWOOD	6141	WIN ONLY
1365		WASCO	1110	WHITLEY	6146	WIN ONLY
1438		WASCO	1000	WILD BRICK	6150	WIN ONLY
5043		WATSON	3806	WILDER	6156	WIN ONLY
5102		WATSON	2235	WILHURT	6160	WIN ONLY
5131		WATSON	2243	WILHURT	6161	WIN ONLY
5139		WATSON	2246	WILHURT	6164	WIN ONLY
1009		WAVERLY	2247	WILHURT	6165	WIN ONLY
1703		WAVERLY	2251	WILHURT	6170	WIN ONLY
235	S	WAVERLY	2314	WILHURT	6171	WIN ONLY
902	S	WAVERLY	2318	WILHURT	1	WINNETKA
373	N	WEAVER	2410	WILHURT	1614	WINNETKA
3122	S	WEISENBERGER	2414	WILHURT	1618	N WINNETKA
3519		WEISENBERGER	2418	WILHURT	2411	N WINNETKA
3916		WEISENBERGER	2535	WILHURT	2509	N WINNETKA
2517		WELLS	2603	WILHURT	904	N WINSTON
2519		WELLS	2606	WILHURT	4835	N WISTERIA
2521		WELLS	2607	WILHURT	820	WIXOM
2531		WELLS	2619	WILHURT	830	WIXOM
2533		WELLS	2631	WILHURT	905	WOODACRE
3217		WENDELKIN	2921	WILHURT	508	WOODBINE
3401		WENDELKIN	2926	WILHURT	530	WOODBINE
3417		WENDELKIN	3400	WILHURT	555	WOODBINE
3514		WENDELKIN	3529	WILHURT	559	WOODBINE
3624		WENDELKIN	9025	WILLOUGHBY	623	WOODBINE
3636		WENDELKIN	9031	WILLOUGHBY	709	WOODBINE
3722		WENDELKIN	5522	WILSON	1125	WOODIN
3741		WENDELKIN	5526	WILSON	1227	WOODIN
8103		WES HODGES	5530	WILSON	1229	E WOODIN
8107		WES HODGES	5534	WILSON	1531	E WOODIN
8111		WES HODGES	5703	WILSON	1615	E WOODIN
8119		WES HODGES	5707	WILSON	1619	E WOODIN
8120		WES HODGES	5711	WILSON	1623	E WOODIN
8123		WES HODGES	5805	WILSON	1627	E WOODIN
8124		WES HODGES	5809	WILSON	603	E WOODIN
8127		WES HODGES	5813	WILSON	907	E WOODIN
8128		WES HODGES	5903	WILSON	915	E WOODIN
8131		WES HODGES	5907	WILSON	9999	E WOODLEAF
8132		WES HODGES	5919	WILSON	5316	E WOODSBORO
24		WESTERHAM	6105	WIN ONLY	1931	WOODY
25		WESTERHAM	6106	WIN ONLY	500	WORTH
33		WESTERHAM	6110	WIN ONLY	9011	WORTH
34		WESTERHAM	6111	WIN ONLY	5115	WYNELL
35		WESTERHAM	6115	WIN ONLY	5117	WYNELL

5119	WYNELL	8316	YUKON	4745	ZEALAND
4511	YANCY	8320	YUKON	4807	ZEALAND
4531	YANCY	8324	YUKON	4812	ZEALAND
4536	YANCY	8325	YUKON	4816	ZEALAND
4543	YANCY	8328	YUKON	4820	ZEALAND
4544	YANCY	8332	YUKON	4824	ZEALAND
4548	YANCY	8338	YUKON	4828	ZEALAND
4709	YANCY	8339	YUKON	3331	ZELMA
4739	YANCY	8343	YUKON		
4749	YANCY	8344	YUKON		
4754	YANCY	8350	YUKON		
4758	YANCY	8357	YUKON		
4766	YANCY	8360	YUKON		
4808	YANCY	708	ZANG		
3510	YORK	4705	ZEALAND		
4226	YORK	4737	N ZEALAND		
434	YOUNGSTOWN	4741	ZEALAND		
525	YOUNGSTOWN	4742	ZEALAND		

ATTACHMENT D
1683 POTENTIAL LAND BANK LOTS SUBMITTED
FY 2003-04 TO FY 2009-10

4210	1 ST AVE	1959	ANN ARBOR	518	AVE L
4215	1 ST AVE	1961	ANN ARBOR	4202	AZTEC
4226	1 ST AVE	1965	ANN ARBOR	4249	AZTEC
1709	4 TH	2528	ANN ARBOR	3914	BALCH
1916	4 TH	2723	ANN ARBOR	4422	BALDWIN
618	5 TH, E.	2773	ANN ARBOR	4423	BALDWIN
316	6 TH, E.	3827	ARANSAS	4507	BALDWIN
401	8 TH, E.	4103	ARANSAS	4518	BALDWIN
521	8 TH, E.	2111	ARDEN	4701	BALDWIN
424	9 TH, W.	2119	AREBA	4707	BALDWIN
701	9 TH, W.	4510	ASH	4712	BALDWIN
731	9 TH, W.	5407	ASH	4715	BALDWIN
329	10 TH, E.	3604	ATLANTA	4723	BALDWIN
405	10 TH, E.	3604	ATLANTA	4735	BALDWIN
627	10 TH, W.	3619	ATLANTA	4803	BALDWIN
2436	51 ST	5301	AUDREY	4806	BALDWIN
2506	51 ST	229	AVE A	4823	BALDWIN
2627	52ND	315	AVE A	4863	BALDWIN
3217	52ND	323	AVE A	4869	BALDWIN
2516	56TH	331	AVE A	4134	BALL
3907	AGNES	426	AVE A	1118	BALLARD
4002	AGNES	427	AVE A	1401	BANK
1631	ALASKA	430	AVE A	1420	BANK
403	ALBRIGHT	431	AVE A	1429	BANK
405	ALBRIGHT	441	AVE A	1407	BARRY
410	ALBRIGHT	1703	AVE B	1437	BARRY
415	ALBRIGHT	1721	AVE B	1449	BARRY
2221	ANDERSON	1727	AVE B	1501	BARRY
2245	ANDERSON	1731	AVE B	4844	BARTLETT
2402	ANDERSON	1742	AVE B	805	BAYONNE
2663	ANDERSON	1806	AVE B	811	BAYONNE
2715	ANDERSON	324	AVE E	818	BAYONNE
1832	ANGELINA	355	AVE E	916	BAYONNE
1834	ANGELINA	402	AVE E	1610	BAYSIDE
1838	ANGELINA	414	AVE E	1619	BAYSIDE
1855	ANGELINA	419	AVE E	1623	BAYSIDE
1922	ANGELINA	426	AVE E	1702	BAYSIDE
1941	ANGELINA	435	AVE E	1711	BAYSIDE
1955	ANGELINA	444	AVE E	1715	BAYSIDE
1962	ANGELINA	418	AVE F	1834	BAYSIDE
1966	ANGELINA	323	AVE G	1843	BAYSIDE
1967	ANGELINA	607	AVE G	1847	BAYSIDE
1974	ANGELINA	418	AVE H	1909	BAYSIDE
2005	ANGELINA	523	AVE H	1911	BAYSIDE
2027	ANGELINA	402	AVE J	1918	BAYSIDE
2028	ANGELINA	403	AVE J	3435	BEALL
2032	ANGELINA	431	AVE J	3023	BEAUCHAMP
2059	ANGELINA	316	AVE L	3067	BEAUCHAMP
1503	ANN ARBOR	323	AVE L	724	BECKLEY, N.
1514	ANN ARBOR	506	AVE L	728	BECKLEY, N.
1955	ANN ARBOR	510	AVE L	3712	BEDFORD

