

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 25, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 44J

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 1 lot 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 that lot from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was 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 an affordable house on the lot. The approximate square footage and sales prices of the house will be 1,279 square feet and from \$80,000 to \$105,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 22, 2015, DHADC approved the development plan and sale of 1 lot from DHADC to Habitat.

FISCAL INFORMATION

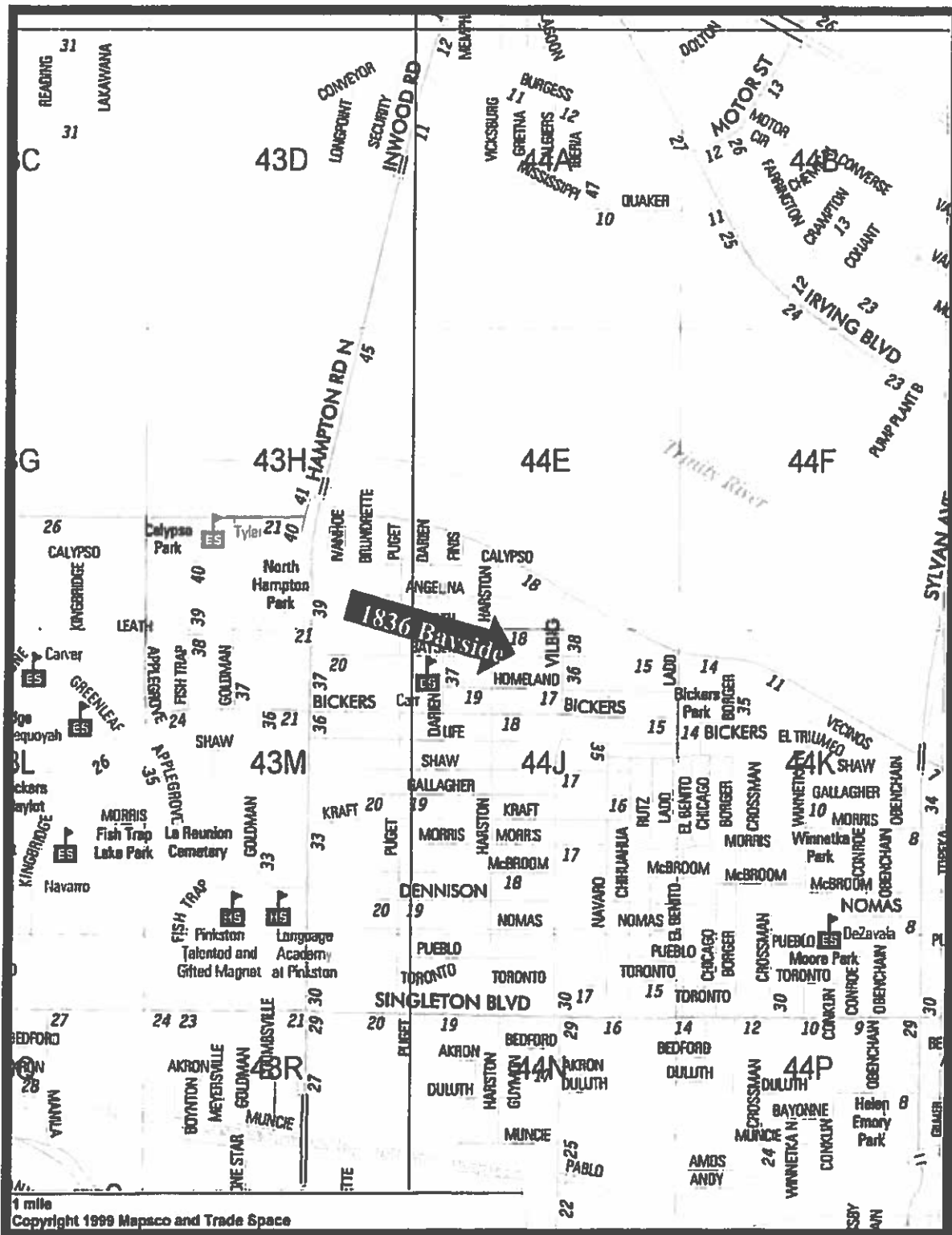
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Amount of Non-Tax Liens</u>
1. 1836 Bayside	44J	\$1,819.72



MAPSCO 44J

February 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 1 lot 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 1 lot from DHADC to Habitat to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 1 lot 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 that may have been filed by the City on the lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1836 Bayside Lot 5, Victory Gardens No. 2 Addition Block P7123	Dallas Area Habitat for Humanity	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

Street #	Street Name	Lot	Block	Subdivision	DCAD Value
1836	Bayside	5	P/7123	Victory Gardens No 2	\$ 11,000.00

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 Approximately 1279 AC: 1691 total
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports Detached Attached
 Type of Exterior Veneer Brick and hardiboard Which sides see elevations for details
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-105,000

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
 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.

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 three 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 1095 days

Completion of Construction 1215 days

Sale of first affordable housing unit to low income households 1305 days

Sale of last affordable unit to low income households 1305 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 25, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 44N

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 1 lot 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 that lot from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was 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 an affordable house on the lot. The approximate square footage and sales prices of the house will be 1,279 square feet and from \$80,000 to \$105,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 22, 2015, DHADC approved the development plan and sale of 1 lot from DHADC to Habitat.

FISCAL INFORMATION

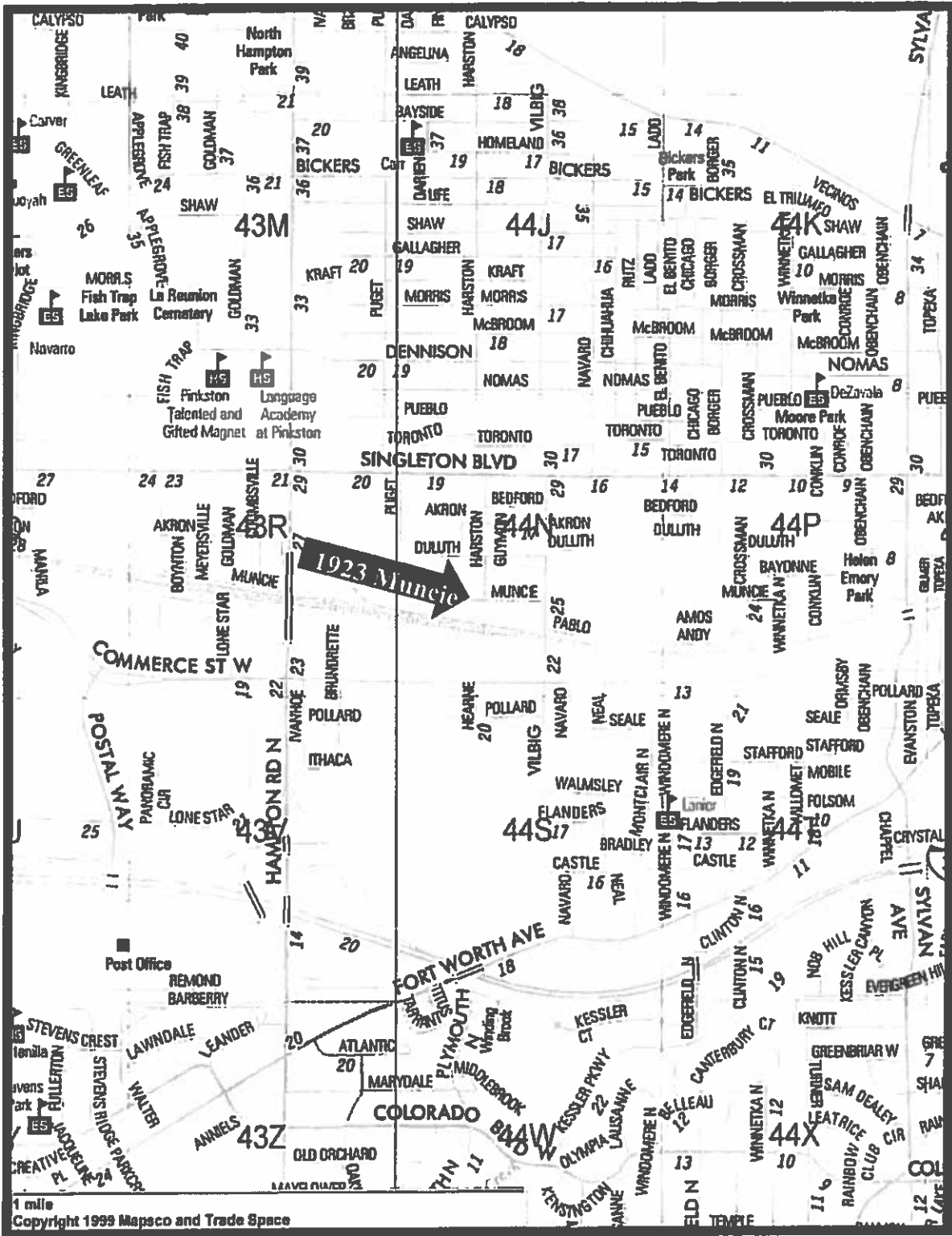
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Amount of Non-Tax Liens</u>
1. 1923 Muncie	44N	\$14,377.76



MAPSCO 44N

February 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 1 lot 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 1 lot from DHADC to Habitat to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 1 lot 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 that may have been filed by the City on the lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1923 Muncie Lot 19, College Park (Riggins) Addition Block 17238	Dallas Area Habitat for Humanity	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

Street #	Street Name	Lot	Block	Subdivision	DCAD Value
1923	Muncie	19	1/7238	College Park	\$ 11,360.00

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 Approximately 1279 AC: 1691 total
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick and hardiboard Which sides see elevations for details
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-105,000

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
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.

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 three 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 1095 days

Completion of Construction 1215 days

Sale of first affordable housing unit to low income households 1305 days

Sale of last affordable unit to low income households 1305 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 25, 2015
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 65D

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 1 lot 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 that lot from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was 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 an affordable house on the lot. The approximate square footage and sales prices of the house will be 1,279 square feet and from \$80,000 to \$90,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 22, 2015, DHADC approved the development plan and sale of 1 lot from DHADC to Habitat.

FISCAL INFORMATION

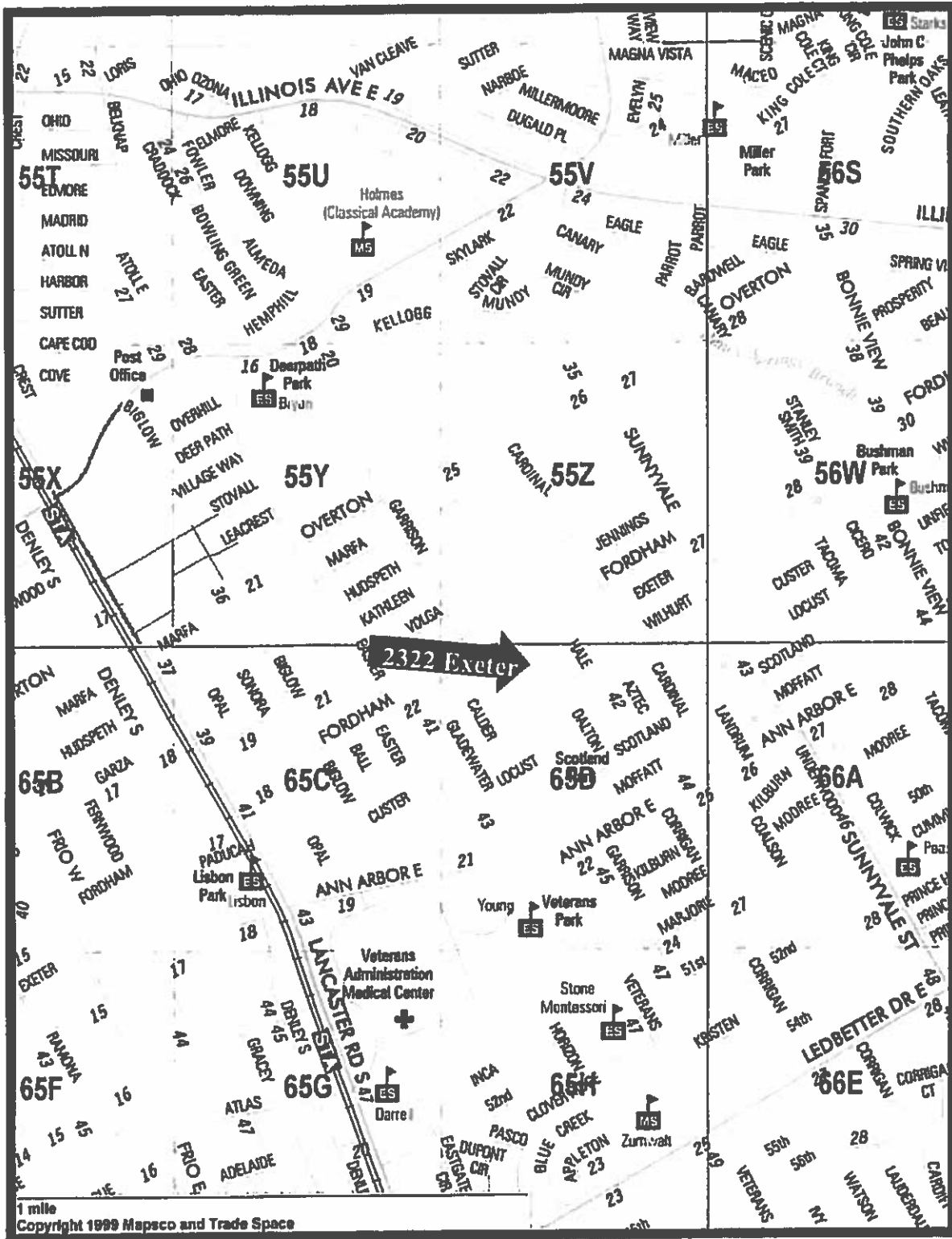
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Amount of Non-Tax Liens</u>
1. 2322 Exeter	65D	\$4,408.05



MAPSCO 65D

February 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 1 lot 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 1 lot from DHADC to Habitat to build an affordable house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 1 lot 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 that may have been filed by the City on the lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2322 Exeter Lot 6, Lisbon Heights Annex Addition Block 4/5853	Dallas Area Habitat for Humanity	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

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

Number	Street	Lot	Block	Subdivision	DCAD Value	Plan
2322	Exeter	6	4/5853	Usbon Heights Annex	\$ 6,900.00	TBD

The house plan for this address will be either a Trinity (3 bedroom) or Whitney (4 bedroom) depending upon the size of the property and the family need. Attached are the two floor plans.

