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CITY SECRETARY  
DALLAS, TEXAS

**REVISED**



CITY OF DALLAS

**Memorandum**


DATE February 13, 2015

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

SUBJECT February 17, 2015 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Tuesday February 17, 2015, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from 11:00 a.m. - 12:30 p.m. The agenda is as follows:

1. Approval of February 2, 2015 Minutes  
Carolyn R. Davis  
Councilmember
2. Solar Photovoltaic System:  
Residential Applications  
Andrew Whitehead  
Russell Speed  
Axium Solar  
(Estimated time 40 minutes)
3. Section 108 Guaranteed Loan Program Update  
Mitchell/O'Donnell  
(Estimated time 20 minutes)
4. Upcoming Agenda Items  
Housing Items Only  
For Information Only
  - a. Land Bank Sale – Habitat (1 lot)
  - b. Land Bank Sale – Habitat (1 lot)
  - c. Land Bank Sale – Habitat (1 lot)
  - d. Land Bank Sale – New Vision (2 lots)
  - e. Land Bank Sale – John H. Garza (3 lots)
  - f. Land Bank Sale – Sun Land (35 lots)
  - g. Reconstruction Program (9 homes)
  - h. Addendum – Low Income Housing Tax Credit – Local Support
  - i. Addendum – Neighborhood Stabilization Program 3- Program Income



Carolyn R. Davis, Chair  
Housing Committee

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  
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

**Note: A quorum of the Dallas City Council may attend this Council Committee meeting.**

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

February 2, 2015

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: February 2, 2015

Meeting Start time: 11:02 A.M.

<p><b><u>Committee Members Present:</u></b>                  Carolyn R. Davis (Chair)                  Scott Griggs (Vice-Chair)                  Monica Alonzo                  Rick Callahan                  Dwaine Caraway                  Philip Kingston</p>	<p><b><u>Staff Present:</u></b>                  Eric Campbell-Assistant City Manager                  Bernadette Mitchell-Interim Director/HOU                  Karl Zavitkovsky-Director/ECO                  Patrick Inyabri-Interim Asst. Director./HOU                  Charles Brideau-Asst. Director/HOU                  Beverly Davis-Asst. Director/FHO                  Cynthia Rogers-Ellickson-HOU                  Karen Schaffner-ECO                  Robin Bentley-CAO                  Michael Bostic-CAO                  Barbara Martinez-CAO                  Patricia French-Sanders-HOU                  Etoria Anderson-HOU                  Samuel Oviedo-MCC                  Doris Edmon-HOU                  Cassandra Luster-HOU                  Alida Allen-HOU                  Brian Price-HOU</p>
<p><b><u>Other Council Members Present:</u></b>                  Lee Kleinman                  Sandy Greyson</p>	<p><b><u>Other Attendees</u></b>                  Gail Misener-Dallas Habitat for Humanity                  Ana Azpurua-Al Dia-The Dallas Morning News                  Bryan Wertz-Ground Floor Development                  Ann Lott-Inclusive Communities HDC                  John Greenan-Central Dallas, CDC                  Rebecca Range-Vickery Meadows                  Joshua Pettijohn-Miller Valentine                  Cathy Packard-Family Gateway                  Buddy Jordan-EVERgreen                  Noor Jooma-Winterberry                  Terri Anderson-UPCDC                  Monique Allen-UPCDC                  Ellen Rourke-HHA                  Owen Metz-Dominium                  Heather Hughes-NHA                  Scott Galbraith-MSW                  Marcus Shaps-MSW                  Adrian Iglesias-GHD                  Daniel Powell-Citizen                  Susan Watkins-ICP                  David Davis-PTHOR                  Ken Bownds-CDC                  Bryan Heake-CDC</p>
<p><b><u>Committee Members Absent:</u></b></p>	<p>Jay Oji-Sphinx                  Jason Archiga-NRP Group                  Ruel Hamilton-AmeriSouth                  Christy W.-AmeriSouth                  John Hamilton-AmeriSouth                  Bob Sherman-AmeriSouth                  Megan Lasch-                  Claire Palmer-Claire Palmer, PLLC                  Dominic Lacy-DAC                  Eric Patterson-DAC                  Sherman Roberts-CityWide CDC                  Mattye Jones-Coats Rose</p>

**AGENDA:**

**Housing Committee Meeting Called to Order by CM Scott Griggs**

**1. Approval of January 20, 2015 Minutes of the Housing Committee**

**Presenter(s): Council Member Scott Griggs**

**Action Taken/Committee Recommendation(s)**

<b>Motion made by: CM Monica Alonzo</b>	<b>Motion seconded by: CM Rick Callahan</b>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

**2. 2015 Low Income Housing Tax Credit Projects for Dallas**

**Presenter(s): Eric Campbell, Asst. City Manager/Bernadette Mitchell, Interim Director**

**Information Only: X**

**Action Taken/Committee Recommendation(s) Motion to move forward to full Council**

<b>Motion made by: CM Philip Kingston</b>	<b>Motion seconded by: CM Monica Alonzo</b>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

**Meeting Adjourned by CM Scott Griggs**

**Meeting Adjourned: 11:35 P.M.**

**Approved By: \_\_\_\_\_**



# 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 Solar Photovoltaic System: Residential Applications

On Tuesday, February 17, 2015, you will be briefed on residential use of solar panels: Solar Photovoltaic System: Residential Applications. This presentation will be given by representatives from Axium Solar. A copy of the briefing is attached.