3439	BERNAL	431	BONNIE VIEW	1534	CALDWELL
4302	BERTRAND	434	BONNIE VIEW	1536	CALDWELL
4306	BERTRAND	438	BONNIE VIEW	1614	CALDWELL
4318	BERTRAND	443	BONNIE VIEW	1614	CALDWELL
4322	BERTRAND	1011	BONNIE VIEW	1814	CALYPSO
4322	BERTRAND	1235	BONNIE VIEW	2022	CALYPSO
3508	BERTRAND	3426	BORGER	2054	CALYPSO
3520	BERTRAND	3607	BORGER	2510	CAMEL
3614	BERTRAND	3623	BORGER	2611	CAMEL
3723	BERTRAND	3627	BORGER	2614	CAMEL
2208	BETHURUM	5011	BOURQUIN	6218	CANAAN
2218	BETHURUM	5104	BOURQUIN	6906	CANAAN
2311	BETHURUM	5424	BOURQUIN	6910	CANAAN
2313	BETHURUM	4711	BOWLING	1615	CANADA
2313	BETHURUM	3320	BRANTLEY	1622	CANADA
2336	BETHURUM	2702	BRIGHAM	1923	CANADA
903	BETTERTON	2708	BRIGHAM	1923	CANADA
6520	BEXAR	2806	BRIGHAM	3343	CANADA
6526	BEXAR	2807	BRIGHAM	3611	CANADA
6702	BEXAR	2838	BRIGHAM	3837	CANADA
6812	BEXAR	2906	BRIGHAM	4215	CANAL
1518	BICKERS	2918	BRIGHAM	4235	CANAL
1526	BICKERS	2924	BRIGHAM	4319	CANAL
1531	BICKERS	2114	BRITTON	4322	CANAL
1606	BICKERS	2416	BRITTON	4328	CANAL
1615	BICKERS	2519	BRITTON	4338	CANAL
1623	BICKERS	2522	BRITTON	4611	CANAL
1626	BICKERS	2526	BRITTON	4615	CANAL
1822	BICKERS	2715	BRITTON	2016	CANYON
1831	BICKERS	2814	BRITTON	2018	CANYON
1906	BICKERS	2903	BRITTON	5127	CARDIFF
1910	BICKERS	3106	BRITTON	4221	CARDINAL
1918	BICKERS	118	BROOKLYN, E.	3204	CARL
1956	BICKERS	122	BROOKLYN, E.	3208	CARL
3638	BICKERS	7720	BROWNSVILLE	3605	CARL
3642	BICKERS	7724	BROWNSVILLE	3607	CARL
3734	BICKERS	7727	BROWNSVILLE	3614	CARL
3738	BICKERS	7736	BROWNSVILLE	3724	CARL
3907	BIGLOW	7807	BROWNSVILLE	3814	CARL
4208	BIGLOW	7820	BROWNSVILLE	4211	CARL
3836	BLACK OAK	2313	BUDD	4215	CARL
400	BOBBIE	2711	BURGER	4215	CARL
403	BOBBIE	4635	BURMA	4218	CARL
406	BOBBIE	4704	BURMA	4230	CARL
412	BOBBIE	4914	BURNSIDE	4245	CARL
5662	BON AIR	4710	C.L. VEASEY	2719	CARPENTER
315	BONNIE VIEW	1217	CALDWELL	2731	CARPENTER
345	BONNIE VIEW	1231	CALDWELL	2819	CARPENTER
349	BONNIE VIEW	1403	CALDWELL	3205	CARPENTER
405	BONNIE VIEW	1419	CALDWELL	3303	CARPENTER
406	BONNIE VIEW	1423	CALDWELL	3531	CARPENTER
426	BONNIE VIEW	1425	CALDWELL	4007	CARPENTER

4229	CARPENTER	3512	CLEVELAND	4548	CORREGIDOR
4233	CARPENTER	3605	CLEVELAND	4551	CORREGIDOR
1446	CARSON	3634	CLEVELAND	4632	CORREGIDOR
1506	CARSON	1212	COLEMAN	4636	CORREGIDOR
1527	CARSON	4708	COLLINS	4644	CORREGIDOR
2806	CARTER	2731	COLONIAL	4817	CORRIGAN
2810	CARTER	2807	COLONIAL	2710	COUNCIL
2818	CARTER	2815	COLONIAL	2723	COUNCIL
2818	CARTER	3613	COLONIAL	2729	COUNCIL
2818	CASEY	3815	COLONIAL	2731	COUNCIL
3510	CAUTHORN	4102	COLONIAL	4525	CRANFILL
3614	CAUTHORN	4106	COLONIAL	2319	CREST
3718	CAUTHORN	4109	COLONIAL	518	CRETE
1321	CEDAR HAVEN	4114	COLONIAL	535	CRETE
2707	CHARBA	4224	COLONIAL	539	CRETE
2711	CHARBA	4318	COLONIAL	2710	CROSS
4514	CHERBOURG	4410	COLONIAL	2603	CROSSMAN
4515	CHERBOURG	4422	COLONIAL	2615	CROSSMAN
4525	CHERBOURG	4522	COLONIAL	3404	CROSSMAN
4534	CHERBOURG	4902	COLONIAL	4922	CROZIER
4538	CHERBOURG	4919	COLONIAL	4930	CROZIER
4545	CHERBOURG	5012	COLONIAL	4934	CROZIER
4549	CHERBOURG	5031	COLONIAL	216	CUMBERLAND
4608	CHERBOURG	1118	COMPTON	2022	CUSTER
4631	CHERBOURG	1228	COMPTON	2031	CUSTER
4636	CHERBOURG	1231	COMPTON	2402	CUSTER
4639	CHERBOURG	1232	COMPTON	2502	CUSTER
4640	CHERBOURG	1522	COMPTON	2543	CUSTER
3610	CHICAGO	1530	COMPTON	2607	CUSTER
3523	CHIHUAHUA	2411	CONKLIN	2623	CUSTER
5426	CHIPPEWA	2614	CONKLIN	2627	CUSTER
2724	CHOICE	3907	COOLIDGE	3634	DARIEN
939	CHURCH	3918	COOLIDGE	2238	DATHE
1415	CHURCH	3938	COOLIDGE	2326	DATHE
2700	CLARENCE	3943	COOLIDGE	2810	DATHE
2704	CLARENCE	4006	COOLIDGE	3804	DE MAGGIO
919	CLAUDE	2214	COOPER	3804	DE MAGGIO
1010	CLAUDE	3819	COPELAND	3808	DE MAGGIO
1201	CLAUDE	3910	COPELAND	3811	DE MAGGIO
1217	CLAUDE	3918	COPELAND	421	DENLEY, N.
1314	CLAUDE	3918	COPELAND	425	DENLEY, N.
1339	CLAUDE	4114	COPELAND	427	DENLEY, N.
1422	CLAUDE	4227	COPELAND	527	DENLEY, N.
402	CLEAVES	4302	COPELAND	603	DENLEY, N.
412	CLEAVES	615	CORINTH	607	DENLEY, N.
435	CLEAVES	618	CORINTH	610	DENLEY, N.
437	CLEAVES	3329	CORONET	614	DENLEY, N.
439	CLEAVES	4523	CORREGIDOR	628	DENLEY, N.
2706	CLEVELAND	4524	CORREGIDOR	1408	DENLEY
2712	CLEVELAND	4538	CORREGIDOR	1412	DENLEY
3216	CLEVELAND	4539	CORREGIDOR	1414	DENLEY
3224	CLEVELAND	4540	CORREGIDOR	1502	DENLEY

1508	DENLEY	1502	DOYLE	2722	EXLINE
1527	DENLEY	1503	DOYLE	2725	EXLINE
2404	DENLEY, S.	1506	DOYLE	2726	EXLINE
2629	DENLEY, S.	1507	DOYLE	2730	EXLINE
2930	DENLEY, S.	1510	DOYLE	2731	EXLINE
3011	DENLEY, S.	1515	DOYLE	2734	EXLINE
3910	DENLEY, S.	1521	DOYLE	1339	FAIRVIEW
3930	DENLEY, S.	1525	DOYLE	1510	FAIRVIEW
4030	DENLEY, S.	319	DU BOIS	5403	FANNIE
4101	DENLEY, S.	1110	DULUTH	5406	FANNIE
4215	DENLEY, S.	1910	DULUTH	5524	FANNIE
4403	DENLEY, S.	1912	DULUTH	2810	FARRAGUT
4515	DENLEY, S.	1915	DULUTH	2315	FATIMA
4631	DENLEY, S.	3634	DUNBAR	2403	FATIMA
1703	DENNISON	3738	DUNBAR	424	FAULK
1729	DENNISON	2218	DYSON	508	FAULK
1813	DENNISON	2311	DYSON	532	FAULK
1822	DENNISON	2437	EASLEY	540	FAULK
1823	DENNISON	2441	EASLEY	544	FAULK
1911	DENNISON	4930	ECHO	545	FAULK
1954	DENNISON	5015	ECHO	1407	FAYETTE
1962	DENNISON	5107	ECHO	1415	FAYETTE
2014	DENNISON	5118	ECHO	4533	FELLOWS
2023	DENNISON	1400	EDGEMONT	4752	FELLOWS
2029	DENNISON	1627	EDGEMONT	4812	FELLOWS
3310	DETONTE	3218	EL BENITO	4816	FELLOWS
3315	DETONTE	3218	EL BENITO	4820	FELLOWS
3322	DETONTE	3227	EL BENITO	4832	FELLOWS
3411	DETONTE	4311	ELECTRA	2415	FELTON
4709	DOLPHIN	4503	ELECTRA	728	FERNWOOD
4815	DOLPHIN	1323	EMILY	2638	FERNWOOD
4819	DOLPHIN	2226	EUGENE	2709	FERNWOOD
2623	DONALD	2228	EUGENE	2712	FERNWOOD
2627	DONALD	2235	EUGENE	2900	FERNWOOD
2714	DORRIS	609	EWING, N.	3001	FERNWOOD
2813	DORRIS	619	EWING, N.	3217	FERNWOOD
2825	DORRIS	906	EWING, N.	1311	FITZHUGH, S.
2902	DORRIS	2324	EWING, S.	1331	FITZHUGH, S.
2909	DORRIS	2314	EXETER	1625	FITZHUGH, S.
2909	DORRIS	2319	EXETER	1527	FLEETWOOD
2914	DORRIS	2327	EXETER	1625	FLEETWOOD
2918	DORRIS	2510	EXETER	1634	FLEETWOOD
2922	DORRIS	2530	EXETER	1336	FLETCHER
3017	DORRIS	2602	EXETER	1322	FOLEY
3023	DORRIS	2610	EXETER	1531	FORDHAM
3026	DORRIS	2614	EXETER	1554	FORDHAM
3028	DORRIS	2626	EXETER	1555	FORDHAM
3029	DORRIS	2515	EXLINE	2118	FORDHAM
3030	DORRIS	2534	EXLINE	2302	FORDHAM
1406	DOYLE	2603	EXLINE	2406	FORDHAM
1409	DOYLE	2607	EXLINE	2806	FORDHAM
1419	DOYLE	2622	EXLINE	2807	FORDHAM