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 Approximately 1279 AC: 1691 total
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports Detached Attached
 Type of Exterior Veneer Brick or hardiboard Which sides 4
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-90,000

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

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 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two three 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 1095 days
Completion of Construction 1215 days
Sale of first affordable housing unit to low income households 1305 days
Sale of last affordable unit to low income households 1305 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 25, 2015
COUNCIL DISTRICT(S): 1, 4
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 53L 54H

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by New Vision Properties & Land for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to New Vision Properties & Land; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

New Vision Properties & Land has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by New Vision Properties & Land to the City's Land Bank, the sale of those lots from DHADC to New Vision Properties & Land and the release of lien for any non-tax liens that may have been filed by the City. 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 New Vision Properties & Land will contain a reverter that returns the property to DHADC if a construction permit is not applied for by New Vision Properties & Land and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

New Vision Properties & Land will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,300 to 2,000 square feet and from \$110,000 to \$160,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (1 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$10,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 22, 2015, DHADC approved the development plan and sale of 2 lots from DHADC to New Vision Properties & Land.

FISCAL INFORMATION

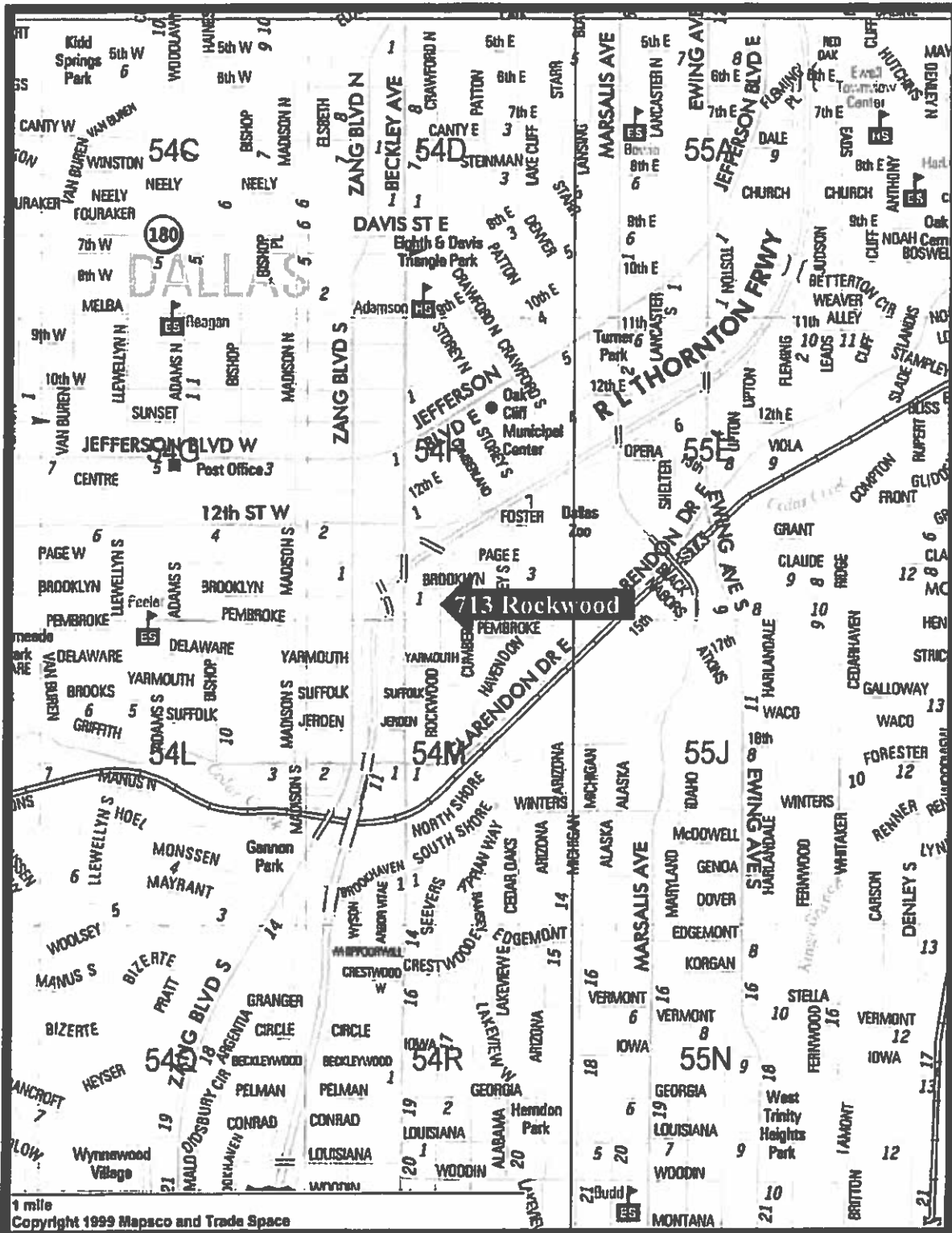
No cost consideration to the City

MAP

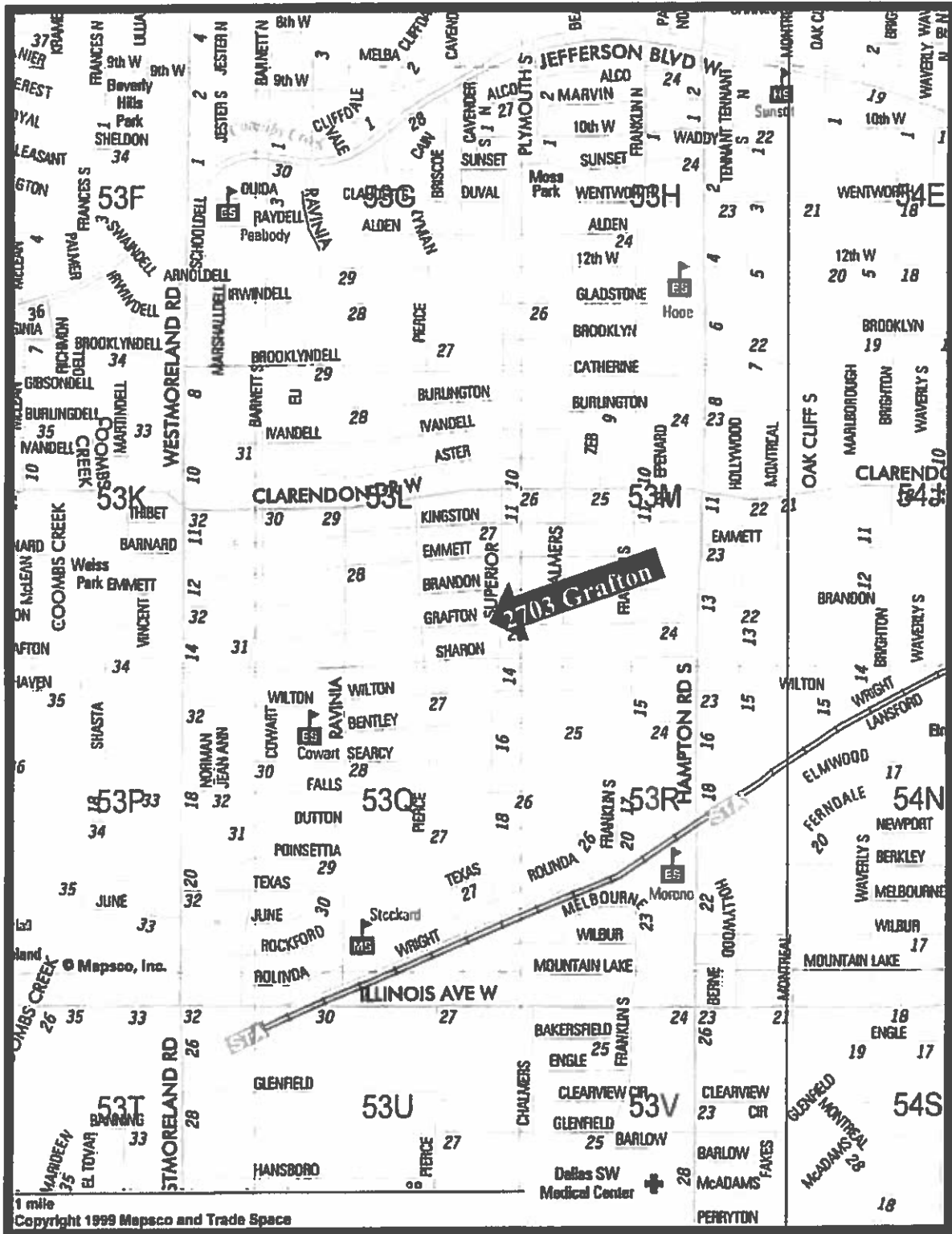
Attached

**Land Bank (DHADC) Sale of Lots to
New Vision Properties & Land**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 713 Rockwood	54H	4	\$16,628.88
2. 2703 Grafton	53L	1	\$13,294.74



MAPSCO 54H



MAPSCO 53L

February 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, New Vision Properties & Land 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 New Vision Properties & Land and authorize the sale of the said 2 lots from DHADC to New Vision Properties & Land to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by New Vision Properties & Land and the sale of 2 lots shown on Exhibit "A" from DHADC to New Vision Properties & Land is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	713 Rockwood Tract 11, 46.5 ft x 162.5 ft, W.H. Hord Survey, Abstract No. 560 Block 3426	New Vision Properties & Land	1	\$5,000.00
2	2703 Grafton Lot 10, Sunset Addition Block 13/3810	New Vision Properties & Land	1	\$5,000.00
TOTALS				\$10,000.00

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. Dallas

(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 1) 713 Rockwood Street, Dallas, TX 75203; Lot 11, Blk 3426, Wh Hord Abs 560. 2) 2703 Grafton Avenue, Dallas, TX 75211; Lot 10, Blk 13/38, Subdivision - Sunset.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

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

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

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

Number of homes to be built on lots 1
Square Footage of each home 1300-2000
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110-135K

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

Number of homes to be built on lots 1
Square Footage of each home 1400-2000
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports Detached Attached
Type of Exterior Veneer Brick Which sides all
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110-160K

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction ___ 60 _____ days
Completion of Construction ___ 60 _____ days
Sale of first affordable housing unit to low income households _ 30 ___ days
Sale of last affordable unit to low income households __ 30 ___ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 25, 2015
COUNCIL DISTRICT(S): 2, 6
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 44P 46L M

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by John Henry Garza, P.C. for the construction of affordable houses; (2) the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to John Henry Garza, P.C.; and (3) execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

John Henry Garza, P.C. has submitted a proposal and development plan to DHADC for 3 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 John Henry Garza, P.C. to the City's Land Bank, the sale of those lots from DHADC to John Henry Garza, P.C. and the release of lien for any non-tax liens that may have been filed by the City. 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 John Henry Garza, P.C. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by John Henry Garza, P.C. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

John Henry Garza, P.C. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,200 to 1,300 square feet and from \$105,000 to \$110,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (1 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$15,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

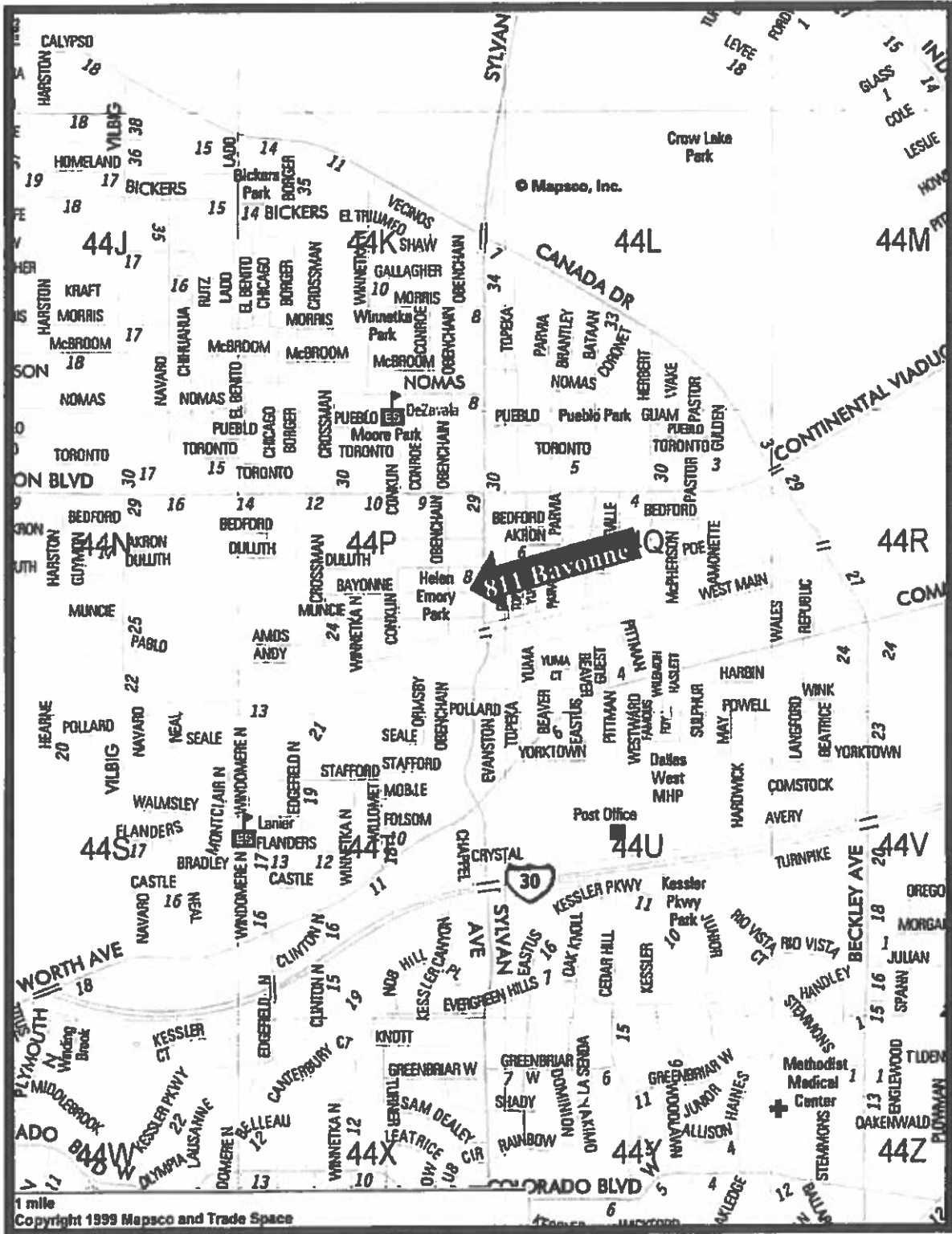
On January 22, 2015, DHADC approved the development plan and sale of 3 lots from DHADC to John Henry Garza, P.C.