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  
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Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Solar Photovoltaic System: Residential Applications

**PRESENTED TO:**

**City Council Housing Committee**

**PRESENTER:**

Andrew Whitehead – LEED AP, NABCEP PVI  
Russell Speed – LEED AP, NABCEP PVTS

**DATE:**

February 17, 2015





# AGENDA

- About Axium Solar
- Solar Photovoltaic Systems: Residential Applications
  - Installation – New Construction & Retrofit
    - Solar Basics: How Solar Works
    - Design Considerations & Best Practices (Case Study)
    - Solar Energy Generation
  - Cost of Going Solar
    - Upfront & Future Costs
  - Investment & Savings
    - Tax credits & Subsidies
    - Solar ROI & Lifetime Savings
    - Environmental Benefits



# About Axium Solar

# ABOUT AXIUM SOLAR

- North Texas based renewable energy Engineering, Procurement, & Construction company
- Specialized in the design and construction of grid connected solar electric systems for both commercial and residential clients
- Founded out of Axium Electric, (dba Automated Controls), a low voltage, building automation subcontractor serving the commercial market for the past 26 years
- 7.3 MW of Installed Capacity



# ABOUT AXIUM SOLAR

- **Licensing and Certification**

- NABCEP Certified PV installers
- Master Electricians
- NABCEP Certified PV Technical Sales Professionals
- LEED Accredited Professionals
- Texas Small Business: NCTRCA, HUB, SCTRCA

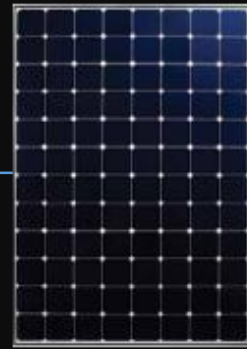




# Solar Basics: How Solar Works



# TECHNOLOGY







# Solar Design: Best Practices

# SOLAR DESIGN

## Considerations & Best Practices

### **Orientation & Pitch**

- Ideal Orientation is 180 degrees due south, also SE, SW, E, W
- Ideal Slope is Site Latitude +/- 5 degrees (5:12 – 10:12)

### **Shading**

- Ideally no shading between 9 am and 3 pm

### **Setbacks & Access rows (IFC 2012)**

- 3ft on pitched roofs, 4-6 ft on flat roofs

### **Age, Material, & Condition of Roof**

- Under 10 years old preferred

### **Electrical Infrastructure**

- 200A Service Panel on single family home preferred

# SOLAR DESIGN

## Considerations & Best Practices

### Case Study:

**5.4 kW DC PV System**

**(20) 270 watt solar panels**

**(1) 5000 watt AC solar inverter**

**Orientation = 178 degrees**

**Slope = 27 degrees (6:12)**





# SOLAR DESIGN

## Azimuth

This chart compares the production of a 100 kWDC PV array at different azimuth degrees, all other variables being equal.

Direction	Azimuth	kWh Annual	Delta kWh from 180	% Efficiency From 180
NE	45	90,828	49,516	64.72%
E	90	113,473	26,871	80.85%
SE	135	132,183	8,161	94.19%
<b>S</b>	<b>180</b>	<b>140,344</b>	<b>0</b>	<b>100.00%</b>
SW	225	133,560	6,784	95.17%
W	270	115,270	25,074	82.13%
NW	315	92,049	48,295	65.59%

# SOLAR DESIGN

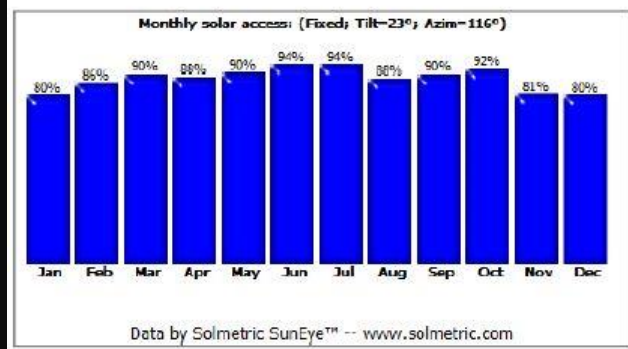
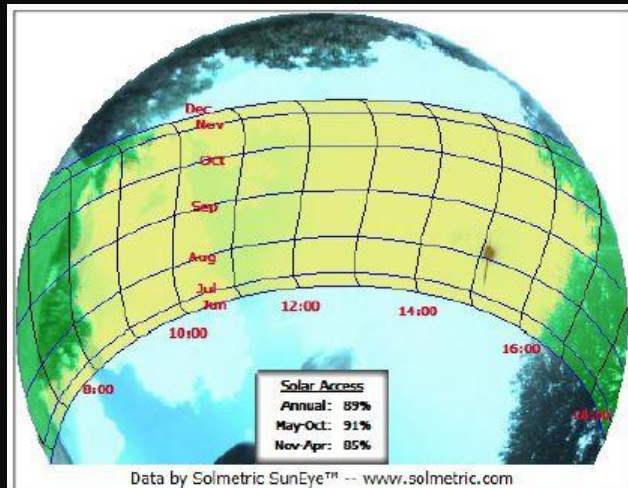
## Pitch

This chart compares the production of a 100 kWDC PV array at different tilt angles, all other variables being equal.