1223	FORESTER	1723	GARZA	4017	HAMMERLY
3604	FRANK	1739	GARZA	4123	HAMMERLY
3714	FRANK	1751	GARZA	4143	HAMMERLY
4117	FRANK	1815	GARZA	3601	HANCOCK
4303	FRANK	2911	GAY	3811	HANCOCK
4314	FRANK	1410	GEORGIA	3926	HANCOCK
4326	FRANK	2711	GERTRUDE	2327	HARDING
4343	FRANK	2515	GHENT	2340	HARDING
4343	FRANK	2519	GHENT	2344	HARDING
4347	FRANK	2542	GHENT	2414	HARDING
4409	FRANK	2622	GHENT	1423	HARLANDALE
4415	FRANK	4126	GLADWATER	1907	HARLANDALE
4418	FRANK	4170	GLADWATER	2314	HARLANDALE
4431	FRANK	4227	GLADWATER	2431	HARLANDALE
4435	FRANK	1306	GLIDDEN	2915	HARLANDALE
4726	FRANK	1327	GLIDDEN	3014	HARLANDALE
2719	FRAZIER	3206	GOLDSPIER	3328	HARLANDALE
2915	FRAZIER	3211	GOLDSPIER	3714	HARLINGEN
3507	FUREY	2825	GOOCH	3803	HARLINGEN
4002	FUREY	2700	GOULD	3130	HARMON
4010	FUREY	2710	GOULD	3130	HARMON
4015	FUREY	2712	GOULD	2122	HARRELL
4103	FUREY	2716	GOULD	409	HART
1723	GALLAGHER	2724	GOULD	413	HART
1823	GALLAGHER	2727	GOULD	445	HART
1835	GALLAGHER	2733	GOULD	449	HART
1843	GALLAGHER	608	GRAHAM	452	HART
1908	GALLAGHER	702	GRAHAM	455	HART
1911	GALLAGHER	710	GRAHAM	3521	HARWOOD, S.
1913	GALLAGHER	1822	GRAND	3212	HASKELL, S.
1955	GALLAGHER	1215	GRANT	3311	HASKELL, S.
1961	GALLAGHER	1309	GRANT	2701	HASTINGS
1967	GALLAGHER	1313	GRANT	2718	HASTINGS
3739	GALLAGHER	1326	GRANT	2727	HASTINGS
1107	GALLOWAY	1345	GRANT	2506	HATCHER
2223	GARDEN	1361	GRANT	3515	HATCHER
2238	GARDEN	3224	GUNTER	2703	HECTOR
2246	GARDEN	4538	GURLEY	2715	HECTOR
2407	GARDEN	3702	HAMILTON	1331	HENDRICKS
2424	GARDEN	3726	HAMILTON	1352	HENDRICKS
4529	GARDEN	3912	HAMILTON	1405	HENDRICKS
4531	GARDEN	4105	HAMILTON	1612	HERALD
4611	GARDEN	4226	HAMILTON	1621	HERALD
5409	GARLAND	4309	HAMILTON	3819	HERRLING
4513	GARRISON	4314	HAMILTON	602	HIGH
4602	GARRISON	4343	HAMILTON	3536	HIGHLAND WOODS
1523	GARZA	4403	HAMILTON	3016	HOLMES
1525	GARZA	4410	HAMILTON	2703	HOLMES
1529	GARZA	4418	HAMILTON	2708	HOLMES
1618	GARZA	3123	HAMMERLY	2716	HOLMES
1635	GARZA	3408	HAMMERLY	2814	HOLMES
1719	GARZA	4013	HAMMERLY	2820	HOLMES

2824	HOLMES	7911	HULL	2636	JEFFRIES
2828	HOLMES	3607	HUMPHREY	3406	JEFFRIES
2902	HOLMES	3727	HUMPHREY	4614	JONES
2913	HOLMES	3731	HUMPHREY	4731	JONES
3221	HOLMES	3735	HUMPHREY	2215	JORDAN
3412	HOLMES	3746	HUMPHREY	2224	JORDAN
3522	HOLMES	1930	HUNTINGDON	2225	JORDAN
3526	HOLMES	2002	HUNTINGDON	2115	KATHLEEN
3734	HOLMES	2006	HUNTINGDON	2407	KATHLEEN
3833	HOLMES	2006	HUNTINGDON	2607	KATHLEEN
1510	HOMELAND	832	HUTCHINS	2716	KEELER
1527	HOMELAND	836	HUTCHINS	2728	KEELER
1631	HOMELAND	910	HUTCHINS	2732	KEELER
1716	HOMELAND	1230	HUTCHINS	2732	KEELER
1811	HOMELAND	4527	IMPERIAL	6019	KEMROCK
1815	HOMELAND	4622	IMPERIAL	6435	KEMROCK
1831	HOMELAND	4630	IMPERIAL	3509	KENILWORTH
1835	HOMELAND	4003	IVANHOE	3623	KENILWORTH
1850	HOMELAND	4014	IVANHOE	3706	KENILWORTH
1854	HOMELAND	4018	IVANHOE	3723	KENILWORTH
1918	HOMELAND	4026	IVANHOE	3916	KENILWORTH
1927	HOMELAND	7915	IVORY	3432	KEYRIDGE
3702	HOMELAND	7924	IVORY	3504	KEYRIDGE
2230	HOOPER	7927	IVORY	3508	KEYRIDGE
2246	HOOPER	7944	IVORY	3515	KEYRIDGE
2403	HOOPER	3711	JAMAICA	3516	KEYRIDGE
2431	HOOPER	3715	JAMAICA	1306	KIEST
2434	HOOPER	3803	JAMAICA	2606	KILBURN
2439	HOOPER	3807	JAMAICA	2607	KILBURN
2445	HOOPER	4114	JAMAICA	2623	KILBURN
2510	HOOPER	4343	JAMAICA	2639	KILBURN
2514	HOOPER	4346	JAMAICA	2836	KILBURN
2530	HOOPER	4352	JAMAICA	4833	KILDARE
2531	HOOPER	4406	JAMAICA	4926	KILDARE
2532	HOOPER	4427	JAMAICA	4943	KILDARE
2535	HOOPER	4431	JAMAICA	1610	KINMORE
2555	HOOPER	4518	JAMAICA	1632	KINMORE
2563	HOOPER	4526	JAMAICA	7919	KISKA
2607	HOOPER	4705	JAMAICA	4310	KOLLOCH
2622	HOOPER	1323	JEFFERSON, E.	1826	KRAFT
1314	HUDSPETH	2401	JEFFRIES	1834	KRAFT
1323	HUDSPETH	2405	JEFFRIES	1842	KRAFT
1326	HUDSPETH	2414	JEFFRIES	1933	KRAFT
1415	HUDSPETH	2426	JEFFRIES	1938	KRAFT
1438	HUDSPETH	2431	JEFFRIES	318	KRAMER
1527	HUDSPETH	2502	JEFFRIES	322	KRAMER
1606	HUDSPETH	2505	JEFFRIES	3819	KYNARD
1607	HUDSPETH	2506	JEFFRIES	3432	LADD
1642	HUDSPETH	2514	JEFFRIES	2403	LAGOW
2003	HUDSPETH	2517	JEFFRIES	2628	LAGOW
2159	HUDSPETH	2518	JEFFRIES	421	LAKE CLIFF
7905	HULL	2602	JEFFRIES	826	LAMBERT