FISCAL INFORMATION

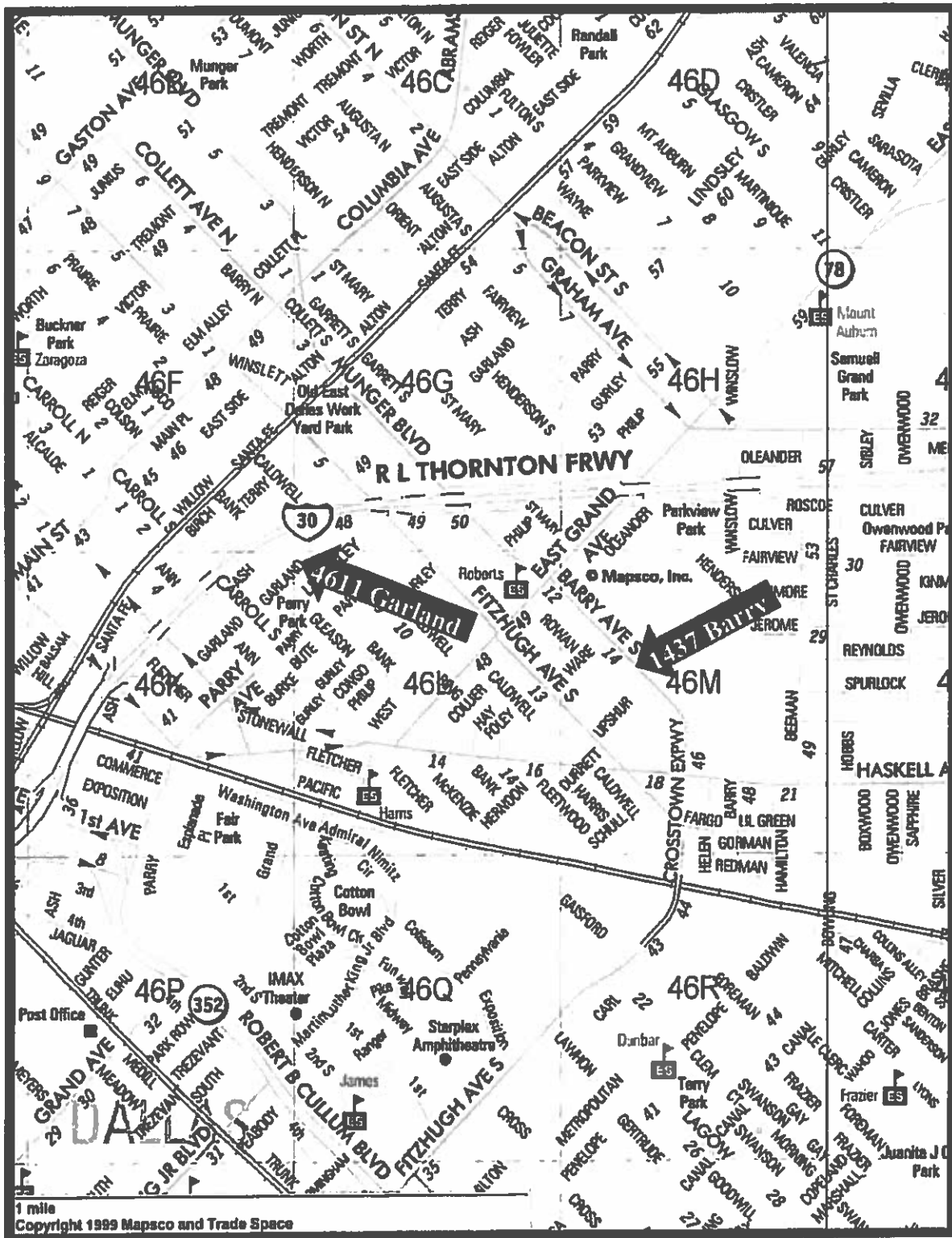
No cost consideration to the City

MAP

Attached



MAPSCO 44P



MAPSCO 46L & 46M

**Land Bank (DHADC) Sale of Lots to
John Henry Garza, P.C.**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4611 Garland	46L	2	\$ 3,804.96
2. 1437 Barry	46M	2	\$ 6,954.62
3. 811 Bayonne	44P	6	\$ 18,658.55

February 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, John Henry Garza, P.C. submitted a proposal and development plan to DHADC for 3 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 John Henry Garza, P.C. and authorize the sale of the said 3 lots from DHADC to John Henry Garza, P.C. to build affordable houses;

NOW, THEREFORE;

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

Section 1. That the development plan shown on Exhibit "B" submitted by John Henry Garza, P.C. and the sale of 3 lots shown on Exhibit "A" from DHADC to John Henry Garza, P.C. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMESOWNER UNITS	SALE AMOUNT
1	4611 Garland Lot 7, Caldwell's Addition Block 38/1061	John Henry Garza, P.C.	1	\$5,000.00
2	1437 Barry NW Part of Lot 28, D. Rowan's Addition Block 1454	John Henry Garza, P.C.	1	\$5,000.00
3	811 Bayonne Lot 12, Z. E. Coomb West End Addition Block 3/7265	John Henry Garza, P.C.	1	\$5,000.00
TOTAL				\$15,000.00

SECTION II: DEVELOPMENT PLAN EXHIBIT B

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

<u>4611 GARLANDS</u>	<u>LOT 7, BLOCK 38/1061</u>
<u>1437 BARRY</u>	<u>NW PT OF LOT 28, BLOCK 1454</u>
<u>811 BAYONNE</u>	<u>LOT 12, BLOCK 13/7265</u>

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
 Square Footage of each home 1280
 Number of Bedrooms/Baths in each home 3 1 1/2
 Number of Garages Number of Carports 1 Detached 1 Attached
 Type of Exterior Veneer STUCCO Which sides ALL 4 SIDES
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 105,000-110,000

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

Number of homes to be built on lots 1
 Square Footage of each home 1280
 Number of Bedrooms/Baths in each home 3 1 1/2
 Number of Garages Number of Carports 1 Detached 1 Attached
 Type of Exterior Veneer STUCCO Which sides ALL 4 SIDES
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 105,000-110,000

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

Number of homes to be built on lots 1
 Square Footage of each home 1280
 Number of Bedrooms/Baths in each home 3 1 1/2
 Number of Garages Number of Carports 1 Detached 1 Attached
 Type of Exterior Veneer STUCCO Which sides ALL 4 SIDES
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 105,000-110,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three 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 45 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households 360 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 25, 2015
COUNCIL DISTRICT(S): 4, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 43F H K M 44E J 46W 55E F G P 56T Y
65D E F 66A J

SUBJECT

Authorize (1) approval of the development plans submitted to the Dallas Housing Acquisition and Development Corporation by Sun Land Reserve of America Inc. for the construction of affordable houses; (2) the sale of 35 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sun Land Reserve of America Inc.; and (3) execution of a release of lien for any non-tax liens on the 35 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Sun Land Reserve of America Inc. has submitted proposals and development plans to DHADC for 35 lots shown on the attached list. The DHADC Board has approved the development plans and sale, subject to City Council approval. This item will authorize City Council approval of the development plans submitted by Sun Land Reserve of America Inc. to the City's Land Bank, the sale of those lots from DHADC to Sun Land Reserve of America Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

BACKGROUND (continued)

DHADC's Deed without Warranty to Sun Land Reserve of America Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Sun Land Reserve of America Inc. and construction financing is not closed within three years of conveyance.

Sun Land Reserve of America Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,300 to 1,500 square feet and from \$115,000 to \$125,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (9 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (7 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (19 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$180,000.00 for the sales price, as calculated from the 2014-15 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On January 22, 2015, DHADC approved the development plans and sale of 35 lots from DHADC to Sun Land Reserve of America Inc.

FISCAL INFORMATION

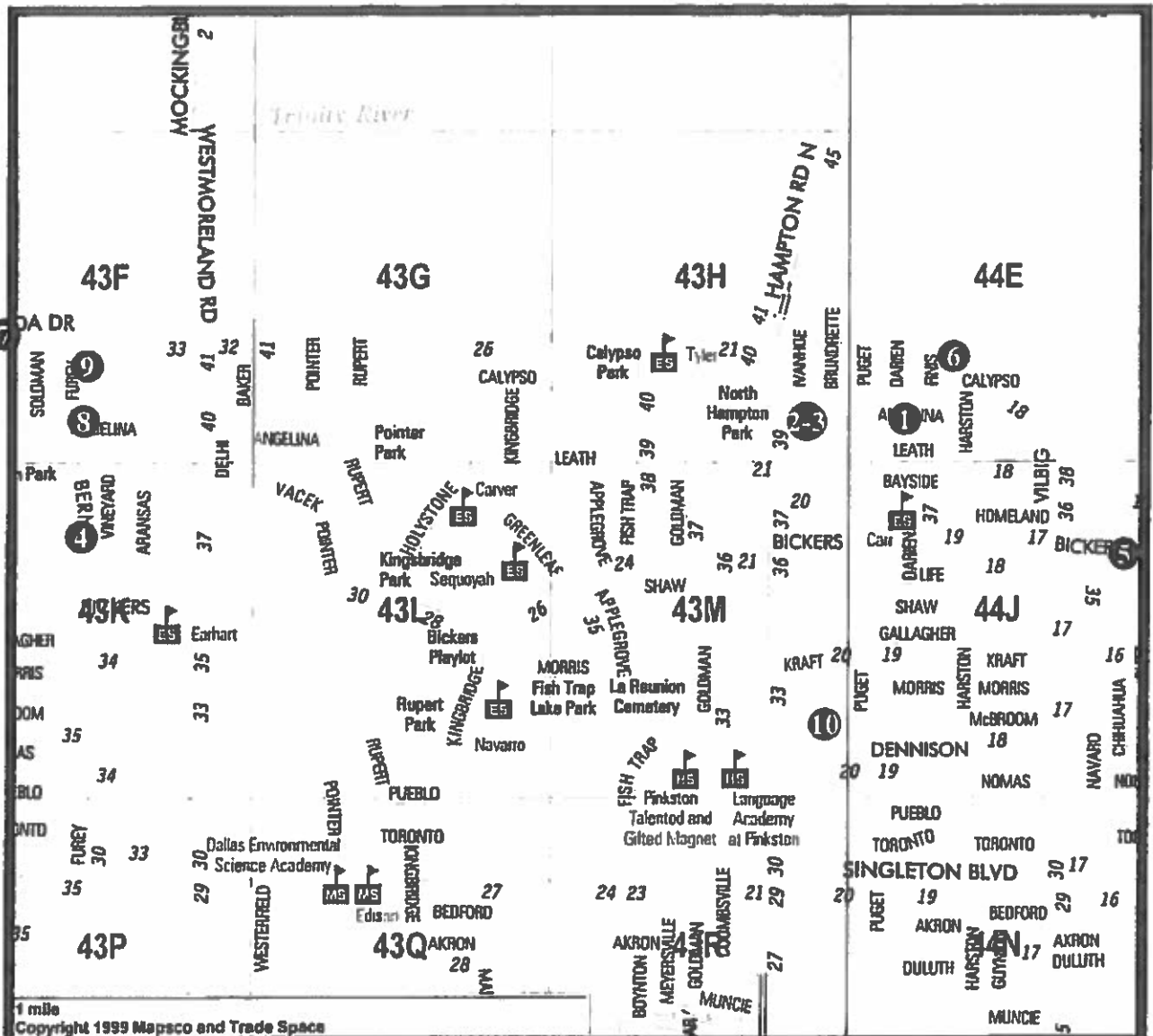
No cost consideration to the City

MAP(s)

Attached

**Land Bank (DHADC) Sale of Lots to
Sun Land Reserve of America Inc.**

<u>Property Address</u>	<u>Mapsc0</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1955 Angelina	44E	6	\$17,075.52
2. 2017 Angelina	43H	6	\$10,591.49
3. 2024 Angelina	43H	6	\$ 9,711.10
4. 3427 Bernal	43K	6	\$ 5,752.14
5. 1518 Bickers	44J	6	\$15,585.88
6. 1923 Canada	44E	6	\$ 9,169.25
7. 3611 Canada	43F	6	\$11,055.48
8. 4010 Furey	43F	6	\$13,093.38
9. 4103 Furey	43F	6	\$ 9,637.53
10. 2028 McBroom	43M	6	\$ 9,255.07
11. 3634 Cleveland	46W	7	\$ 6,798.37
12. 2814 Holmes	46W	7	\$ 3,536.19
13. 2824 Holmes	46W	7	\$17,068.03
14. 2913 Holmes	46W	7	\$14,496.78
15. 3510 Parnell	46W	7	\$10,543.67
16. 426 Bonnie View	55G	4	\$17,504.63
17. 1010 Claude	55E	4	\$ 9,822.77
18. 1506 Doyle	55F	4	\$ 8,482.40
19. 1361 Grant	55F	4	\$ 9,384.59
20. 3727 Humphrey	56T	4	\$15,069.68
21. 3731 Humphrey	56T	4	\$15,384.65
22. 3735 Humphrey	56T	4	\$ 6,158.84
23. 3746 Humphrey	56T	4	\$ 7,328.70
24. 4310 Kolloch	56Y	4	\$11,799.78
25. 1619 E. Woodin	55P	4	\$ 8,992.05
26. 1318 Exeter	65F	4	\$19,781.19
27. 1349 Exeter	65F	4	\$14,597.73
28. 4126 Gladewater	65D	4	\$ 8,866.88
29. 4170 Gladewater	65D	4	\$ 6,386.57
30. 4227 Gladewater	65D	4	\$20,960.77
31. 4030 Maryland	65E	4	\$11,551.01
32. 4250 Maryland	65E	4	\$17,410.73
33. 2203 Scotland	65D	4	\$12,898.02
34. 4720 Tacoma	66A	4	\$ 8,671.59
35. 2429 Talco	66J	8	\$15,372.45