Tilt	kWh Annual	Delta From Latitude	% Efficiency from Latitude
0	124,700	15,644	88.85%
5	129,569	10,775	92.32%
10	133,534	6,810	95.15%
15	136,560	3,784	97.30%
20	138,726	1,618	98.85%
25	140,028	316	99.77%
<b>30</b>	<b>140,477</b>	<b>-133</b>	<b>100.01%</b>
<b>32.9</b>	<b>140,344</b>	<b>0</b>	<b>100%</b>
35	140,046	298	99.79%
40	138,750	1,594	98.86%
45	136,539	3,805	97.29%

### Case Study: 5.4 kW DC PV System

Shading impact of mature trees measured and accounted for in estimated energy generation



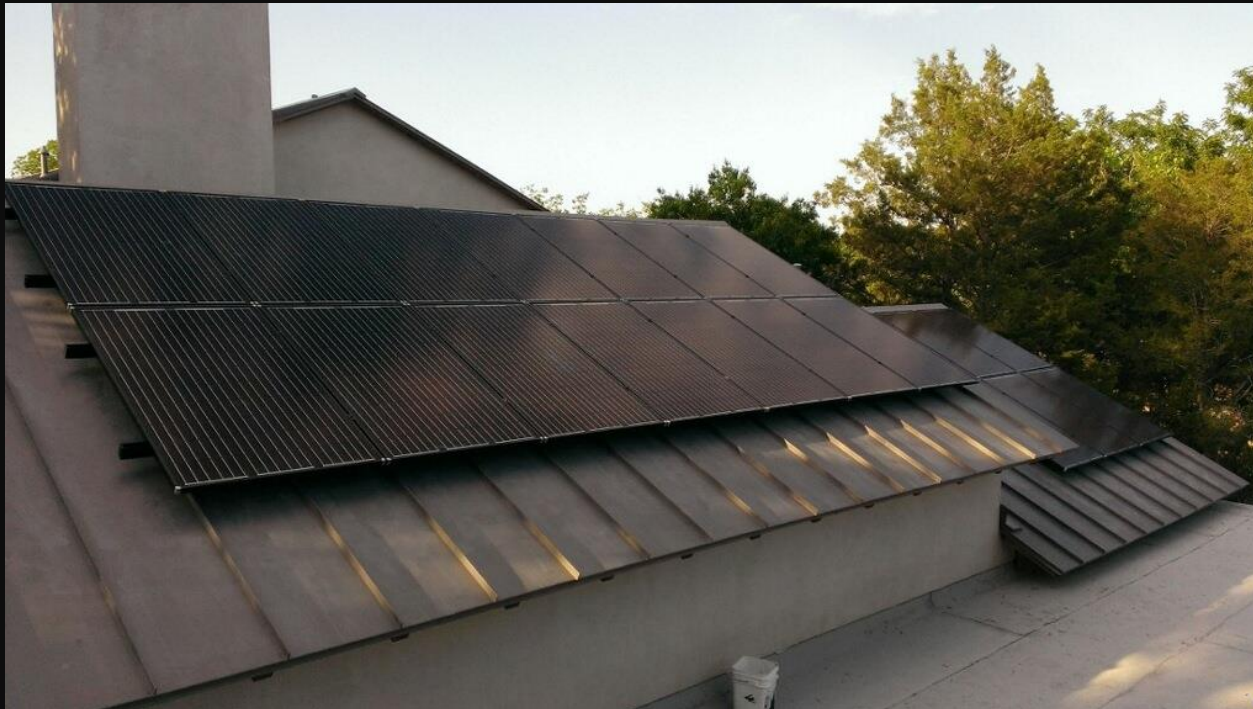
# SOLAR DESIGN

## Roof Material

### Case Study: 5.4 kW DC PV System

Standing Metal Seam Roof

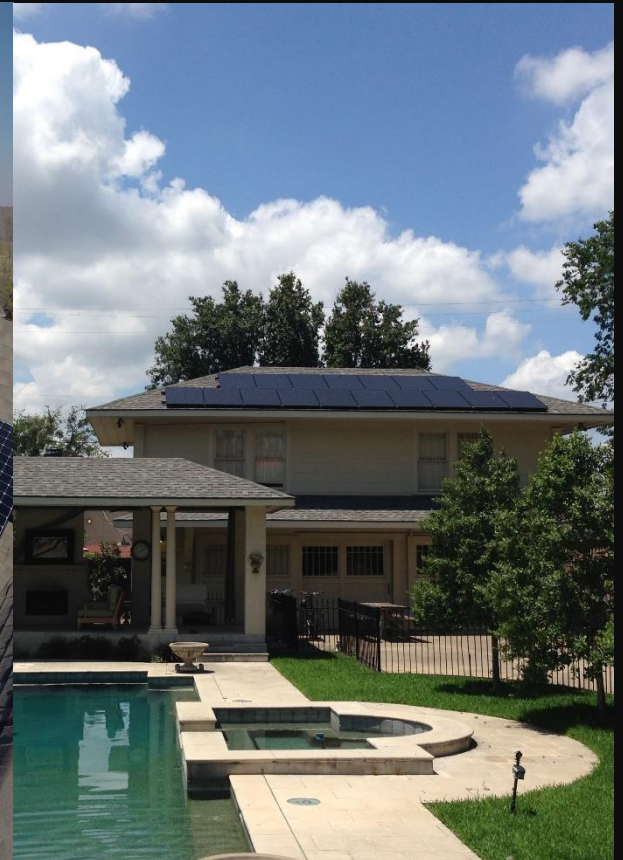
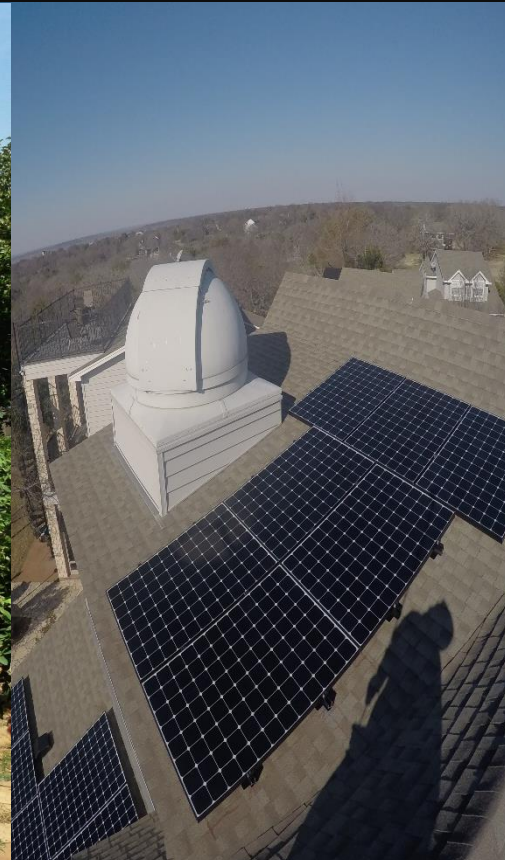
No penetrations required to attach panels