2118	LAMONT	2334	LOWERY	2134	MARFA
421	LANCASTER, N.	2509	LOWERY	2603	MARJORIE
601	LANCASTER, N.	2510	LOWERY	2736	MARJORIE
609	LANCASTER, N.	4535	LUZON	2747	MARJORIE
618	LANCASTER, N.	4611	LUZON	2747	MARJORIE
4301	LANDRUM	1325	LYNN HAVEN	2981	MARJORIE
3513	LATIMER	1410	LYNN HAVEN	5006	MARNE
3922	LATIMER	2225	MACON	5012	MARNE
2218	LAWRENCE	2254	MACON	5021	MARNE
2227	LAWRENCE	2310	MACON	5027	MARNE
2227	LAWRENCE	2310	MACON	5034	MARNE
2318	LAWRENCE	2337	MACON	5102	MARNE
2410	LAWRENCE	2338	MACON	3709	MARSHALL
2446	LAWRENCE	2451	MACON	3919	MARSHALL
2454	LAWRENCE	2455	MACON	4302	MARSHALL
2503	LAWRENCE	2459	MACON	4334	MARSHALL
2530	LAWRENCE	2518	MACON	4335	MARSHALL
2700	LAWRENCE	2637	MACON	4338	MARSHALL
2719	LAWRENCE	2641	MACON	4136	MART
2806	LE CLERC	2702	MACON	1704	MARY ELLEN
2810	LE CLERC	2718	MACON	1407	MAYWOOD
2818	LE CLERC	2731	MACON	1610	MAYWOOD
2822	LE CLERC	2732	MACON	1715	MCBROOM
6610	LEANA	2807	MACON	1835	MCBROOM
1846	LEATH	2810	MACON	1838	MCBROOM
1847	LEATH	2826	MACON	1930	MCBROOM
2003	LEATH	2833	MACON	1934	MCBROOM
2006	LEATH	2835	MACON	1948	MCBROOM
2034	LEATH	2837	MACON	1956	MCBROOM
2046	LEATH	5007	MALCOLM X	2015	MCBROOM
2050	LEATH	5023	MALCOLM X	2016	MCBROOM
2605	LEDBETTER	5031	MALCOLM X, S.	2017	MCBROOM
4502	LELAND	5041	MALCOLM X, S.	2022	MCBROOM
4506	LELAND	3122	MALLORY	2027	MCBROOM
4911	LELAND	3429	MALLORY	2028	MCBROOM
4918	LELAND	2319	MARBURG	3430	MCBROOM
1610	LIFE	2524	MARBURG	3431	MCBROOM
1923	LIFE	2539	MARBURG	3630	MCBROOM
1935	LIFE	2706	MARBURG	3723	MCBROOM
1941	LIFE	2735	MARBURG	3723	MCBROOM
1949	LIFE	3010	MARBURG	3724	MCBROOM
1967	LIFE	3010	MARBURG	1210	MCKENZIE
5002	LINDER	2618	MARDER	1304	MCKENZIE
5006	LINDER	1313	MARFA	1410	MCKENZIE
4718	LINDSLEY	1415	MARFA	1414	MCKENZIE
2820	LINFIELD	1419	MARFA	3604	MEADOW
2214	LOCUST	1503	MARFA	3622	MEADOW
2226	LOCUST	1530	MARFA	3624	MEADOW
1203	LOUISIANA, E.	1531	MARFA	4921	MEADOW VIEW
1226	LOUISIANA, E.	1610	MARFA	1610	MENTOR
1415	LOUISIANA, E.	1634	MARFA	1734	MENTOR
1426	LOUISIANA, E.	1642	MARFA	2405	MERLIN

2418	MERLIN	501	MOORE	3321	NOMAS
2510	MERLIN	503	MOORE	3324	NOMAS
2514	MERLIN	523	MOORE	3431	NOMAS
2518	MERLIN	603	MOORE	3528	NOMAS
2240	METROPOLITAN	612	MOORE	3529	NOMAS
3142	METROPOLITAN	613	MOORE	3715	NOMAS
3614	METROPOLITAN	614	MOORE	3718	NOMAS
3615	METROPOLITAN	734	MOORE	1326	OAKLEY
3622	METROPOLITAN	743	MOORE	1330	OAKLEY
3715	METROPOLITAN	1722	MORRELL	1406	OAKLEY
3715	METROPOLITAN	1726	MORRELL	3021	OBENCHAIN
3803	METROPOLITAN	1710	MORRIS	3713	ODESSA
3905	METROPOLITAN	1714	MORRIS	3719	ODESSA
4000	METROPOLITAN	1838	MORRIS	4103	ODESSA
4011	METROPOLITAN	1847	MORRIS	4142	ODESSA
4106	METROPOLITAN	1901	MORRIS	1539	E OHIO
4223	METROPOLITAN	1920	MORRIS	1547	E OHIO
4415	METROPOLITAN	2026	MORRIS	3710	OPAL
4422	METROPOLITAN	3420	MORRIS	3714	OPAL
4427	METROPOLITAN	3606	MORRIS	3723	OPAL
4515	METROPOLITAN	3610	MORRIS	3801	OPAL
4517	METROPOLITAN	3741	MORRIS	3810	OPAL
4523	METROPOLITAN	4731	MORRIS	3816	OPAL
4606	METROPOLITAN	4853	MORRIS	3822	OPAL
4618	METROPOLITAN	1809	MUNCIE	3831	OPAL
2414	MEYERS	1922	MUNCIE	4117	OPAL
2422	MEYERS	1923	MUNCIE	4207	OPAL
2423	MEYERS	5814	MUNICIPAL	4214	OPAL
2505	MEYERS	5902	MUNICIPAL	4243	OPAL
2506	MEYERS	5908	MUNICIPAL	4507	N OTTAWA
2509	MEYERS	5914	MUNICIPAL	1623	OVERTON
2522	MEYERS	6205	MUNICIPAL	2307	OVERTON
2602	MEYERS	6207	MUNICIPAL	2730	OVERTON
2612	MEYERS	6212	MUNICIPAL	3418	OVERTON
2641	MEYERS	6307	MUNICIPAL	4617	OWENWOOD
3523	MEYERS	6310	MUNICIPAL	4705	OWENWOOD
2728	MITCHELL	4316	MYRTLE	4818	OWENWOOD
2211	MOFFATT	6318	MYRTLE	4822	OWENWOOD
2226	MOFFATT	3226	NAVARO	1414	PADGITT
2230	MOFFATT	3234	NAVARO	1534	PADGITT
2322	MOFFATT	3406	NAVARO	3612	PALACIOS
2410	MOFFATT	1	NO NAME	3719	PALACIOS
2427	MOFFATT	531	NOMAS	4003	PALACIOS
1403	MONTAGUE	1418	NOMAS	2652	PALL MALL
2017	MONTCLAIR N.	1710	NOMAS	2708	PARNELL
4018	MONTIE	1714	NOMAS	2722	PARNELL
4022	MONTIE	1730	NOMAS	2724	PARNELL
329	MOORE	1816	NOMAS	2820	PARNELL
333	MOORE	1970	NOMAS	3510	PARNELL
406	MOORE	2010	NOMAS	4831	PARRY
410	MOORE	2014	NOMAS	4907	PARRY
413	MOORE	2021	NOMAS	4910	PARRY

2611	PARSONS	3906	PINE	3600	REESE
2703	PARSONS	4002	PINE	3706	REESE
2712	PARSONS	4010	PINE	1403	RENNER
2715	PARSONS	5918	PLUM DALE	1505	RENNER
2723	PARSONS	4116	PLUTO	2906	REYNOLDS
9999	PARSONS	3915	POLLY	3006	REYNOLDS
2708	PARSONS	3919	POLLY	730	RIDGE
3333	PARVIA	3927	POLLY	1221	RING
1313	PEABODY	3425	PONDROM	2640	RIPPLE
1325	PEABODY	1619	POPLAR	3501	ROBERTS
1404	PEABODY	1717	POPLAR	3516	ROBERTS
1709	PEABODY	1610	PRESIDIO	3927	ROBERTS
2300	PEABODY	2759	PROSPERITY	4003	ROBERTS
2529	PEABODY	2771	PROSPERITY	4006	ROBERTS
1713	PEAR	3022	PROSPERITY	4010	ROBERTS
400	PECAN	3706	PROSPERITY	4014	ROBERTS
410	PECAN	3710	PROSPERITY	2617	ROCHESTER
411	PECAN	1403	PUEBLO	2803	ROCHESTER
413	PECAN	1414	PUEBLO	2815	ROCHESTER
416	PECAN	1414	PUEBLO	2827	ROCHESTER
3602	PENELOPE	1515	PUEBLO	2910	ROCHESTER
3627	PENELOPE	1720	PUEBLO	2915	ROCHESTER
3631	PENELOPE	1726	PUEBLO	2918	ROCHESTER
3718	PENELOPE	1815	PUEBLO	2932	ROCHESTER
3819	PENELOPE	1818	PUEBLO	3000	ROCHESTER
4337	PENELOPE	1822	PUEBLO	3002	ROCHESTER
1308	PENNSYLVANIA	1947	PUEBLO	3006	ROCHESTER
1317	PENNSYLVANIA	1973	PUEBLO	3014	ROCHESTER
1317	PENNSYLVANIA	2024	PUEBLO	612	ROCKWOOD
1325	PENNSYLVANIA	3521	PUEBLO	709	ROCKWOOD
2822	PENNSYLVANIA	3525	PUEBLO	713	ROCKWOOD
2836	PENNSYLVANIA	3623	PUEBLO	717	ROCKWOOD
4508	PHILIP	4727	PUEBLO	725	ROCKWOOD
4515	PHILIP	3112	PUGET	2715	ROGERS
4523	PHILIP	3116	PUGET	2719	ROGERS
4530	PHILIP	3118	PUGET	2731	ROGERS
4531	PHILIP	3535	PUGET	5120	ROSINE
4603	PHILIP	4011	PUGET	5132	ROSINE
4717	PHILIP	2453	RANDOLPH	1423	ROWAN
4911	PHILIP	2531	RANDOLPH	1448	ROWAN
5119	PHILIP	4016	RANGER	1520	ROWAN
1617	PINE	2835	REED	1530	ROWAN
2233	PINE	2923	REED	3709	RUSKIN
2522	PINE	3014	REED	3314	RUTLEDGE
3218	PINE	3018	REED	3315	RUTLEDGE
3335	PINE	3022	REED	3323	RUTLEDGE
3635	PINE	3215	REED	3122	RUTZ
3642	PINE	3220	REED	3524	RUTZ
3802	PINE	3228	REED	5424	SANTA FE
3802	PINE	3231	REED	4807	SAPPHIRE
3817	PINE	3327	REED	4811	SAPPHIRE
3902	PINE	3335	REED	2203	SCOTLAND