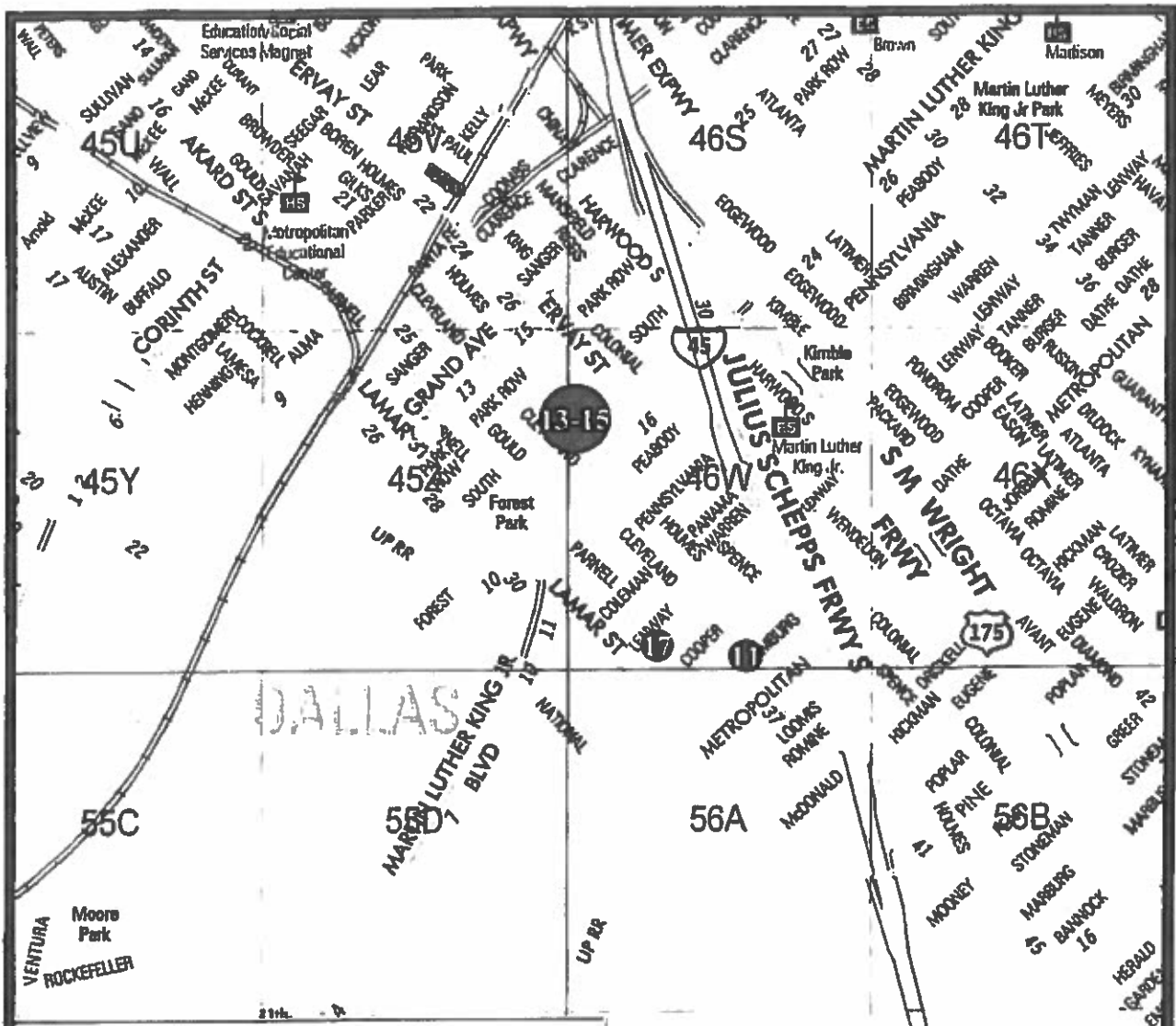


PROPERTY ADDRESS

MAPSCO

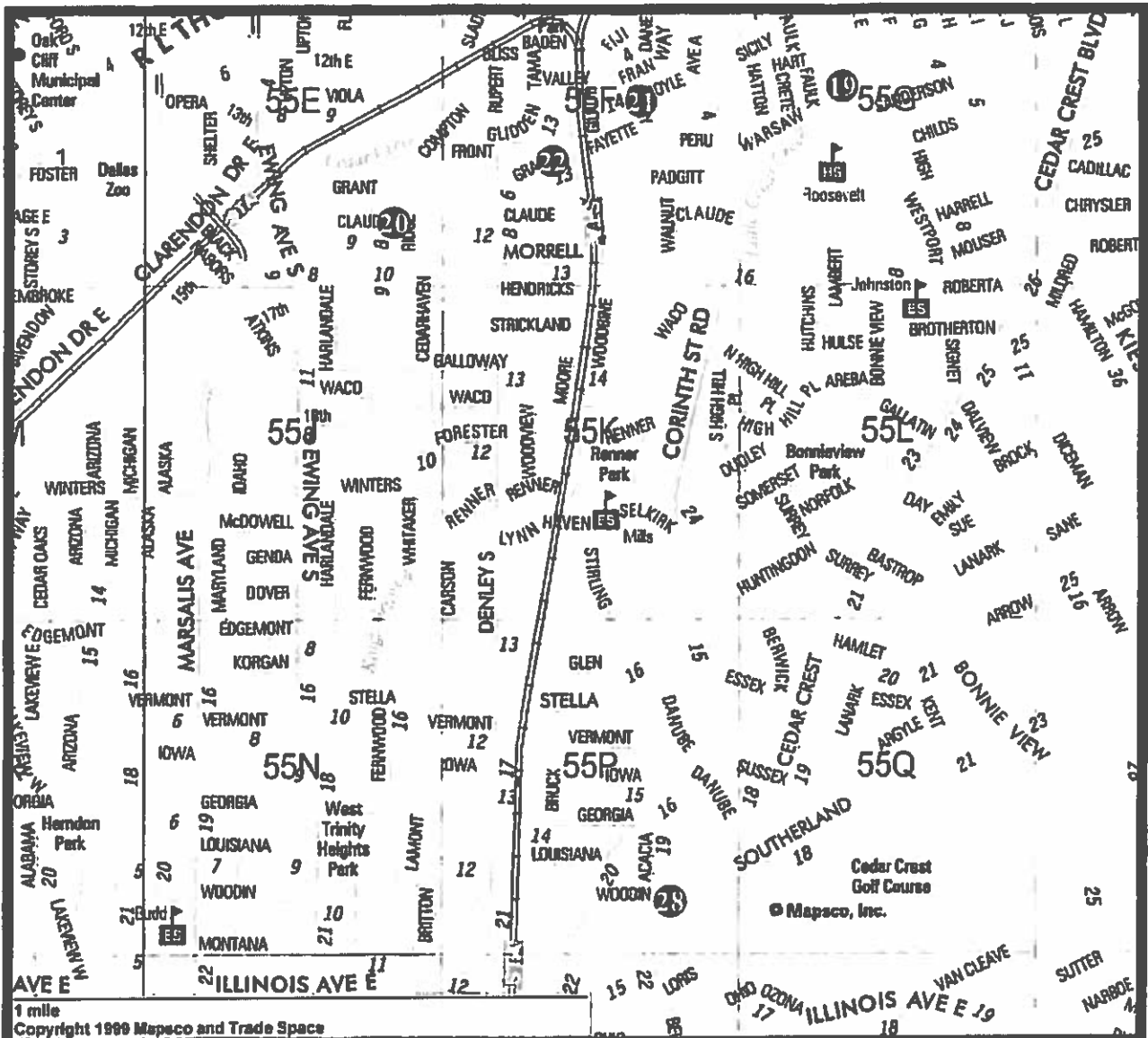
COUNCIL DISTRICT

1. 1955 Angelina	44E	6
2. 2017 Angelina	43H	6
3. 2024 Angelina	43H	6
4. 3427 Bernal	43K	6
5. 1518 Bickers	44J	6
6. 1923 Canada	44E	6
7. 3611 Canada	43F	6
8. 4010 Furey	43F	6
9. 4103 Furey	43F	6
10. 2028 McBroom	43M	6

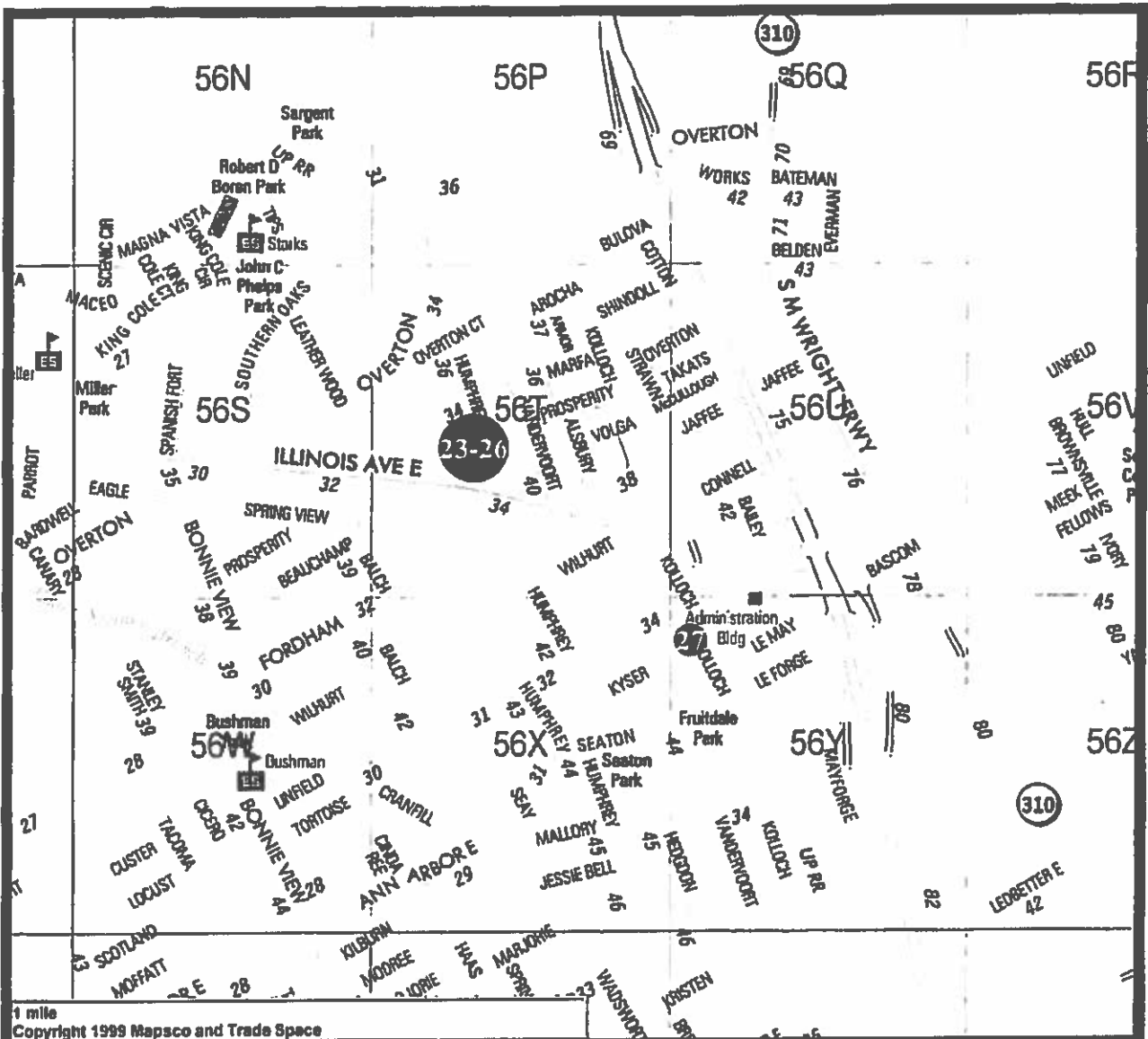


1 mile
Copyright 1989 Mapsco and Trade Space

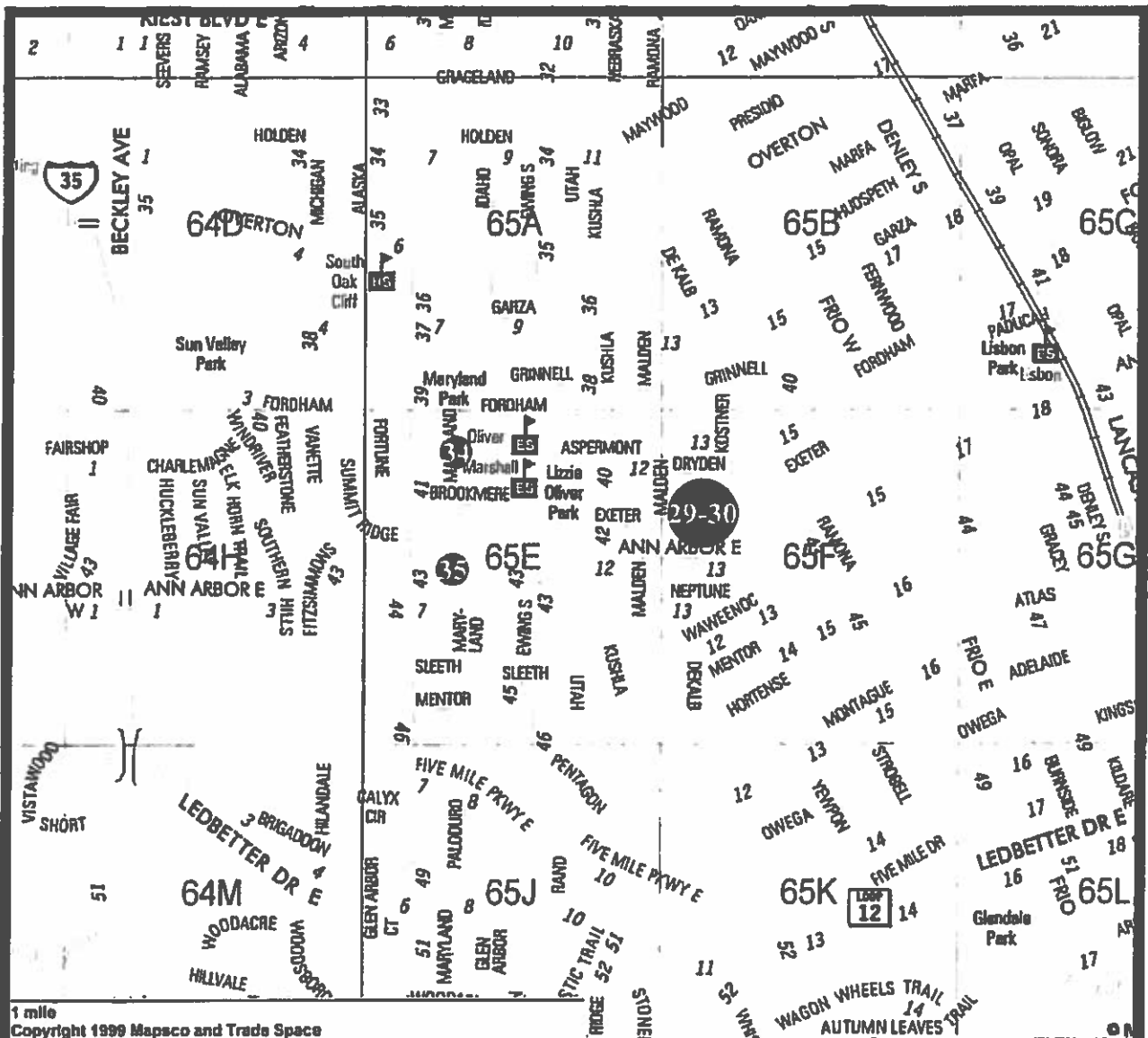
<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
11. 3634 Cleveland	46W	7
13. 2814 Holmes	46W	7
14. 2824 Holmes	46W	7
15. 2913 Holmes	46W	7
17. 3510 Parnell	46W	7