# ROOF MOUNT

## Comp Shingle





# ROOF MOUNT

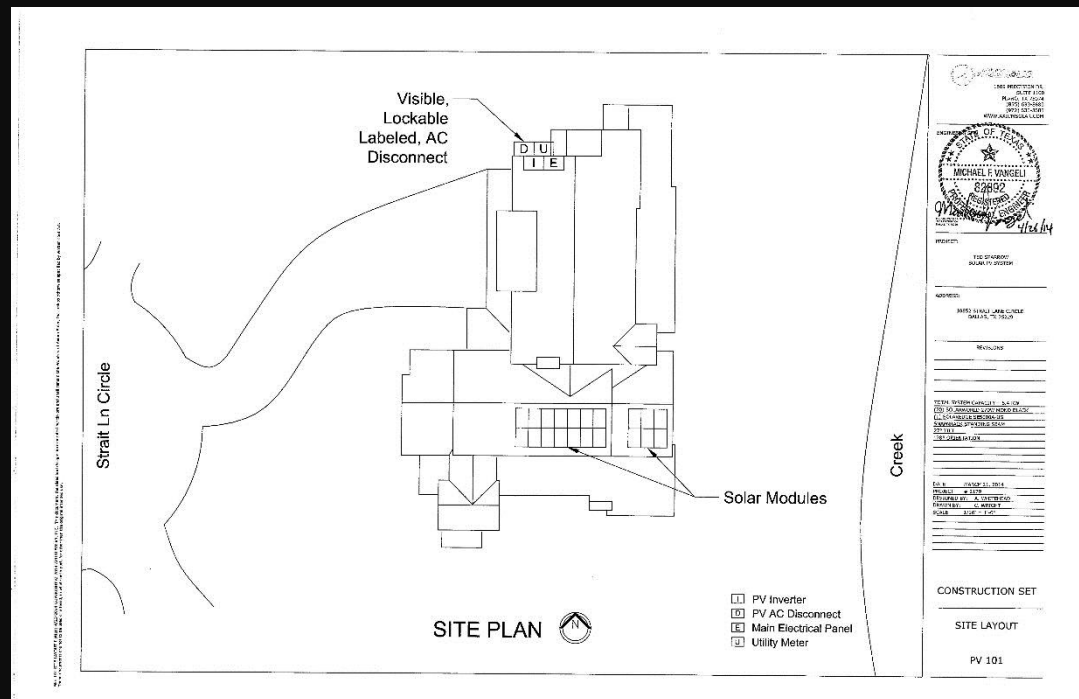
## Metal Rooftops





### Case Study: 5.4 kW DC PV System Required Setbacks

- Project permitted prior to adoption of 2012 IFC
- Current code requires 3' setback from ridgeline & 18" from valleys