2211	SCOTLAND	4701	SILVER	2543	STARKS
2410	SCOTLAND	4812	SILVER	2555	STARKS
2775	SCOTLAND	4831	SILVER	2559	STARKS
2341	SCOTT	4835	SILVER	2563	STARKS
2343	SCOTT	4838	SILVER	2627	STARKS
2930	SEATON	2403	SKYLARK	2702	STARKS
1331	SELKIRK	4002	SOLOMAN	1439	STELLA
1702	SHAW	4006	SOLOMAN	1627	STELLA
1707	SHAW	4102	SOLOMAN	2522	STEPHENSON
1811	SHAW	4013	SONNY	2529	STEPHENSON
1818	SHAW	3835	SONORA	2544	STEPHENSON
1826	SHAW	3843	SONORA	2714	STEPHENSON
1917	SHAW	3934	SONORA	1444	STIRLING
1927	SHAW	3935	SONORA	4611	STOKES
1940	SHAW	3116	SOUTH	4720	STOKES
1942	SHAW	1526	SOUTHERLAND	4723	STOKES
1943	SHAW	2646	SOUTHLAND	1728	STONEMAN
1976	SHAW	2714	SOUTHLAND	1741	STONEMAN
2013	SHAW	2826	SOUTHLAND	605	STOREY S.
2020	SHAW	441	SPARKS	2450	STOVALL
2124	SHELLHORSE	443	SPARKS	1035	STRICKLAND
2130	SHELLHORSE	615	SPARKS	1038	STRICKLAND
2140	SHELLHORSE	617	SPARKS	1223	STRICKLAND
1619	SICILY	622	SPARKS	1418	STRICKLAND
1623	SICILY	624	SPARKS	4915	STROBEL
1627	SICILY	3707	SPENCE	2427	SUE
1631	SICILY	3809	SPENCE	2703	SWANSON
1707	SICILY	3835	SPENCE	2728	SWANSON
3517	SIDNEY	3303	SPRING	4720	TACOMA
3521	SIDNEY	3304	SPRING	2429	TALCO
3529	SIDNEY	3331	SPRING	10	TAMA
3533	SIDNEY	3905	SPRING	2643	TANNER
3603	SIDNEY	4304	SPRING	6214	TEAGUE
3621	SIDNEY	2714	SPRINGDALE	5102	TERRY
3622	SIDNEY	4603	SPRING GARDEN	5420	TERRY
1002	SIGNET	3027	SPRINGVIEW	3230	TOPEKA
1006	SIGNET	3103	SPRINGVIEW	3234	TOPEKA
2727	SILKWOOD	3347	SPRINGVIEW	1718	TORONTO
2727	SILKWOOD	3350	SPRINGVIEW	1733	TORONTO
2802	SILKWOOD	3360	SPRINGVIEW	1737	TORONTO
2802	SILKWOOD	3367	SPRINGVIEW	1741	TORONTO
2814	SILKWOOD	2421	ST CLAIR	1804	TORONTO
2819	SILKWOOD	2506	ST CLAIR	1818	TORONTO
2820	SILKWOOD	2521	ST CLAIR	1839	TORONTO
2906	SILKWOOD	3814	STANLEY SMITH	1950	TORONTO
2922	SILKWOOD	3820	STANLEY SMITH	2009	TORONTO
4600	SILVER	2344	STARKS	2014	TORONTO
4604	SILVER	2404	STARKS	2014	TORONTO
4605	SILVER	2410	STARKS	2026	TORONTO
4609	SILVER	2415	STARKS	3332	TORONTO
4612	SILVER	2430	STARKS	3402	TORONTO
4631	SILVER	2441	STARKS	3403	TORONTO

3411	TORONTO	3806	VANDERVOORT	1538	WHITAKER
3415	TORONTO	3810	VANDERVOORT	2314	WILHURT
3423	TORONTO	3917	VANDERVOORT	2318	WILHURT
3519	TORONTO	3923	VANDERVOORT	2326	WILHURT
3548	TORONTO	4635	VERDUN	2410	WILHURT
3561	TORONTO	1126	VERMONT	2418	WILHURT
3619	TORONTO	1226	VERMONT	2535	WILHURT
3624	TORONTO	1230	VERMONT	2603	WILHURT
3628	TORONTO	5143	VETERANS	2606	WILHURT
3711	TORONTO	1730	VILBIG	2619	WILHURT
3719	TORONTO	3203	VILBIG	2635	WILHURT
3725	TORONTO	3220	VILBIG	3611	WINNETK N.
7912	TROJAN	3502	VILBIG	511	WOODBINE
7928	TROJAN	3514	VILBIG	515	WOODBINE
7931	TROJAN	3540	VILBIG	520	WOODBINE
7936	TROJAN	3614	VILBIG	530	WOODBINE
7955	TROJAN	3714	VILBIG	555	WOODBINE
7960	TROJAN	3722	VILBIG	635	WOODBINE
2813	TROY	3721	VINEYARD	709	WOODBINE
1818	TRUNK	3806	VINEYARD	1226	WOODIN, E.
1822	TRUNK	3826	VINEYARD	1239	WOODIN, E.
4011	TRUNK	3906	VINEYARD	1554	WOODIN, E.
4015	TUMALO	2015	VOLGA	3510	YORK
3131	TUSKEGEE	1438	WACO	3518	YORK
2611	VALENTINE	1706	WACO	3531	YORK
2619	VALENTINE	1727	WACO	3615	YORK
2625	VALENTINE	3809	WALDRON	3618	YORK
2722	VALENTINE	3004	WARREN	3622	YORK
2726	VALENTINE	5127	WATSON	3624	YORK
2727	VALENTINE	5131	WATSON	3719	YORK
2810	VALENTINE	5139	WATSON	3807	YORK
2813	VALENTINE	3322	WEISENBERGER	4705	ZEALAND
2814	VALENTINE	3813	WEISENBERGER	4737	ZEALAND
2814	VALENTINE	4016	WEISENBERGER	4741	ZEALAND
2822	VALENTINE	4026	WEISENBERGER	4742	ZEALAND
2825	VALENTINE	2517	WELLS	4745	ZEALAND
2907	VALENTINE	2519	WELLS	4812	ZEALAND
2914	VALENTINE	2527	WELLS	4816	ZEALAND
3015	VALENTINE	3514	WENDELKIN	4820	ZEALAND
3027	VALENTINE	3518	WENDELKIN	4824	ZEALAND
3035	VALENTINE	3636	WENDELKIN		
3041	VALENTINE	3722	WENDELKIN		
3720	VANDERVOORT	1503	WHITAKER		

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 11, 2010
COUNCIL DISTRICT(S): 3, 4, 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 44J 54R 56C 65D 65F

SUBJECT

Authorize the reconstruction on-site of six homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 4216 Aztec Drive in the amount of \$93,400; 1945 Kraft Street in the amount of \$93,400; 1926 Arizona Avenue in the amount of \$93,400; 1627 Exeter Avenue in the amount of \$93,400; 2619 Stephenson Drive in the amount of \$93,400 and 1847 Life Avenue in the amount of \$93,400 - Total not to exceed \$560,400 - Financing: 2008-09 Community Development Block Grant Funds

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

On December 9, 2009, City Council approved an amendment to the Program Statement for the Reconstruction/SHARE program to provide to homeowners a maximum of \$93,400 for a new home on-site of approximately 1,200 sq ft.

BACKGROUND (continued)

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

The homeowners herein described and their properties are eligible for a reconstruction/SHARE Program loan. The homeowners are 80% and below AMFI and their names, ages and property addresses are as follows: Millie C. Bailey, an elderly female, 81 years old and residing at 4216 Aztec Drive; Freeman Moore, Jr. and Willie T. Moore, an elderly couple, 75 & 76 years old residing at 1945 Kraft Street; Joneita Davis, an elderly female, 73 years old, residing at 1926 Arizona Avenue; Shirley E. Johnson, an elderly female, 69 years old residing at 1926 Exeter Avenue; Bevie Bailey, Jr. an elderly male, 77 years old residing at 2619 Stephenson Drive and Mae Helen Carter, an elderly female, 84 years old, residing at 1847 Life Avenue.

This action provides authority to proceed with reconstruction of six (6) single-family homes on-site, as all conditions noted above are met.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

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

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

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

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

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

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

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

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

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

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

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

On December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951.