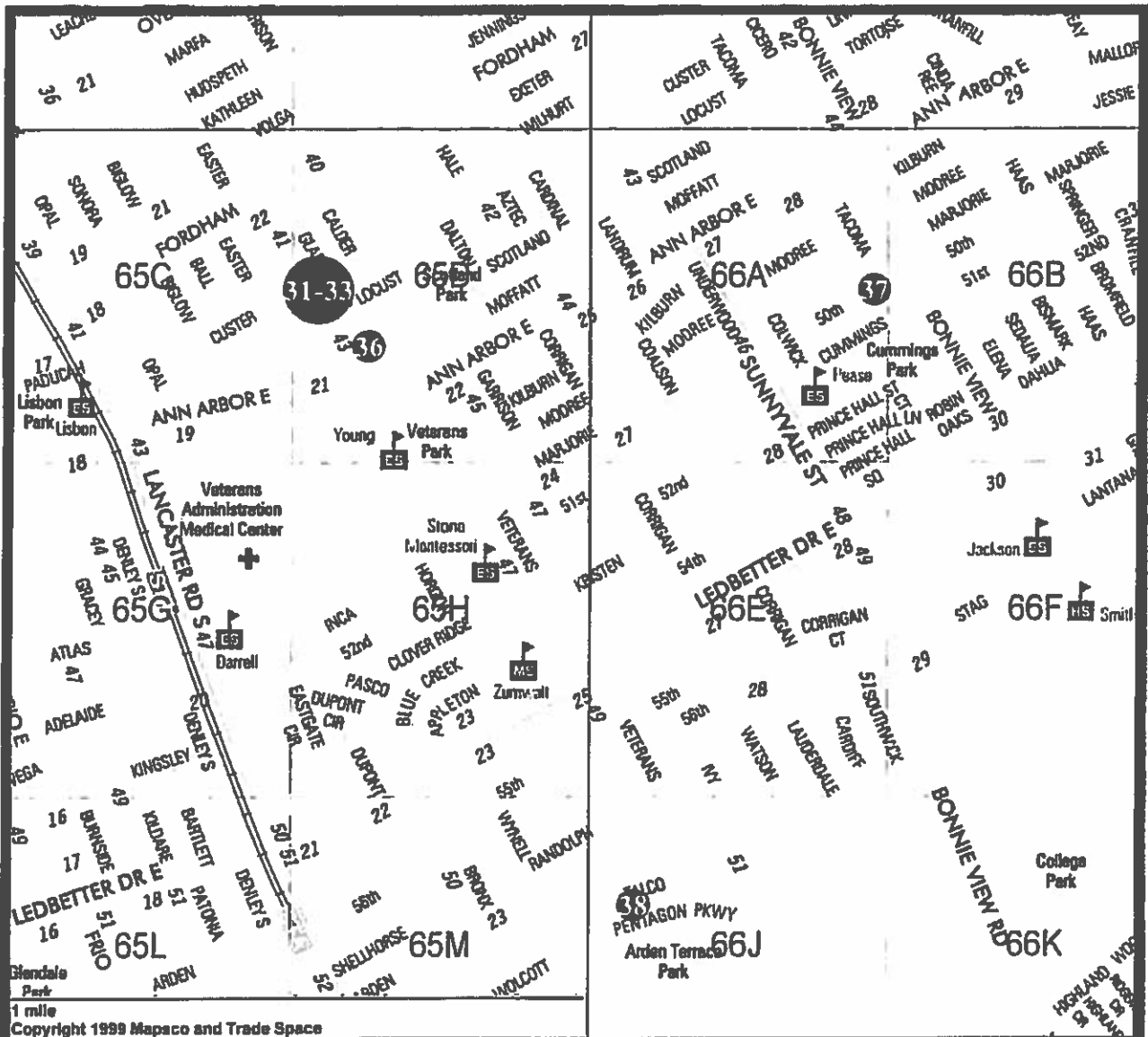
<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
19. 426 Bonnie View	55G	4
20. 1010 Claude	55E	4
21. 1506 Doyle	55F	4
22. 1361 Grant	55F	4
28. 1619 E. Woodin	55P	4



<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
23. 3727 Humphrey	56T	4
24. 3731 Humphrey	56T	4
25. 3735 Humphrey	56T	4
26. 3746 Humphrey	56T	4
27. 4310 Kolloch	56Y	4



<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
29. 1318 Exeter	65F	4
30. 1349 Exeter	65F	4
34. 4030 Maryland	65E	4
35. 4250 Maryland	65E	4



<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
31. 4126 Gladewater	65D	4
32. 4170 Gladewater	65D	4
33. 4227 Gladewater	65D	4
36. 2203 Scotland	65D	4
37. 4720 Tacoma	66A	4
38. 2429 Talco	66J	8

February 25, 2015

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Sun Land Reserve of America Inc. submitted proposals and development plans to DHADC for 35 lots shown on Exhibit "A" and the DHADC Board has approved the development plans and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the consolidated development plan shown on Exhibit "B" submitted by Sun Land Reserve of America Inc. and authorize the sale of the said 35 lots from DHADC to Sun Land Reserve of America Inc. to build affordable houses;

NOW, THEREFORE;

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

Section 1. That the consolidated development plan shown on Exhibit "B" submitted by Sun Land Reserve of America Inc. and the sale of 35 lots shown on Exhibit "A" from DHADC to Sun Land Reserve of America Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMESOWNER UNITS	SALE AMOUNT
1	1955 Angelina Lot 23, Roosevelt Manor Addition, Second Installment Block 9/7130	Sun Land Reserve of America Inc.	1	\$5,000.00
2	2017 Angelina Lot 32, Roosevelt Manor Addition, Second Installment Block 8/7130	Sun Land Reserve of America Inc.	1	\$5,000.00
3	2024 Angelina Lot 12, Roosevelt Manor Addition, Second Installment Block 11/7130	Sun Land Reserve of America Inc.	1	\$5,000.00
4	3427 Bernal Lot 6, Westmoreland Park No. 3 Addition Block 19/7146	Sun Land Reserve of America Inc.	1	\$5,000.00
5	1518 Bickers Lot 9, Homestead Gardens Addition Block B/7120	Sun Land Reserve of America Inc.	1	\$5,000.00
6	1923 Canada Lot 33, Roosevelt Manor Addition Block 1/7130	Sun Land Reserve of America Inc.	1	\$5,000.00
7	3611 Canada Lot 18, Olive-Dale Addition No. 1 Block 1/7149	Sun Land Reserve of America Inc.	1	\$5,000.00
8	4010 Furey Lot 3, Westmoreland Park Addition No. 3 Block 20/7143	Sun Land Reserve of America Inc.	1	\$5,000.00
9	4103 Furey Lot 28, Westmoreland Park Addition No. 3 Block 18/7146	Sun Land Reserve of America Inc.	1	\$5,000.00
10	2028 McBroom West 25 feet of Lot 2 & East 14 feet of Lot 1, Victory Gardens No. 5 Addition Block 21/7127	Sun Land Reserve of America Inc.	1	\$5,000.00
TOTAL:				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	3634 Cleveland Part of Lot 11, 48.5x145 feet Block 1198	Sun Land Reserve of America Inc.	1	\$5,000.00
12	2814 Holmes Lot 4, Chestnut Hill Addition Block 4/1129	Sun Land Reserve of America Inc.	1	\$5,000.00
13	2824 Holmes Lot 7, Chestnut Hill Addition Block 4/1129	Sun Land Reserve of America Inc.	1	\$5,000.00
14	2913 Holmes Lot 4 and Northwest 15 feet Lot 5, Chestnut Hill Addition Block 5/1139	Sun Land Reserve of America Inc.	1	\$5,000.00
15	3510 Parnell Lot 11, Russell Reahy Co Colonial Hill Addition Block 5/1182	Sun Land Reserve of America Inc.	1	\$5,000.00
TOTAL				\$25,000.00

EXHIBIT "A"

LANDBANK PROPERTY				
PARGE NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMESOWNER UNITS	SALE AMOUNT
16	426 Bonnie View Lot 6, Revised Plat of Skyline Addition Block I/5900	Sun Land Reserve of America Inc.	1	\$5,000.00
17	1010 Claude Lot 3, Belvedere Addition Block G/3394	Sun Land Reserve of America Inc.	1	\$5,000.00
18	1506 Doyle Lot 2, Carrie Gilroy Addition Block E/4713	Sun Land Reserve of America Inc.	1	\$5,000.00
19	1361 Grant Lot 16, Edgemont Addition Block 30/3591	Sun Land Reserve of America Inc.	1	\$5,000.00
20	3727 Humphrey Lot 12, Bonnie View Gardens Addition No. 2 Block H/6094	Sun Land Reserve of America Inc.	1	\$5,000.00
21	3731 Humphrey Lot 13, Bonnie View Gardens Addition No. 2 Block 7/4039	Sun Land Reserve of America Inc.	1	\$5,000.00
22	3735 Humphrey Lot 14, Bonnie View Gardens Addition No. 2 Block H/6094	Sun Land Reserve of America Inc.	1	\$5,000.00
23	3746 Humphrey Lot C, Bonnie View Gardens, Second Addition Block J/6094	Sun Land Reserve of America Inc.	1	\$5,000.00
24	4310 Kolloch Lot 3, Charles Olen Jones Subdivision of Fruitdale Acres, Third Installment Block Q/8618	Sun Land Reserve of America Inc.	1	\$5,000.00
25	1619 E. Woodin Lot 10, Trinity Heights No. 3 Addition Block 55/3729	Sun Land Reserve of America Inc.	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMESOWNER UNITS	SALE AMOUNT
26	1318 Exeter Lots 11 & 12, Belmeade Addition Block M/4870	Sun Land Reserve of America Inc.	2	\$10,000.00
27	1349 Exeter Lot 20A, Belmeade Addition Block L/4869	Sun Land Reserve of America Inc.	1	\$5,000.00
28	4126 Gladewater Lot 3C, Oak Cliff Gardens Addition Block 4/5848	Sun Land Reserve of America Inc.	1	\$5,000.00
29	4170 Gladewater Lot 6C, Oak Cliff Gardens Addition Block 4/5848	Sun Land Reserve of America Inc.	1	\$5,000.00
30	4227 Gladewater Part of Lot 9A, Oak Cliff Gardens Addition Block 6/5020	Sun Land Reserve of America Inc.	1	\$5,000.00
31	4030 Maryland Lot 7, Green Acres Addition No. 2 Block E/6005	Sun Land Reserve of America Inc.	1	\$5,000.00
32	4250 Maryland Lot 11, Green Acres Addition No. 2 Block D/6005	Sun Land Reserve of America Inc.	1	\$5,000.00
33	2203 Scotland Part of Lot 4A, 50x142.5, Oak Cliff Gardens Addition Block 7/5849	Sun Land Reserve of America Inc.	1	\$5,000.00
34	4720 Tacoma Lot 6, Sunnyvale Addition Block 8/5843	Sun Land Reserve of America Inc.	1	\$5,000.00
35	2429 Talco Lot 17, Arden Terrace No 2 Revised Addition Block A/6858	Sun Land Reserve of America Inc.	1	\$5,000.00
TOTAL				\$55,000.00
GRAND TOTAL				\$180,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 35
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). Please see the contract addendums
- _____
- _____
- _____

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 9
Square Footage of each home 1300
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 0 Number of Carports Detached Attached _____
Type of Exterior Veneer 1/3 brick 2/3 siding Which sides all
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 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 19
Square Footage of each home 1400
Number of Bedrooms/Baths in each home 4 / 2
Number of Garages 1 Number of Carports Detached Attached x
Type of Exterior Veneer 1/3 brick 2/3 siding Which sides all
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000

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

Number of homes to be built on lots 7
Square Footage of each home 1500
Number of Bedrooms/Baths in each home 4 / 2
Number of Garages 1 Number of Carports Detached Attached x
Type of Exterior Veneer 1/3 brick 2/3 siding Which sides all
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 125,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 90 days
Completion of Construction 180-360 days
Sale of first affordable housing unit to low income households 180 days
Sale of last affordable unit to low income households 900 days

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 25, 2015
COUNCIL DISTRICT(S): 4, 5, 6, 7
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 43F 46Z 55F 55W 55Y 56G 59L 65A 65K

SUBJECT

Authorize on-site reconstruction of nine homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 4134 Aransas Street in the amount of \$103,000; 3530 Hancock Street in the amount of \$103,000; 1323 Hendricks Avenue in the amount of \$103,000; 2139 Hudspeth Avenue in the amount of \$103,000; 1318 Amity Lane in the amount of \$103,000; 3902 S Marsalis Avenue in the amount of \$103,000; 3003 Harlandale Avenue in the amount of \$103,000; 1435 Adelaide Drive in the amount of \$103,000; and 2516 Lowery Street in the amount of \$103,000- Total not to exceed \$927,000 - Financing: 2012-13 HOME Investment Partnership Program Grant Funds (\$80,008); 2012-13 Community Development Block Grant Reprogramming Funds (\$94,389); 2013-14 Community Development Block Grant (\$113,326) and 2014-15 Community Development Block Grant Funds (\$639,277)

BACKGROUND

The homeowners and the properties herein described are eligible for a Reconstruction Program loans. The homeowners are below 80% AMFI and their names, ages and property addresses follow: Juilett Greer, an disabled female, 56 years old, residing at 4134 Aransas Street; Horace Minafee, an elderly male, 74 years old, residing at 3530 Hancock Street; Dan Jones & Yvonne Jones, an elderly couple, 70 & 72 years old, residing at 2139 Hudspeth Avenue; Roy DeBreux & Vesta DeBreux, an elderly couple, 71 & 63 years old, residing at 3902 S Marsalis Avenue; Alfred Futch & Pearlle Futch, an elderly couple, 71 & 73 years old, residing at 3003 Harlandale Avenue; Lorna Mathis, an disabled female, 62 years old, residing at 1435 Adelaide Drive; Barbara Nixon, an elderly female, 82 years old, residing at 2516 Lowery Street.