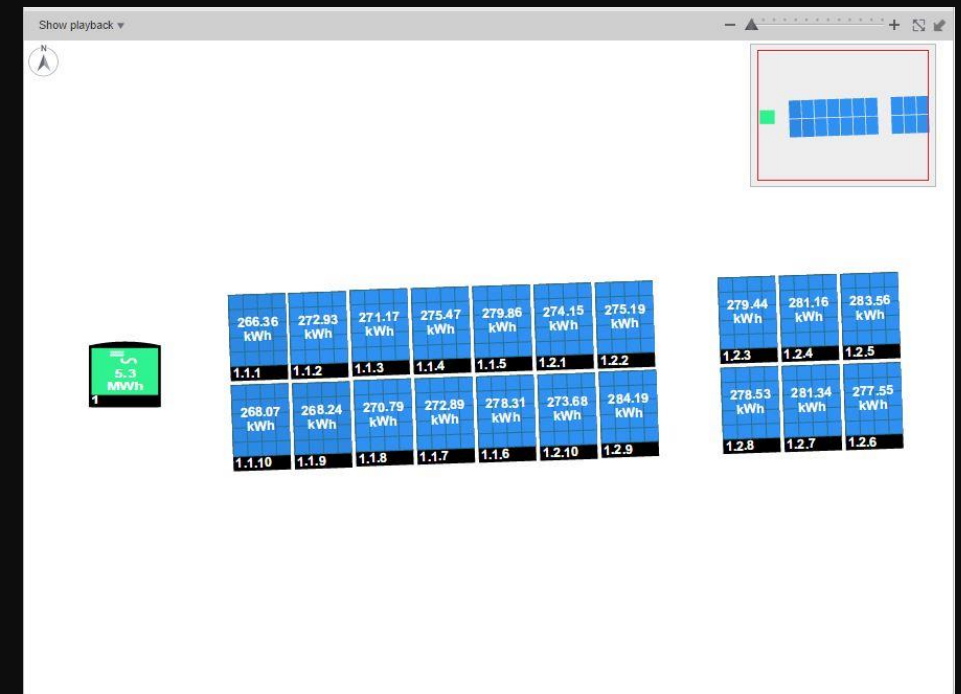
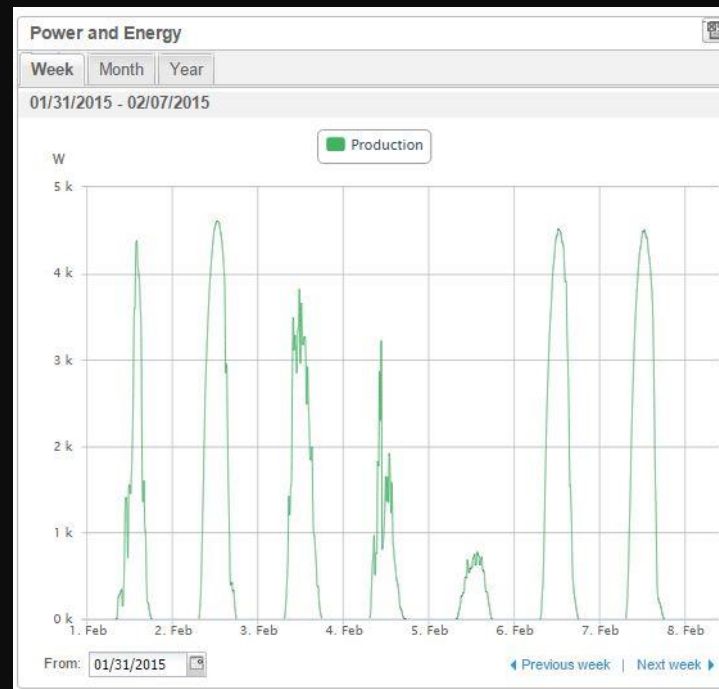
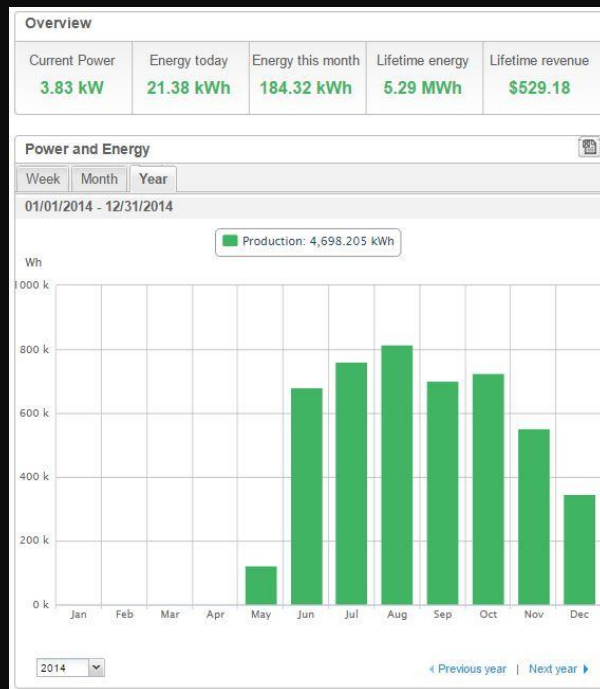
# Solar Energy Generation