FISCAL INFORMATION

2008-09 Community Development Block Grant Funds - \$560,400

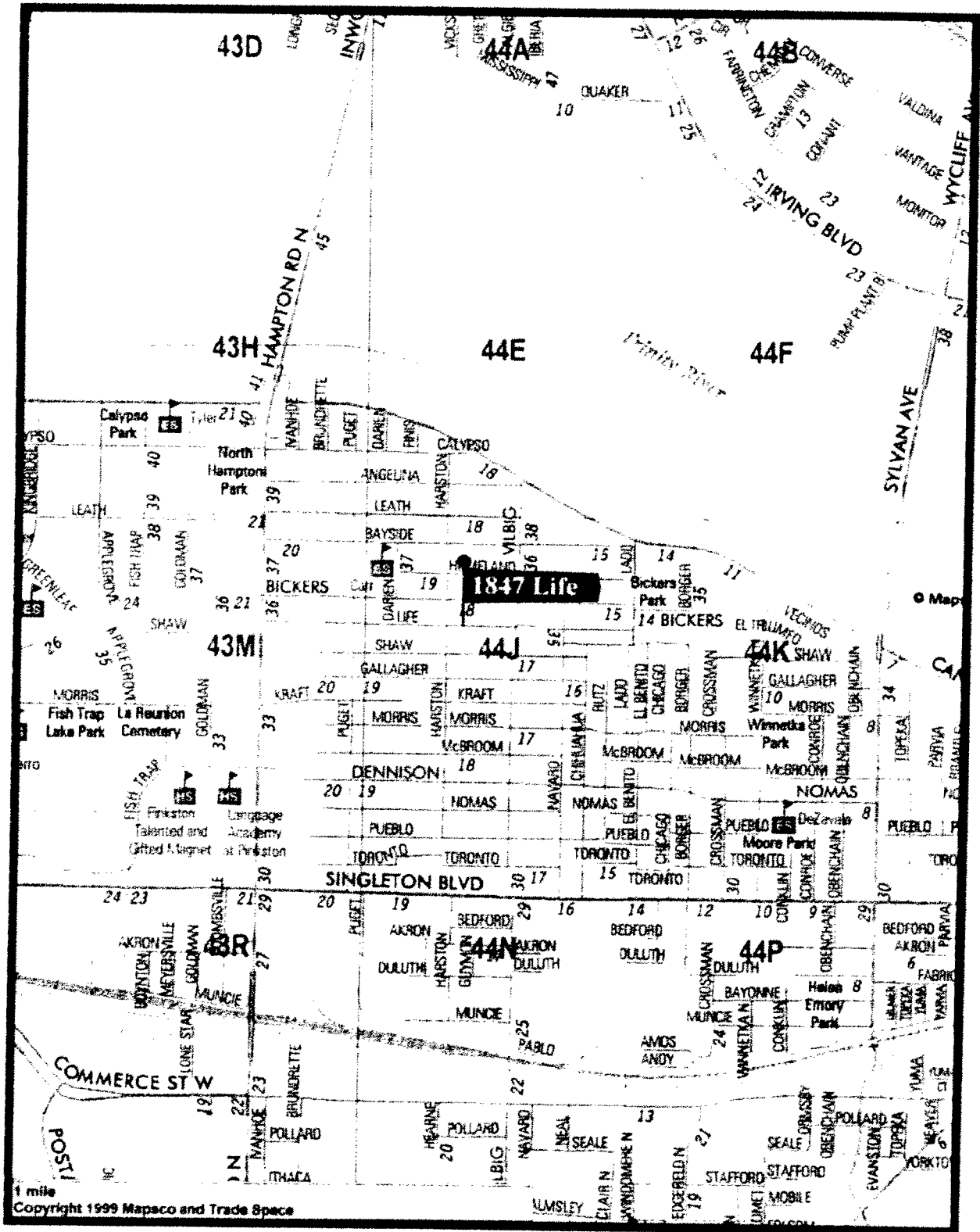
Council District 3 - \$186,800

Council District 4 - \$280,200

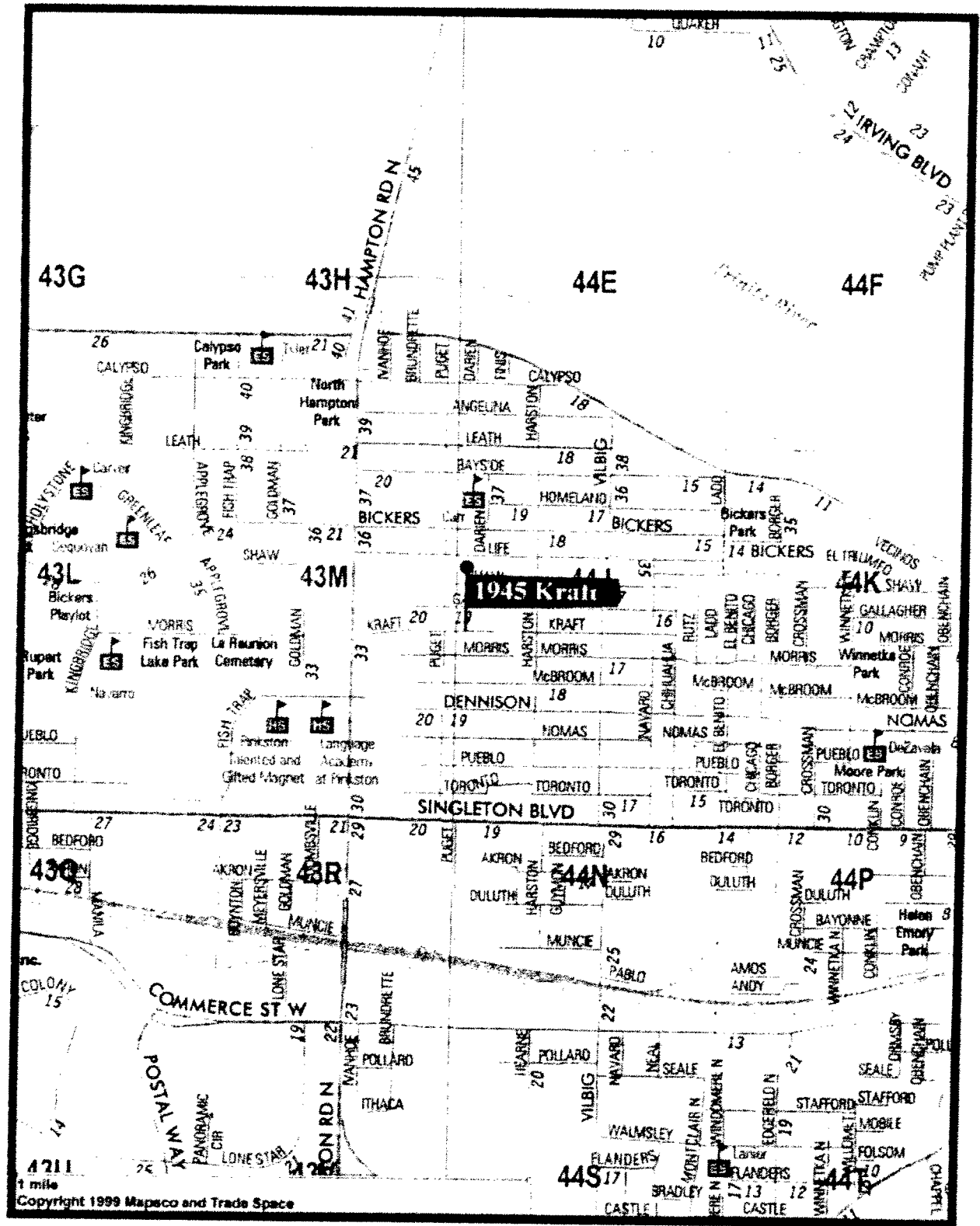
Council District 7 - \$93,400

MAP(S)