BACKGROUND (Continued)

On September 22, 2010, City Council authorized 10% of funds to be used to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria. The homeowners, Willie McCallister, 54 year old female, residing at 1323 Hendricks Avenue; and Ricardo Alvarado & Aida Alvarado, a married couple, 44 & 43 years old, residing at 1318 Amity Lane have been found eligible for the Reconstruction Program.

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

This action provides the authority to proceed with on-site reconstruction of nine (9) single-family homes in compliance with the conditions listed above.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 22, 2010, City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program including using 10% to assist persons younger than 62 years of age, or without a disability, and still meeting all other loan criteria by Resolution No. 10-2465.

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

On May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000 by Resolution No. 11-1349.

On January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan by Resolution No. 14-0180.

FISCAL INFORMATION

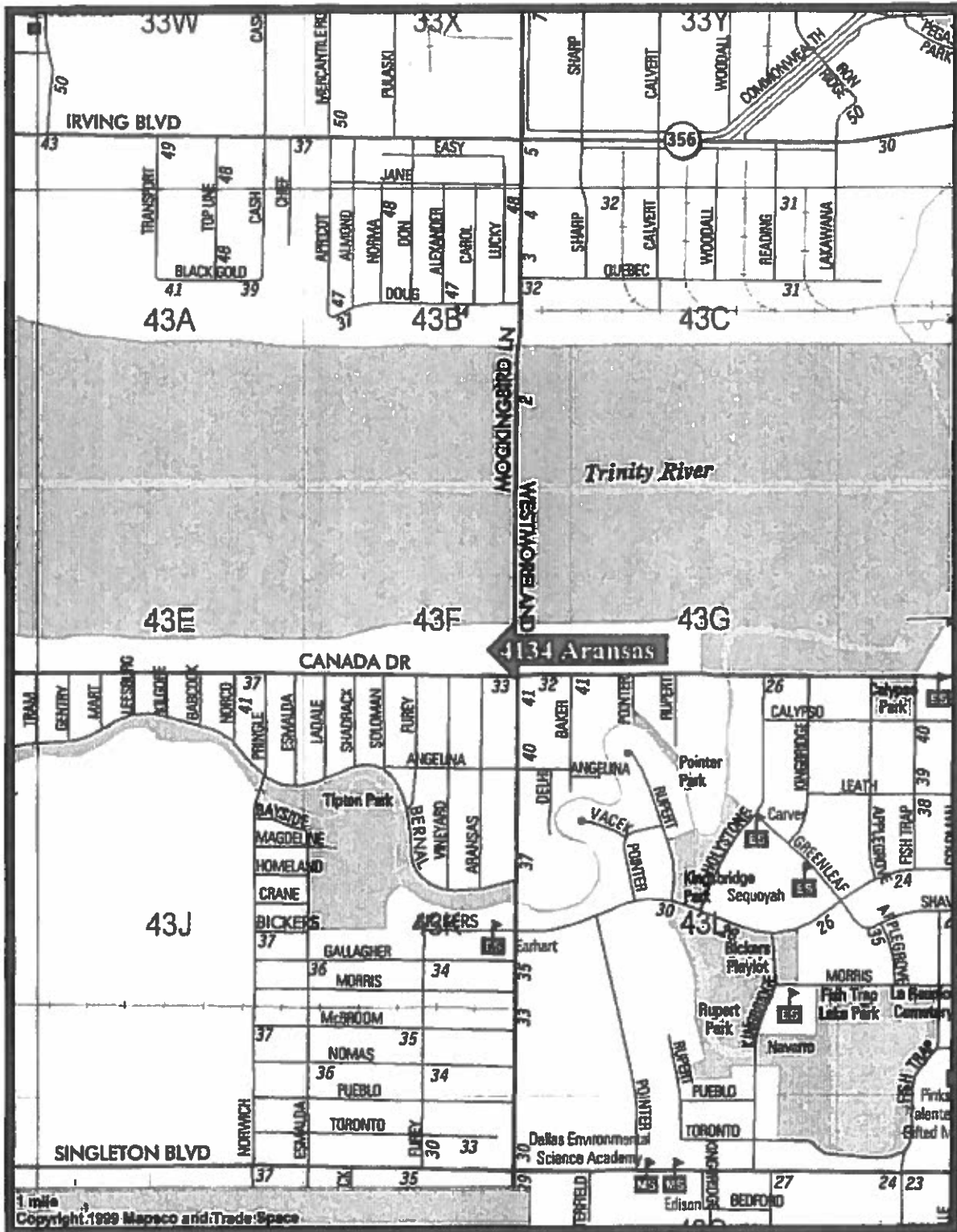
2012-13 HOME Investment Partnership Program Grant Funds - \$80,008
2012-13 Community Development Block Grant Reprogrammed Funds - \$94,389
2013-14 Community Development Block Grant Funds - \$113,326
2014-15 Community Development Block Grant Funds- \$639,277

FISCAL INFORMATION (Continued)

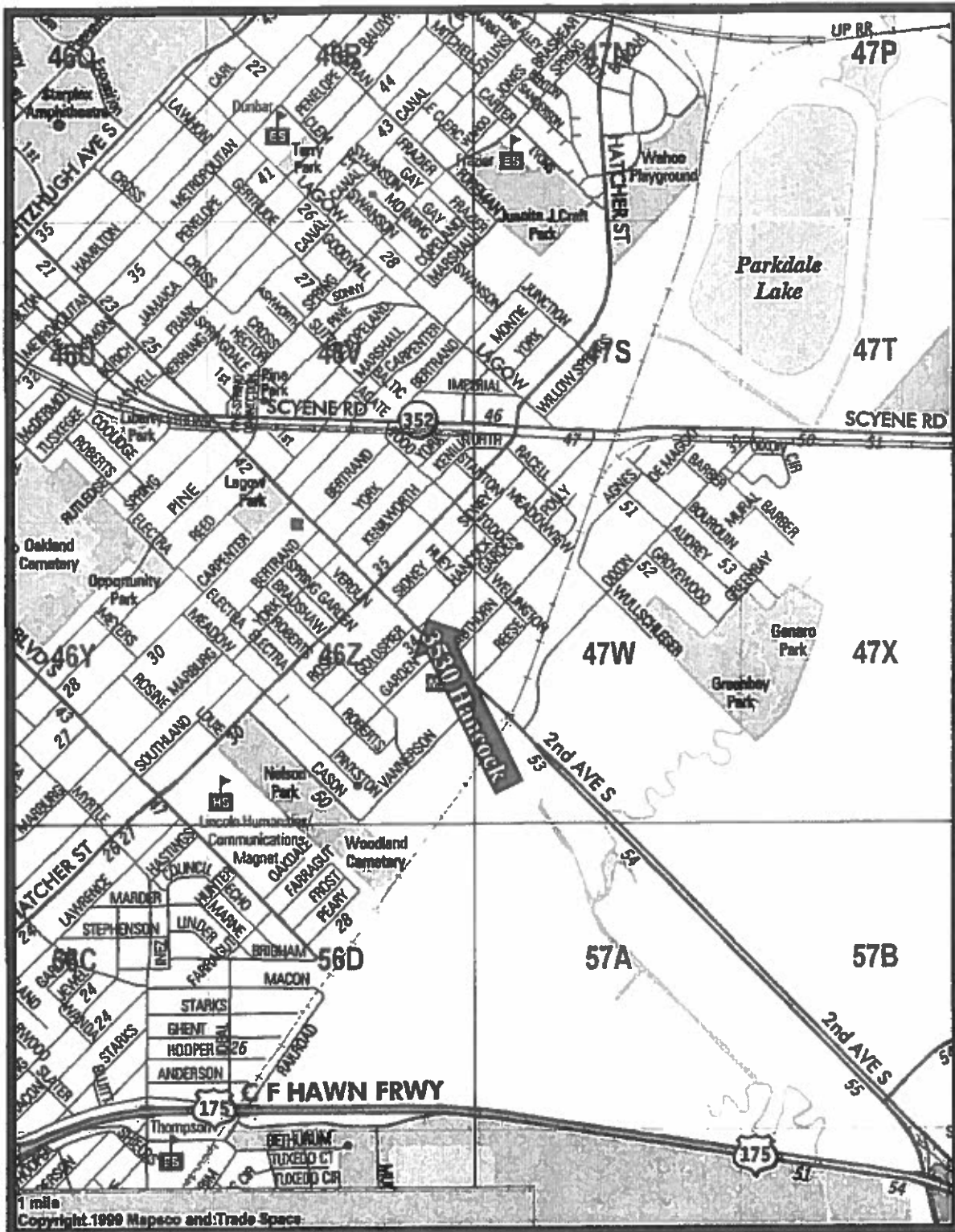
<u>Council District</u>	<u>Amount</u>
4	\$515,000
5	\$103,000
6	\$103,000
7	<u>\$206,000</u>
Total	\$927,000