# SOLAR DESIGN

## Energy Generation

### Case Study: 5.4 kW DC PV System 5.3 MWh (5,300 kWh) in 8 months

- Average of 663 kWh/month
- Approximate savings of \$80/month at 2015 rates



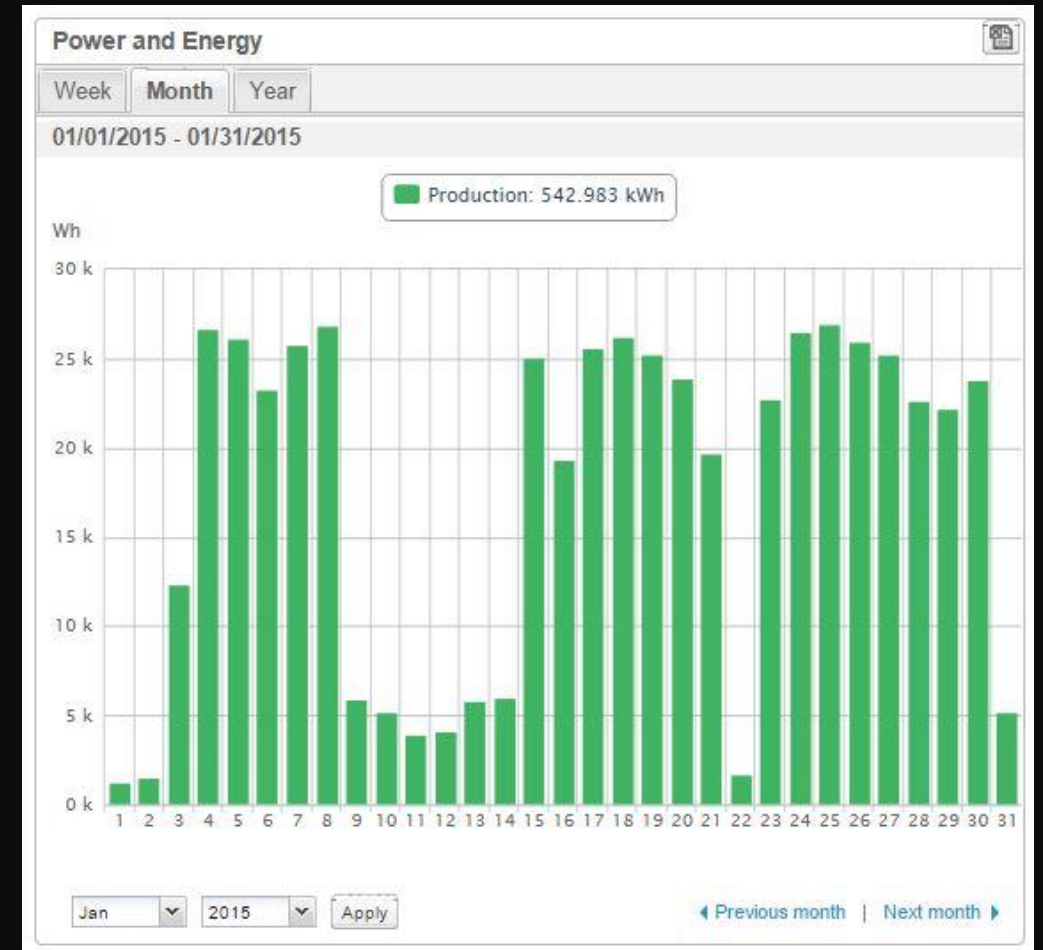
### Solar Energy Generation

#### Rules of Thumb

**1 kW DC = 125 kWh AC / Monthly Average**

**5 kW DC = 625 kWh AC / Monthly Average**

**10 kW DC = 1250 kWh AC / Monthly Average**





# Solar Energy Investment & Savings



# DESIGN & BUDGETING

## Roof Mounted Solar

- Budget Cost
  - Average - \$3,440 per kWdc
  - Min/Max - \$2,720 to \$4,800
- Estimated Production
  - 1,450 kWhac / kWdc
- Pitch
  - Parallel with the roof
- Power Density
  - 13 - 14 Watt / sq.ft. of roof space
- Deadload
  - 3 - 4 psf





# SOLAR CASHFLOW

System Price Details	
System Size (kW DC)	5.4
System Sell Price	\$ 20,682.00
Incentives received by Contractor	
Estimated 2015 Oncor PV Incentive	\$ 5,131.00
Incentives received by Customer	
Est. 30% Federal Investment Tax Credit	\$ 4,665.30
Customer Investment	
<b>TOTAL System Investment:</b> (After estimated ITC and Utility Rebate)	\$ <b>10,885.70</b>
<b>Total Due Axium Solar</b>	\$ <b>15,551.00</b>

**System Sell Price = \$3.83 per DC Watt**

**Utility Incentive = \$0.95 per DC Watt**

**Est. 30% Federal Tax Credit = \$4,665.30**

**NET System Investment = \$10,885.70**

Estimated System Energy Production & Savings*		
	AC Energy (kWh)	Energy Savings (\$)
Average Annual kWh Production	7,950	\$954.00
Average Monthly Production	663	\$79.50

**Projected Savings First Year = \$954**

PV System Payback Analysis†	
System Life	25 Years
Utility Savings Over 25 Years	\$32,523.27
Levelized Cost of Energy	\$ 0.064 per kWh

**Projected Savings Over 25 Years = \$32,523**

Environmental Conservation Savings	
Pounds (lbs) of CO2 avoided annually	12267 lbs
Annual avoided need for additional acreage of trees to capture CO2	1.67 acres





# SOLAR CASHFLOW

**TOTAL INVESTMENT = \$10,885.70**

**Current Effective Utility Rate = \$0.12/kWh  
Assumed Rate of Escalation = 3% Annually**

**PV System ROI = 11 Years**

**Minimum System Life = 25 Years  
Projected Savings Over 25 Years = \$32,523.27**

System Variables									
System kW	\$/kW	System Cost	Utility Rebate	Income Tax on Utility Rebate	30% Federal Investment Tax Credit	MACRS Tax Benefit Total	Total Customer Investment Before MACRS	Total Customer Investment	
5.40	\$ 3,830.00	\$ 20,682.00	\$ 5,131.00	-	\$ 4,665.30	-	-	\$10,885.70	
KWH Cost	Average Yearly Escalation	Discount Rate							
\$0.1200	3.00%	0%							

Estimated Cashflow Analysis									
Year #	Year	Grid kWh Rate with Escalation	Annual KWH Produced	Annual Energy Savings	MACRS Schedule	Cumulative Savings	Investment vs. Savings	NPV	
1	2014	\$ 0.120	7,950.00	\$ 954.00	-	\$ 954.00	(\$9,931.70)	\$ (9,931.70)	
2	2015	\$ 0.124	7,910.25	\$ 977.71	-	\$ 1,931.71	(\$8,953.99)	\$ (8,953.99)	
3	2016	\$ 0.127	7,870.70	\$ 1,002.00	-	\$ 2,933.71	(\$7,951.99)	\$ (7,951.99)	
4	2017	\$ 0.131	7,831.35	\$ 1,026.90	-	\$ 3,960.61	(\$6,925.09)	\$ (6,925.09)	
5	2018	\$ 0.135	7,792.19	\$ 1,052.42	-	\$ 5,013.03	(\$5,872.67)	\$ (5,872.67)	
6	2019	\$ 0.139	7,753.23	\$ 1,078.57	-	\$ 6,091.61	(\$4,794.09)	\$ (4,794.09)	
7	2020	\$ 0.143	7,714.46	\$ 1,105.38	-	\$ 7,196.98	(\$3,688.72)	\$ (3,688.72)	
8	2021	\$ 0.148	7,675.89	\$ 1,132.85	-	\$ 8,329.83	(\$2,555.87)	\$ (2,555.87)	
9	2022	\$ 0.152	7,637.51	\$ 1,161.00	-	\$ 9,490.83	(\$1,394.87)	\$ (1,394.87)	
10	2023	\$ 0.157	7,599.32	\$ 1,189.85	-	\$ 10,680.67	(\$205.03)	\$ (205.03)	
11	2024	\$ 0.161	7,561.33	\$ 1,219.41	-	\$ 11,900.09	\$ 1,014.39	\$ 1,014.39	
12	2025	\$ 0.166	7,523.52	\$ 1,249.72	-	\$ 13,149.80	\$ 2,264.10	\$ 2,264.10	
13	2026	\$ 0.171	7,485.90	\$ 1,280.77	-	\$ 14,430.58	\$ 3,544.88	\$ 3,544.88	
14	2027	\$ 0.176	7,448.47	\$ 1,312.60	-	\$ 15,743.18	\$ 4,857.48	\$ 4,857.48	
15	2028	\$ 0.182	7,411.23	\$ 1,345.22	-	\$ 17,088.39	\$ 6,202.69	\$ 6,202.69	
16	2029	\$ 0.187	7,374.17	\$ 1,378.65	-	\$ 18,467.04	\$ 7,581.34	\$ 7,581.34	
17	2030	\$ 0.193	7,337.30	\$ 1,412.81	-	\$ 19,879.95	\$ 8,994.25	\$ 8,994.25	
18	2031	\$ 0.198	7,300.62	\$ 1,448.02	-	\$ 21,327.96	\$ 10,442.26	\$ 10,442.26	
19	2032	\$ 0.204	7,264.11	\$ 1,484.00	-	\$ 22,811.96	\$ 11,926.26	\$ 11,926.26	
20	2033	\$ 0.210	7,227.79	\$ 1,520.88	-	\$ 24,332.84	\$ 13,447.14	\$ 13,447.14	
21	2034	\$ 0.217	7,191.65	\$ 1,558.67	-	\$ 25,891.51	\$ 15,005.81	\$ 15,005.81	
22	2035	\$ 0.223	7,155.70	\$ 1,597.40	-	\$ 27,488.92	\$ 16,603.22	\$ 16,603.22	
23	2036	\$ 0.230	7,119.92	\$ 1,637.10	-	\$ 29,126.02	\$ 18,240.32	\$ 18,240.32	
24	2037	\$ 0.237	7,084.32	\$ 1,677.78	-	\$ 30,803.80	\$ 19,918.10	\$ 19,918.10	
25	2038	\$ 0.244	7,048.90	\$ 1,719.47	-	\$ 32,523.27	\$ 21,637.57	\$ 21,637.57	