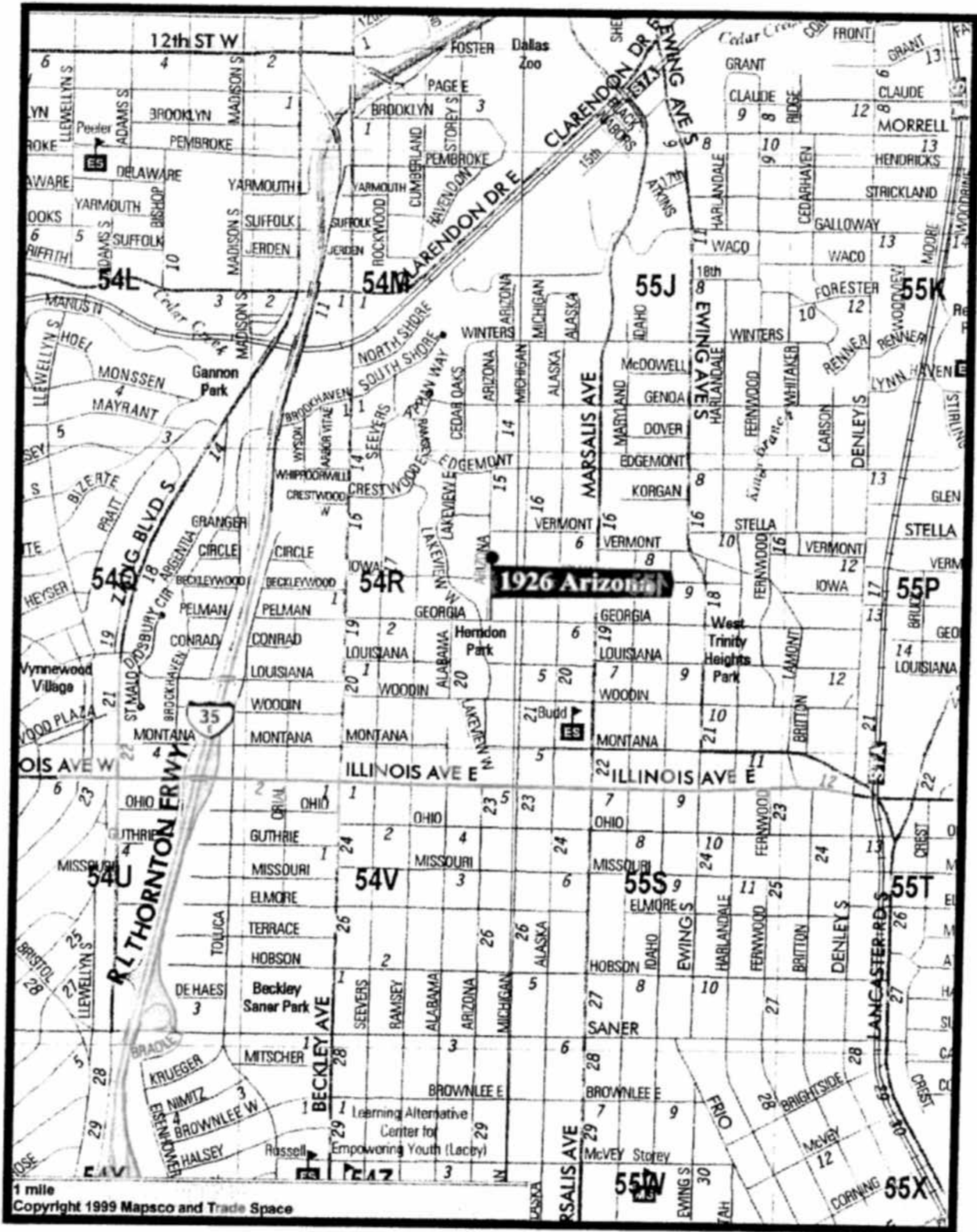
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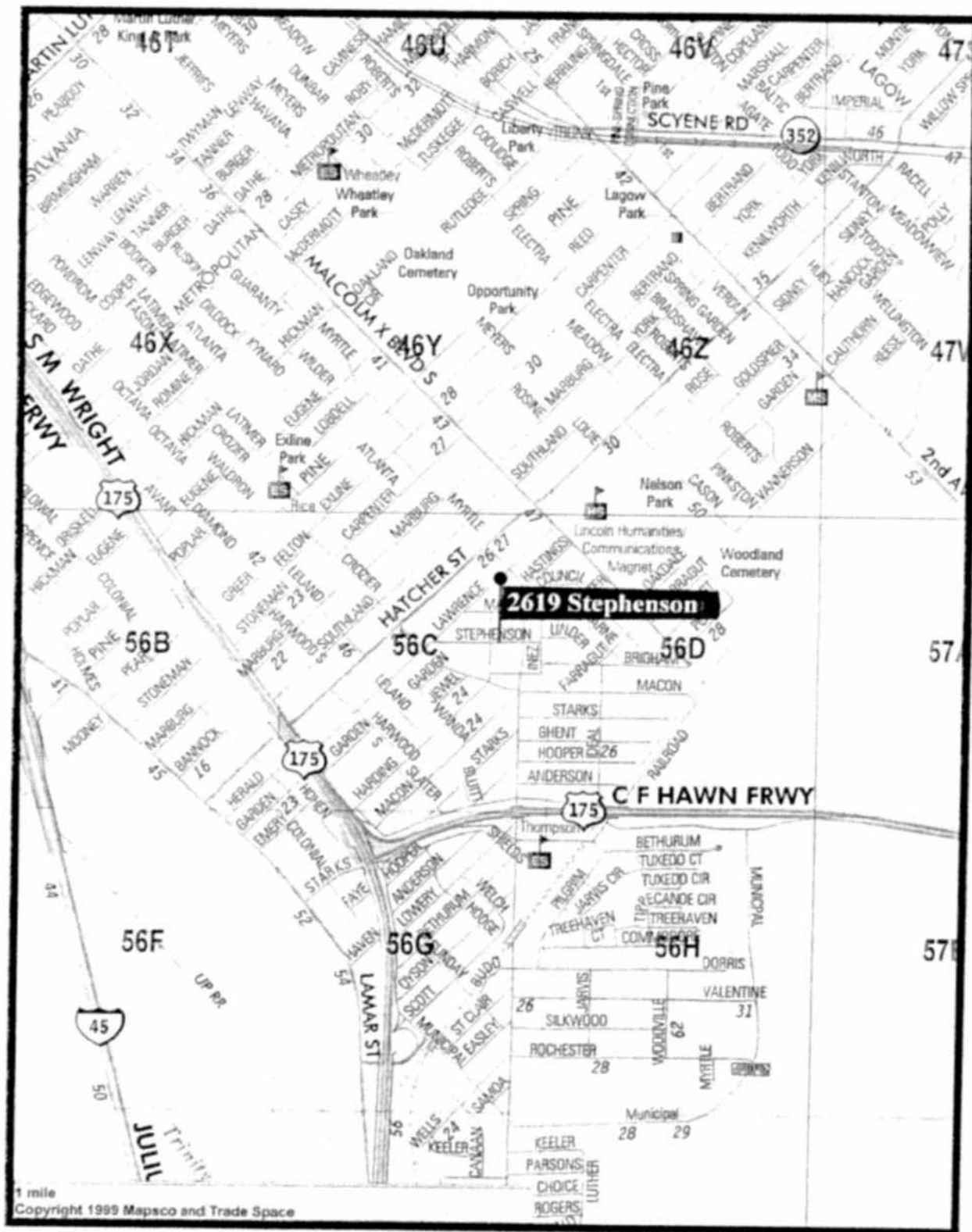
MAPSCO 44J