MAPS

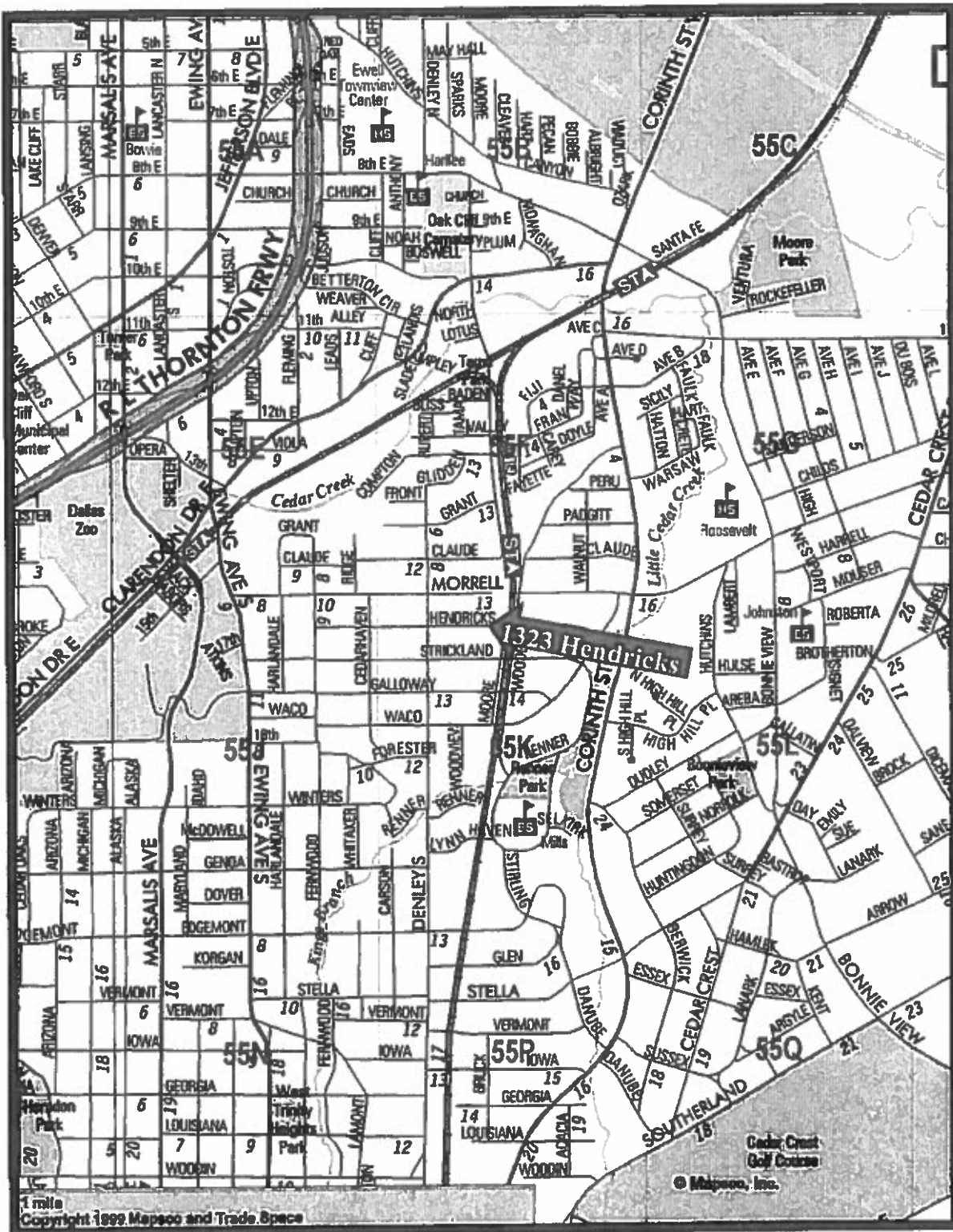
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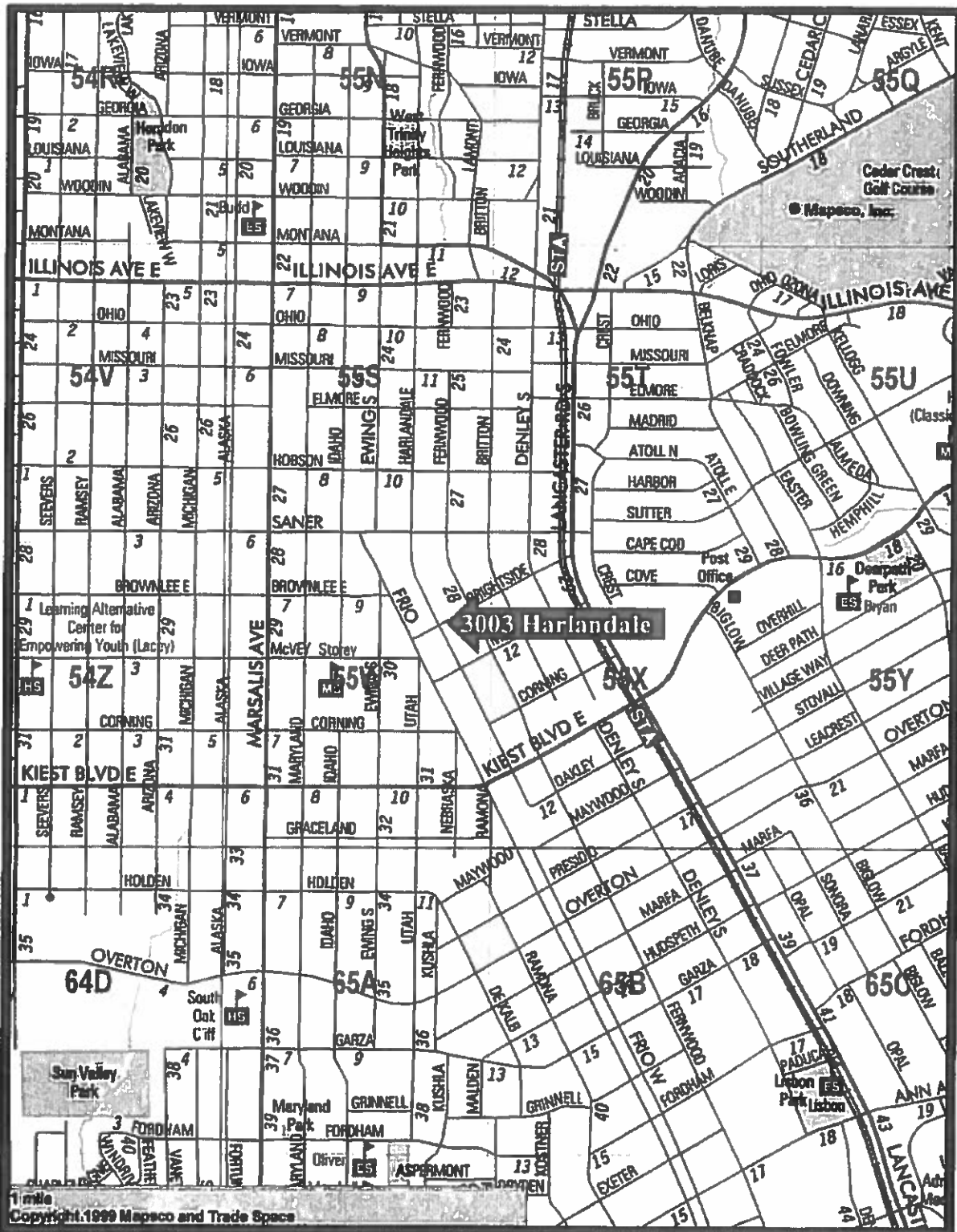
MAPSCO 43-F



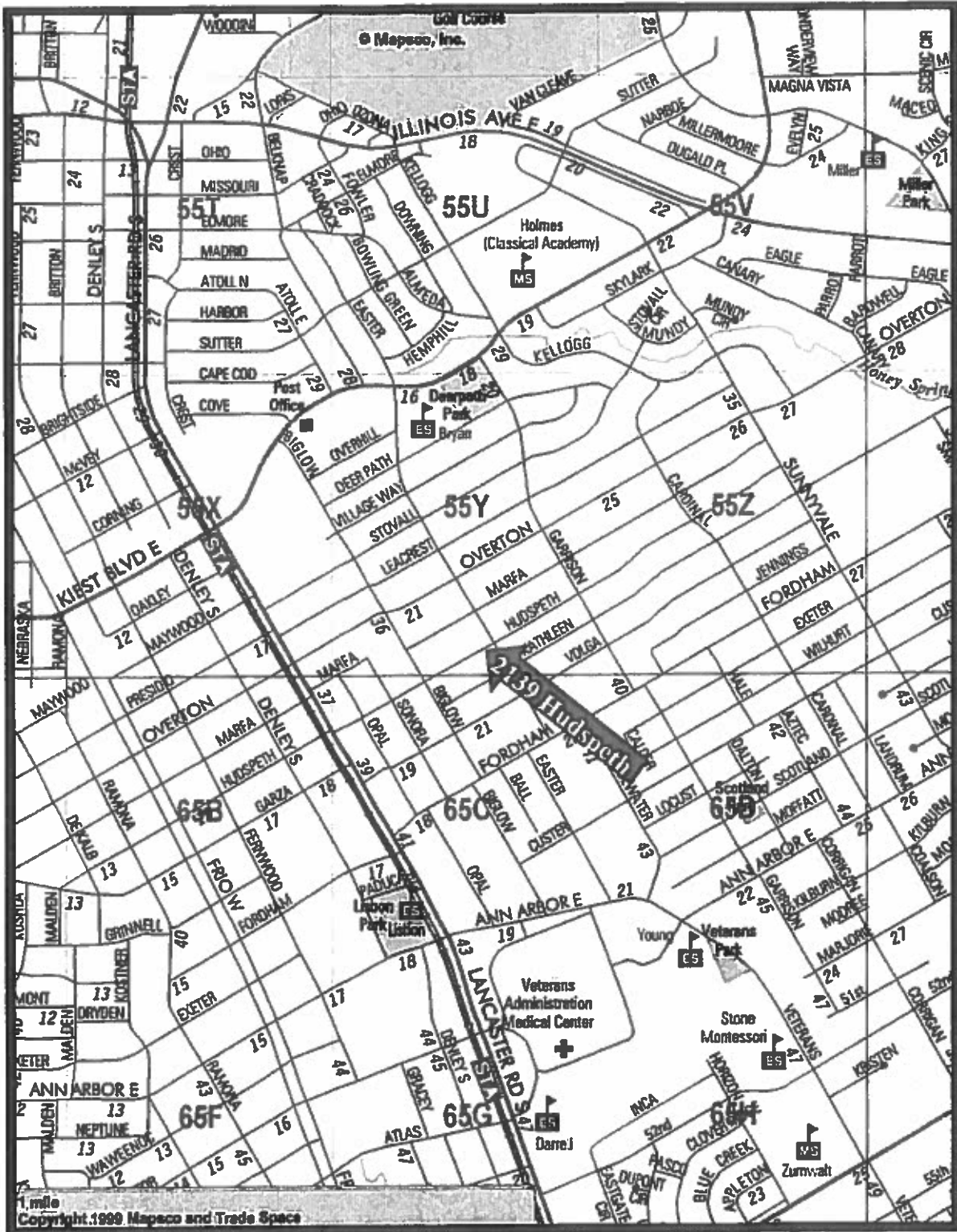
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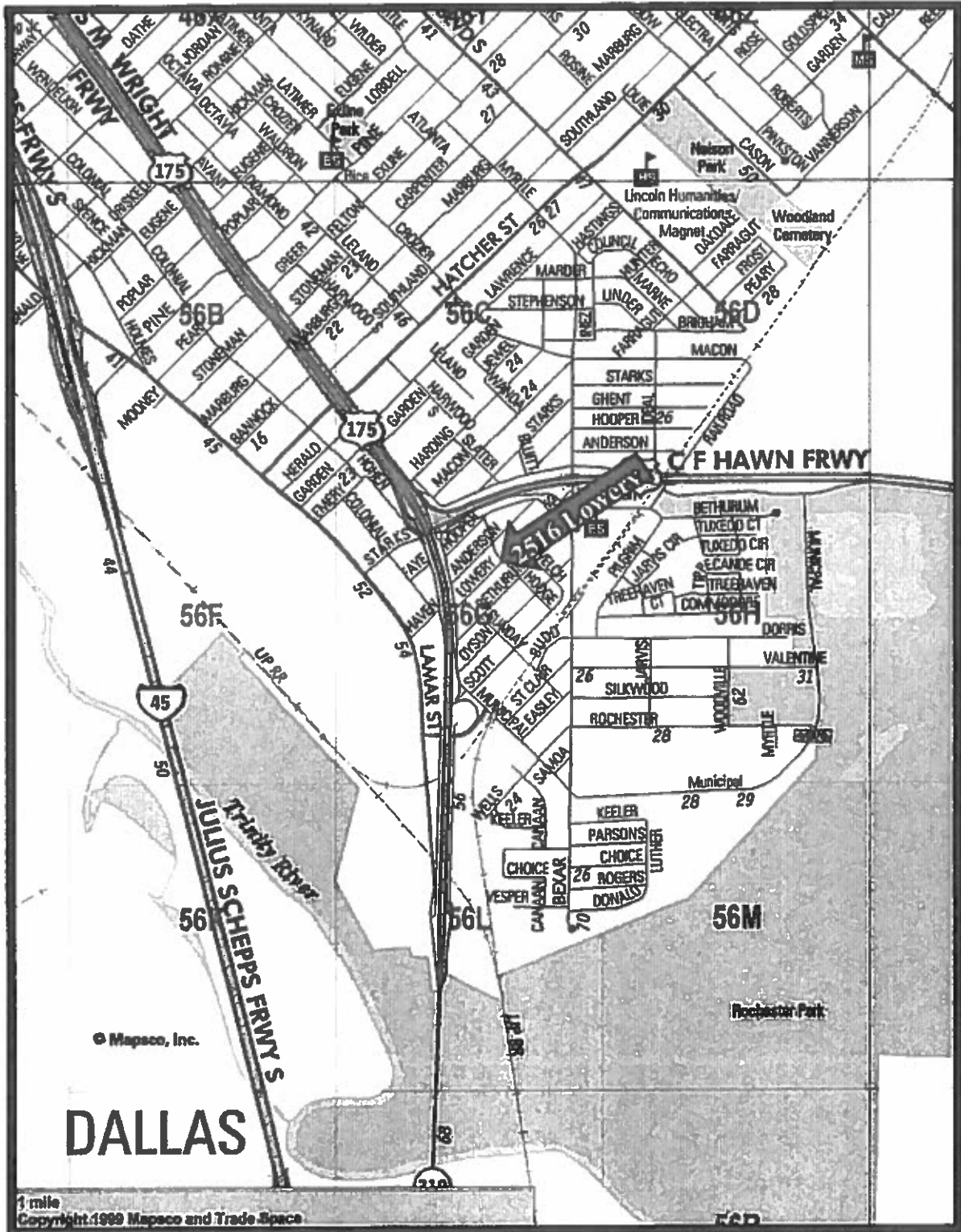
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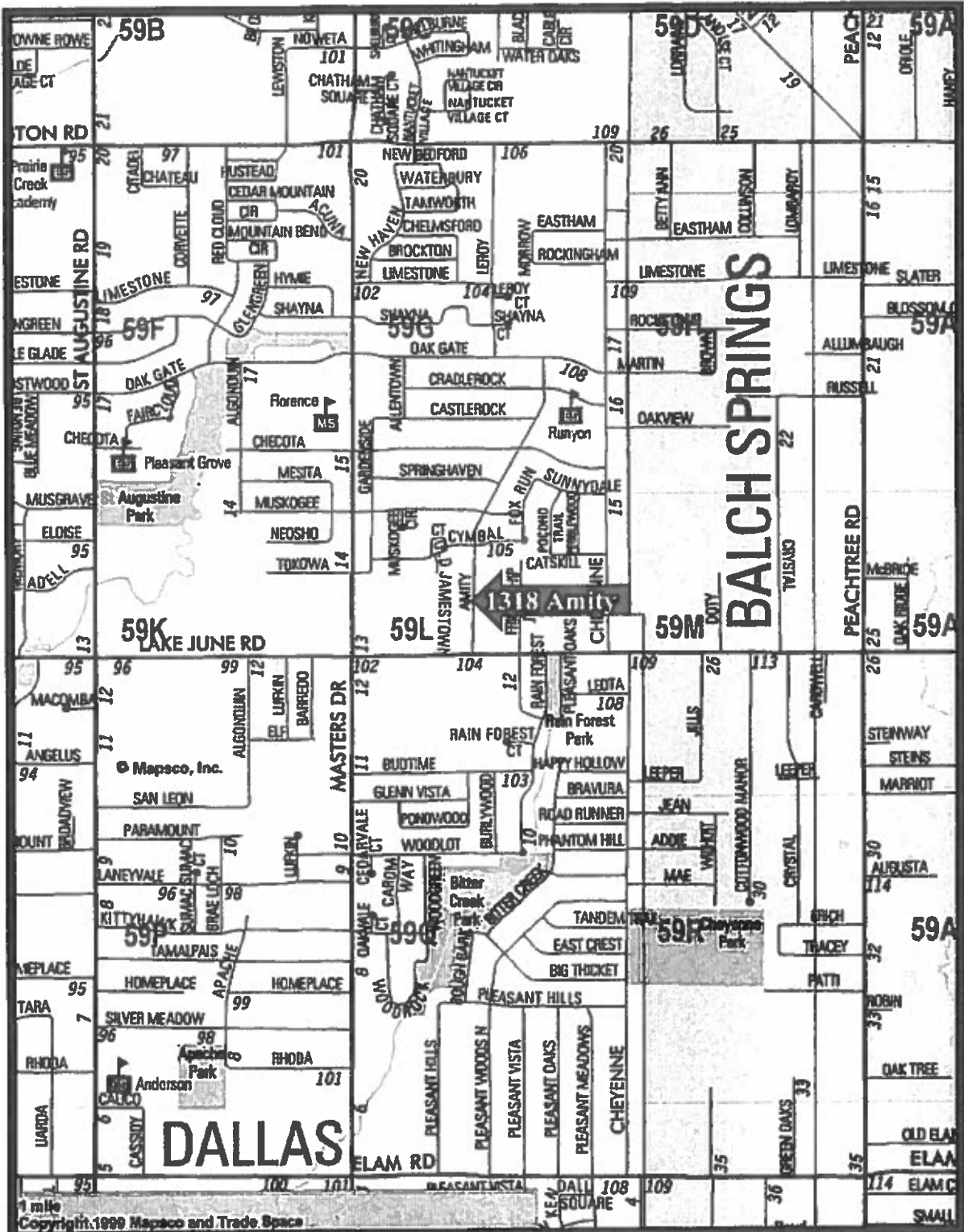
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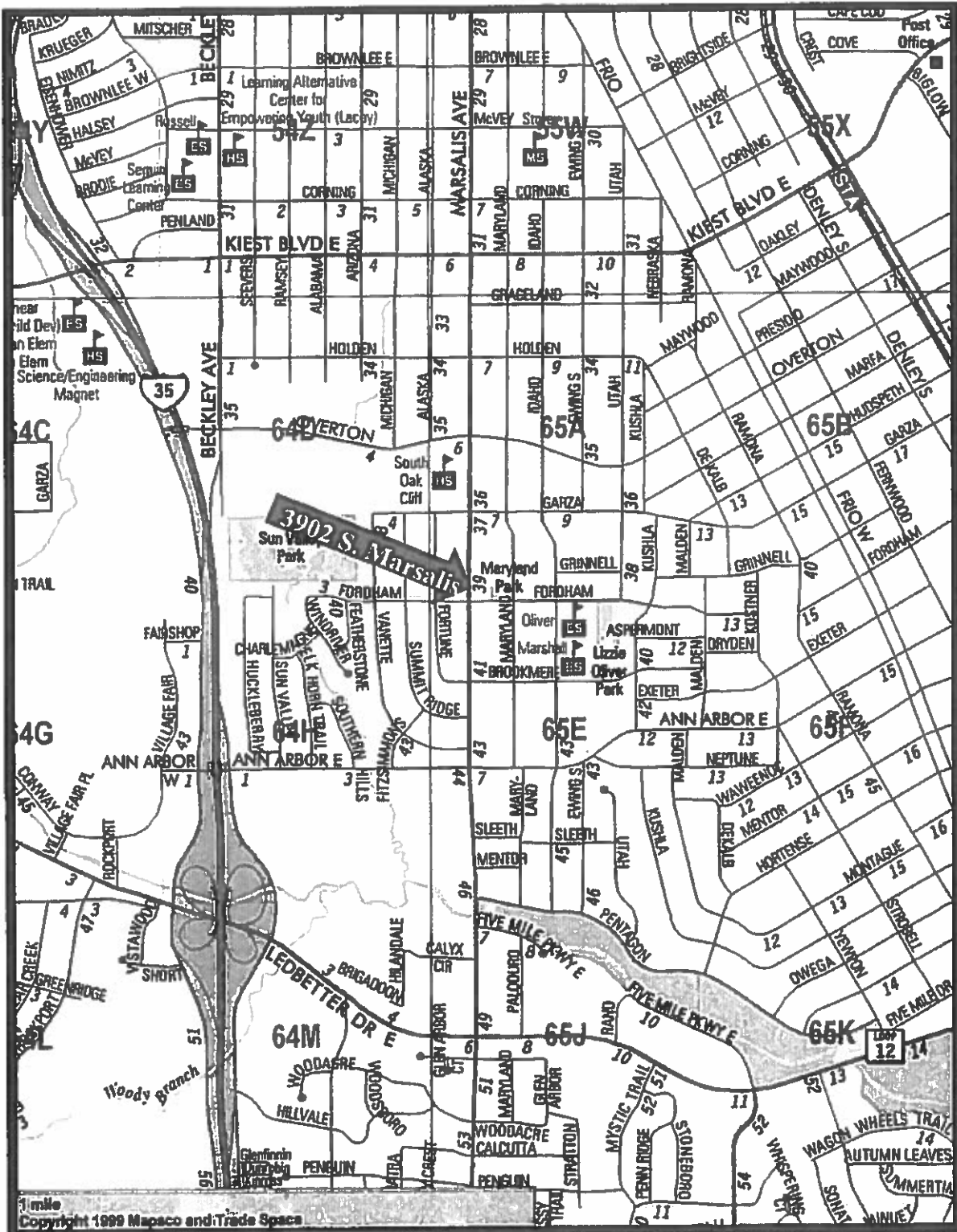
MAPSCO 55-Y