IRR - Investment Life	9.62%
IRR - 7 years	-9.20%
Cost of Energy	\$ 0.064 Average cost per kWh over 25 years
NPV	\$21,637.57

**Assumptions / Clarifications**

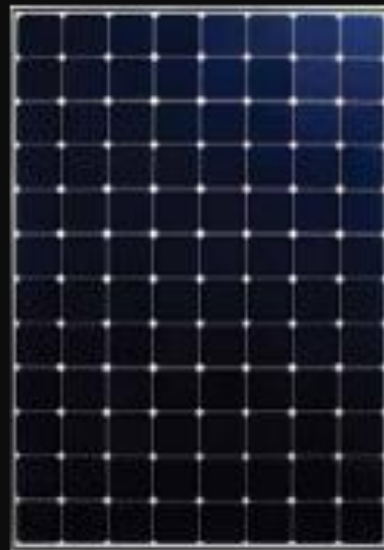
1. A electric utility rebate of (per DC kW)	\$ 5,131.00
2. Assumes a marginal tax rate of	30%
3. Assumes a blended utility rate of	\$ 0.120
4. Assumes a nominal discount rate of	0%
5. Assumes a nominal utility cost escalation rate of	3.0%
6. Estimated annual kWh production	7,950
7. Pricing is based on the following system type	Roof Mount

# SOLAR CASHFLOW

## Cost of Ownership & Maintenance



**Inverter should be serviced at or around Year 15  
Estimated cost \$500 - \$1000**



**Solar Panels are kept clean by regular precipitation**

**Cleaning with water (no cleaning agents should be used) is recommended during prolonged periods with no rainfall**

### Utility Incentives (Avg ~\$1.00/Wdc)

- IOUs: Oncor & AEP
  - Oncor ~\$1.00/kWdc
- Municipal: CPS Energy, Austin Energy, El Paso Electric, Denton Municipal
- Cooperatives: Coserv, TVEC, GVEC, Perdernales

### Federal Investment Tax Credit

- 30% Federal Tax Credit expires 12/31/2016

THANK YOU

# 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 Section 108 Guaranteed Loan Program Update

On Tuesday, February 17, 2015, you will be briefed on Section 108 Guaranteed Loan Program Update. A copy of the briefing is attached.

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  
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Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Section 108 Guaranteed Loan Program Update

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A Briefing to the Housing Committee  
February 17, 2015

Housing/Community Services Department



# Purpose

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

# Background

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- 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 December 2011, projects were individually briefed to City Council Housing Committee and/or Economic Development Committee
- City Council has given approval for submission of 12 applications



# Section 108 Program

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## □ Program Purpose

- Keep development momentum going in growth prone areas
- Stimulate investment in more challenged areas
- Provide City with a source of financing for mixed-use housing and economic development projects including large-scale physical development projects
- Use Section 108 funding to provide project gap financing or mezzanine debt necessary to move targeted development projects forward while minimizing the risk of needing future CDBG entitlement funds to make Section 108 loan payments
- Support production of housing and jobs for low and moderate income persons

# Section 108 Program (continued)

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## □ Eligible Activities

- Commercial or industrial improvements by nonprofits
- Grants, loans, loan guarantees for nonprofits and for profits for commercial or industrial improvements
- Planning for economic development projects
- Housing rehabilitation
- Housing construction as part of community economic development
- Construction of public facilities, public streets, sidewalks, site improvements and public utilities
- Debt service, payment of interest on the guaranteed loan and issuance costs of public offerings

# Maximum Funds Allowed

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## □ General Rule

- 5 times the amount of the most recent CDBG Entitlement Grant, currently \$67,862,480