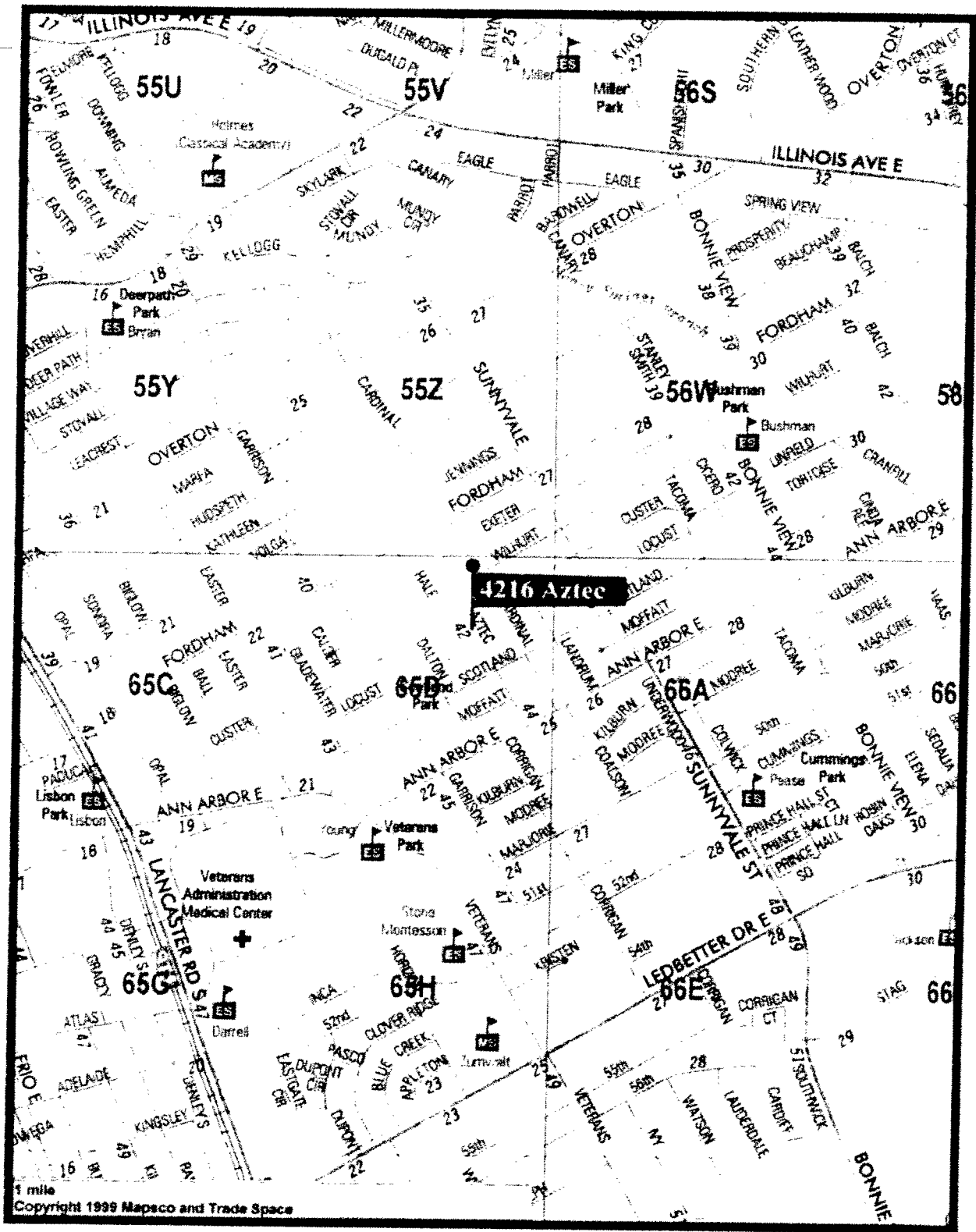
MAPSCO 44J



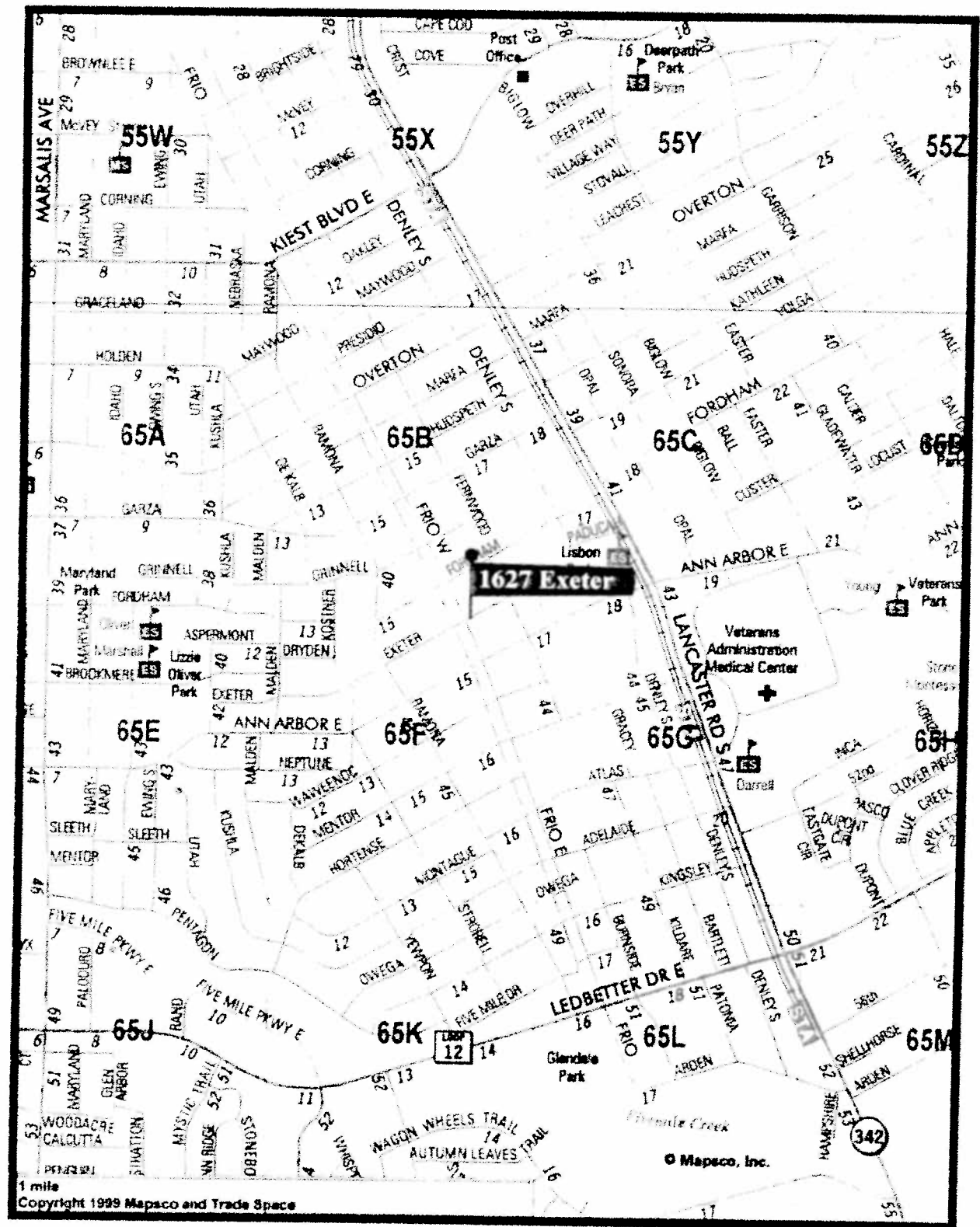
MAPSCO 54R



MAPSCO 56C



MAPSCO 65D



MAPSCO 65F

August 11, 2010

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

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

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

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

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

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

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

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

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

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

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

August 11, 2010

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

WHEREAS, on December 9, 2009, City Council authorized an amendment to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from \$87,500 to \$93,400 by Resolution No. 09-2951; and

WHEREAS, the homeowners herein described made application to the Home Repair Program: Millie C. Bailey at 4216 Aztec Drive; Freeman Moore, Jr. and Willie T. Moore at 1945 Kraft Street; Joneita Davis at 1926 Arizona Avenue; Shirley E. Johnson at 1627 Exeter Avenue; Bevie Bailey, Jr. at 2619 Stephenson Drive; and Mae Helen Carter at 1847 Life 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 owners Millie C. Bailey, Freeman Moore, Jr. and Willie T. Moore, Joneita Davis; Shirley E. Johnson; Bevie Bailey, Jr.; and Mae Helen Carter; **NOW THEREFORE**,

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

SECTION 1. That the application and property from homeowners described for a reconstruction loan be approved under the Reconstruction/SHARE Program: Millie C. Bailey at 4216 Aztec Drive; Freeman Moore, Jr. and Willie T. Moore at 1945 Kraft Street; Joneita Davis at 1926 Arizona Avenue; Shirley E. Johnson at 1627 Exeter Avenue; Bevie Bailey, Jr. at 2619 Stephenson Drive; and Mae Helen Carter at 1847 Life. All loans are in the amounts shown in Section 3 hereof.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Millie C. Bailey, Freeman Moore, Jr. and Willie T. Moore, Joneita Davis, Shirley E. Johnson, Bevie Bailey, Jr. and Mae Helen Carter for reconstruction on-site of the homes to be located at: 4216 Aztec Drive; 1945 Kraft Street; 1926 Arizona Avenue; 1627 Exeter Avenue; 2619 Stephenson Drive and 1847 life Avenue.

August 11, 2010

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

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AH430 (\$93,400)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 4216 Aztec Drive

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AJ436 (\$93,400)
Vendor # VC0000005552 – Eric Miller Homes, Inc. – 1945 Kraft Street

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AJ437 (\$93,400)
Vendor # 337798 – Torres Construction – 1926 Arizona Avenue

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AI431 (\$93,400)
Vendor # VS0000040190 – Altura Homes DFW, LP – 1627 Exeter Avenue

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AJ438 (\$93,400)
Vendor # VS0000040190 – Altura Homes DFW, LP – 2619 Stephenson Drive

Fund CD08 Dept HOU, Unit 304A, Obj 3100 CT HOU304AJ439 (\$93,400)
Vendor # 242068 – Nationwide Contractors – 1847 Life 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 it is accordingly so resolved.

DISTRIBUTION:

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 11, 2010

COUNCIL DISTRICT(S): 1, 3

DEPARTMENT: Sustainable Development and Construction

CMO: A. C. Gonzalez, 671-8925

MAPSCO: 44-Y; 44-Z; 53-D; 54-A; 54-B; 54-C; 54-D; 54-F; 54-G; 54-H

SUBJECT

A public hearing to receive comments regarding a City Council authorized hearing to determine the proper zoning on property zoned R-5(A) Single Family District, D(A) Duplex District, TH-3(A) Townhouse District, MF-2(A) Multifamily District with Historic Overlay No. 123 on a portion, Specific Use Permit No. 814 on a portion and Specific Use Permit No. 1254 on a portion, MU-1 Mixed Use District, LO-1 Limited Office District with a D Dry Liquor Control Overlay on a portion, NS(A) Neighborhood Service District, CR Community Retail District with a D Dry Liquor Control Overlay on a portion, CS Commercial Service District with deed restrictions on a portion, P(A) Parking District, portions of Tracts 1, 2, and 3 and Tracts 3a and 3b within Planned Development District No. 87 with Historic Overlay No. 15, a portion of Tract 1A and all of Tract 2A within Planned Development District No. 160 with Historic Overlay No. 59 on a portion and Specific Use Permit No. 1733 on a portion, Tract 2 within Planned Development District No. 340, portions of the MCO and the LCO Subdistricts within Planned Development District No. 631 with Specific Use Permit No. 1098 on a portion and a D Dry Liquor Control Overlay on a portion, Planned Development District No. 768, all of Subarea 2 and a portion of Subarea 3 within Conservation District No. 1, Conservation District No. 7 with Historic Overlay No. 95 on a portion and a D Dry Liquor Control Overlay on a portion generally along both side of Davis Street from Plymouth Road to Zang Boulevard; generally including properties located north of Davis Street between Polk Street and Tyler Street; properties located north of Davis Street between Van Buren Avenue and Cedar Hill Avenue and south of 5th Street; properties located north of Davis Street on both sides of Bishop Avenue to south of Colorado Boulevard; properties located south of Davis Street between Plymouth Road and Hampton Road north of Jefferson Boulevard and properties located south of Davis Street between Polk Street and Zang Boulevard north of 10th Street (including properties fronting the south side of 10th Street) with consideration given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations that protect and enhance existing neighborhoods with consideration given to the land use recommendations contained in the Bishop/Davis Land Use and Zoning Study done by GFF Planning and an ordinance granting a Planned Development District for mixed uses,

SUBJECT (Continued)

an ordinance amending Subarea 2 and a portion of Subarea 3 within Conservation District No. 1, an ordinance amending Conservation District No. 7, an ordinance amending Planned Development District No. 87 with Historic Overlay No. 15, an ordinance amending Planned Development District No. 160 to remove a portion of Tract 1A and all of Tract 2A, an ordinance amending Planned Development District No. 340 to remove a portion of Tract 2 and an ordinance amending Planned Development District No. 631 to remove portions of the MCO and the LCO Subdistricts with retention of Historic Overlay No. 59, Historic Overlay No. 95, Historic Overlay No. 123, Specific Use Permit No. 814, Specific Use Permit No. 1098, Specific Use Permit No. 1254, Planned Development District No. 768, the Dry Liquor Control Overlays and deed restrictions

Recommendation of Staff: Approval, subject to staff's recommended conditions

Recommendation of CPC: Approval, subject to CPC's recommended conditions

Z089-219(DC)