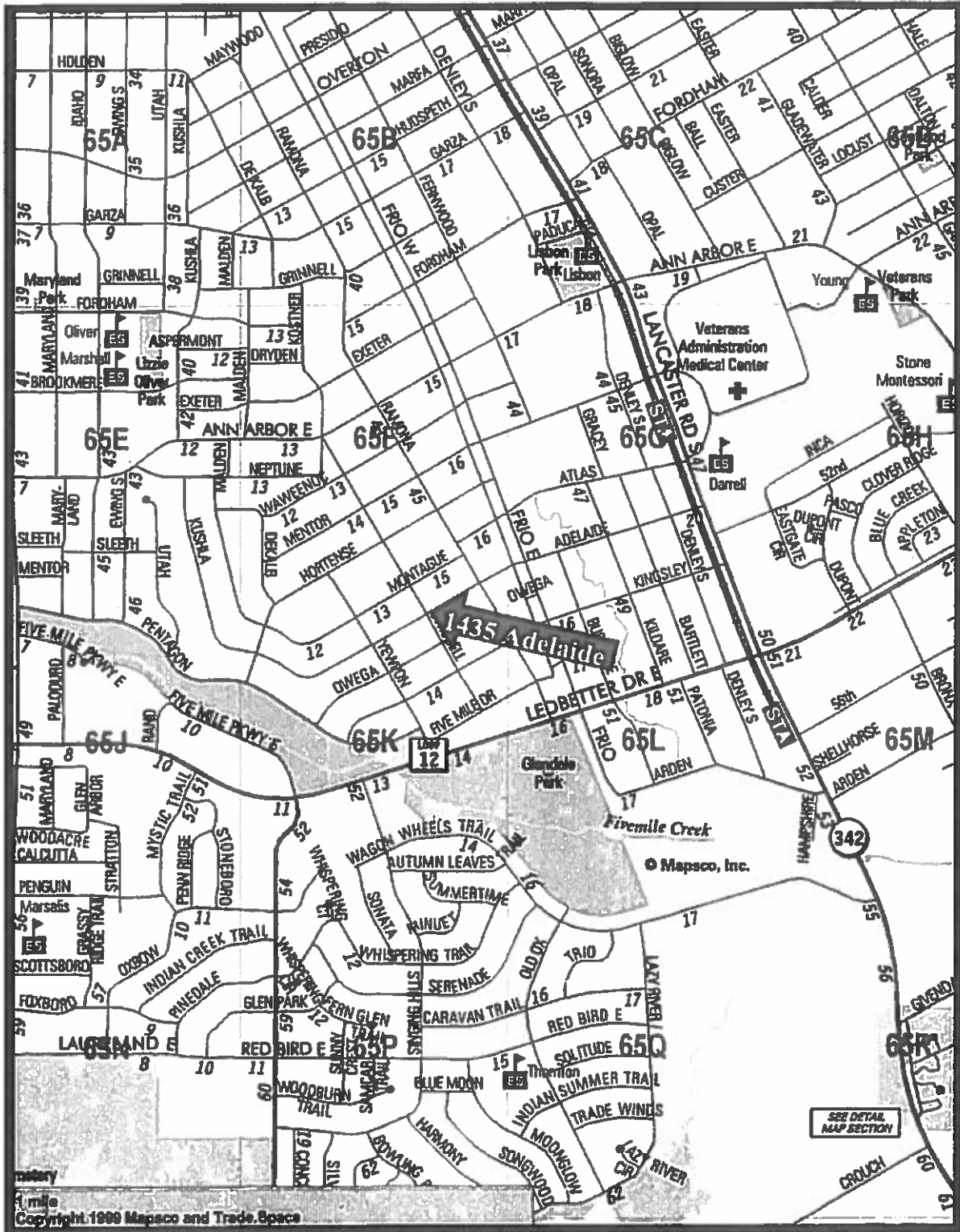
MAPSCO 56-G



MAPSCO 59-L



MAPSCO 65-A



MAPSCL 65-K

February 25, 2015

WHEREAS, on September 22, 2010, the City Council authorized modifications to the Program Statement for the Reconstruction/SHARE Program to allow for 10 % of available funding to be used for homeowners that are not seniors or disabled by Resolution No. 10-2465; and

WHEREAS, on May 25, 2011, City Council authorized modifications to the Reconstruction/SHARE Program Statement to increase the maximum Reconstruction Program Assistance Type One loan amount from up to \$93,400 to up to \$103,000 by Resolution No. 11-1349; and

WHEREAS, on January 22, 2014, City Council authorized modifications to the Reconstruction Program Statement to provide assistance as a twenty-year forgivable loan by Resolution No. 14-0180; and

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Juilett Greer at 4134 Aransas Street; Horace Minafee at 3530 Hancock Street; Dan Jones & Yvonne Jones at 2139 Hudspeth Avenue; Roy DeBreaux & Vesta DeBreaux at 3902 S Marsalis Avenue; Alfred Futch & Pearlle Futch at 3003 Harlandale Avenue; Lorna Mathis at 1435 Adelaide Drive; Barbara Nixon at 2516 Lowery Street; Willie McCallister at 1323 Hendricks Avenue; and Ricardo Alvarado & Aida Alvarado at 1318 Amity Lane; and

WHEREAS, all three conditions outlined in the Reconstruction Program Statement for on-site reconstruction of the homes were met for the property owners: Juilett Greer; Horace Minafee; Dan Jones & Yvonne Jones; Roy DeBreaux & Vesta DeBreaux; Alfred Futch & Pearlle Futch; Lorna Mathis; Barbara Nixon; Willie McCallister; and Ricardo Alvarado & Aida Alvarado; **NOW, THEREFORE**,

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

SECTION 1. That the City Manager, upon approval of City Attorney, can approve the on-site reconstruction of nine homes in accordance with the requirements of the Reconstruction Program Statement for properties for: Juilett Greer at 4134 Aransas Street; Horace Minafee at 3530 Hancock Street; Dan Jones & Yvonne Jones at 2139 Hudspeth Avenue; Roy DeBreaux & Vesta DeBreaux at 3902 S Marsalis Avenue; Alfred Futch & Pearlle Futch at 3003 Harlandale Avenue; Lorna Mathis at 1435 Adelaide Drive; Barbara Nixon at 2516 Lowery Street; Willie McCallister at 1323 Hendricks Avenue; and Ricardo Alvarado & Aida Alvarado at 1318 Amity Lane.

February 25, 2015

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the following loan documents: Juliett Greer for on-site reconstruction at 4134 Aransas Street; Horace Minafee for on-site reconstruction at 3530 Hancock Street; Dan Jones & Yvonne Jones for on-site reconstruction at 2139 Hudspeth Avenue; Roy DeBreaux & Vesta DeBreaux for on-site reconstruction at 3902 S Marsalis Avenue; Alfred Futch & Pearlle Futch for on-site reconstruction at 3003 Harlandale Avenue; Lorna Mathis for on-site reconstruction at 1435 Adelaide Drive; Barbara Nixon for on-site reconstruction at 2516 Lowery Street; Willie McCallister for on-site reconstruction at 1323 Hendricks Avenue; and Ricardo Alvarado & Aida Alvarado for on-site reconstruction at 1318 Amity Lane.

SECTION 3. That the Chief Financial Officer is authorized to make payments for reconstruction of the homes in accordance with the following funding information:

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GD132 (\$103,000)
Vendor # 516779 – Opportunity Developers – 4134 Aransas Street

Fund HM12, Dept HOU, Unit 896E, Obj 3100 CT HOU896ED133 (\$80,008)
Fund CD13, Dept HOU, Unit 225F, Obj 3100 CT HOU896ED133 (\$ 1,715)
Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU896ED133 (\$21,277)
Vendor # 516779 – Opportunity Developers – 3530 Hancock Street

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GD134 (\$103,000)
Vendor # 516779 – Opportunity Developers – 2139 Hudspeth Avenue

Fund CD13, Dept HOU, Unit 225F, Obj 3100 CT HOU225FD135 (\$103,000)
Vendor # 516779 – Opportunity Developers – 3902 S Marsalis Avenue

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GD136 (\$103,000)
Vendor # 337798 – Torres Construction – 3003 Harlandale Avenue

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GD137 (\$103,000)
Vendor # 337798 – Torres Construction – 1435 Adelaide Drive

Fund 12R1, Dept HOU, Unit 954E, Obj 3100 CT HOU954ED138 (\$94,389)
Fund CD13, Dept HOU, Unit 225F, Obj 3100 CT HOU954ED138 (\$ 8,611)
Vendor # 337798 – Torres Construction – 2516 Lowery Street

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GD139 (\$103,000)
Vendor # 516779 – Opportunity Developers – 1323 Hendricks Avenue

Fund CD14, Dept HOU, Unit 455G, Obj 3100 CT HOU455GD140 (\$103,000)
Vendor # 337798 – Torres Construction – 1318 Amity Lane

February 25, 2015

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.

Memorandum



DATE February 13, 2015

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Low Income Housing Tax Credit – Local Support

On February 25, 2015, six addendum items will be presented for Low Income Housing Tax Credit local support resolutions for the developments you reviewed on February 2, 2015.

Please let me know if you have any questions.



Theresa O'Donnell
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Memorandum



DATE February 13, 2015

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Neighborhood Stabilization Program 3

On February 25, 2015, an addendum item will be presented for the preliminary adoption of a budgetary amendment to the Neighborhood Stabilization Program 3 to receipt and deposit program income that has been received from the sale of homes financed through this program.

The program income of \$600,000 will continue to be used to support the construction of homes.

Please let me know if I can be of further assistance regarding this matter.



Theresa O'Donnell
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M. S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
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Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council