- Amount in any one year

- After HUD issues loan commitments equal to 50% of the year's total entitlement

- HUD may limit any further commitments to \$35M

- HUD would not decrease the commitments already issued

- City Council authorized \$75M at the start of the program

# Application History

## CITY COUNCIL APPROVAL OF SECTION 108 LOAN APPLICATIONS

PROJECT	Address	Construction	Loan Amount	Total Units	Total Affordable	Council Approval
Atmos Lofts	1900 Jackson St.	Rehab	11,750,000	123	63	6/24/2009 and 4/13/2011*
Shamburger Development	5630 SMU Blvd.	New	15,254,000	417	104	6/24/2009 and 10/28/2009**
Continental Building	1810 Commerce St.	Rehab	7,600,000	203	41	1/13/2010
Champion Homes at Copperridge	5602 Maple Ave.	New	1,000,000	107	107	6/23/2010
Lake Highlands Town Center	7140 Skillman St.	New	13,350,000	N/A	Commercial	1/25/2012
<b>TOTAL NORTHERN SECTOR</b>			<b>48,954,000</b>			
Courtyards at La Reunion	2201 Fort Worth Ave.	New	5,300,000	95	59	6/24/2009 and 12/9/2009***
Orleans at La Reunion	2300 Fort Worth Ave.	New	10,350,000	240	49	12/9/2009
Zang Triangle	1340 Plowman Ave.	New	5,500,000	260	52	1/13/2010
Lancaster Urban Village	4300 S. Lancaster Rd.	New	8,492,000	193	93	6/23/2010 and 11/17/2010****
Kleberg Commons	12700 Kleberg Rd.	New	1,500,000	200	200	6/23/2010
Wynnewood Seniors Housing	1500 S. Zang	New	1,500,000	140	140	6/23/2010
Plaza Hotel	1011 S. Akard	Rehab	11,000,000	N/A	Commercial	1/24/2013
<b>TOTAL SOUTHERN SECTOR</b>			<b>43,642,000</b>			

\*increased loan amount from \$9M to \$11.75M and increased number of affordable units from 41 to 63

\*\*refined the description of the uses of Section 108 funds

\*\*\*increased loan amount from \$5.1M to \$5.3M and changed use from rehabilitation to demolition and new construction

\*\*\*\*increased loan amount from \$7.4M to \$8.5M and increased number of affordable units from 39 to 98

# Status of Section 108 Loan

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## STATUS OF SECTION 108 LOAN APPLICATIONS

PROJECT	Address	Application Submitted to HUD	Project Status
Northern Sector			
Atmos Lofts	1900 Jackson St.	5/11/2010 (Amended 7/1/11)	Loan closed - construction complete
Shamburger Development	5630 SMU Blvd.	11/3/2009	Developer withdrew application
Continental Building	1810 Commerce St.	6/8/2010	Loan closed - construction complete
Champion Homes at Copperridge	5522 Maple Ave.	N/A	Did not receive 2010 tax credits
Lake Highlands Town Center	7140 Skillman St.	2/3/2012	Loan approved - developer refused funding
Southern Sector			
Courtyards at La Reunion	2201 Fort Worth Ave.	12/22/2009	Application withdrawn
Orleans at La Reunion	2300 Fort Worth Ave.	12/22/2009	Application withdrawn
Zang Triangle	1340 Plowman Ave.	1/15/2010	Developer withdrew application
Lancaster Urban Village	4300 S. Lancaster Rd.	11/23/2010 (Amended 1/13/12)	Loan closed - construction complete
Kleberg Commons	12700 Kleberg Rd.	N/A	Did not receive 2010 tax credits
Wynnewood Seniors Housing	1500 S. Zang	N/A	Financing restructured - applicaation withdrawn
Plaza Hotel	1011 S. Akard	2/11/13 (Amended 4/8/14)	Loan approved - closing pending



# Projects Ultimately Funded

TOTAL AVAILABLE NORTHERN SECTOR \$37,500							
Continental Building	1810 Commerce St.	Downtown	Rehab	7,600,000	203	41	Construction started October 2011
Atmos Lofts	1900 Jackson St.	Downtown	Rehab	11,750,000	123	63	Under review HUD Headquarters DC
<b>TOTAL NORTHERN SECTOR</b>				<b>19,350,000</b>			
<b>BALANCE NORTHERN SECTOR</b>				<b>\$18,150,000</b>			
TOTAL AVAILABLE SOUTHERN SECTOR \$37,500							
Lancaster Urban Village	4300 S. Lancaster Rd.	So. Oak Cliff	New	8,492,000	193	100	Construction completed May 2014
Plaza Hotel	1011 S. Akard St.	Cedars	Rehab	11,000,000	N/A	Commercial	Loan Approved 12/16/14
<b>TOTAL SOUTHERN SECTOR</b>				<b>19,492,000</b>			
<b>BALANCE SOUTHERN SECTOR</b>				<b>\$18,008,000</b>			

# Accomplishment Summary

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- ❑ Continental Building construction completed March 2013. Apartment units rented to 94% stable occupancy in May 2014.
- ❑ Atmos Lofts construction completed August 2014. 84% of apartment units rented (98% of affordable units rented). Commercial space 100% leased.
- ❑ Lancaster Urban Village construction completed August 2014. 71% apartment units rented. Commercial space 13% leased and 87% pre-leased.
- ❑ Plaza Hotel Project estimated loan closing by March 1, 2015. Construction estimated to start Mar/Apr of this year.

# Future Projects

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- Continue to use this tool where feasible for creation of:
  - Affordable housing
  - Job creation
  
- Use Section 108 funds as an enumerated resource for NOFAs
  - Continue requirement of identification of repayment source to minimize risk to future CDBG entitlement funding
  - Emphasize affordability requirement of 51% at 80% AMFI

# Attachment A

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## Project Information Summaries

# Continental Building

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## □ **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

## □ **Owner** – FC Continental Landlord, LLC

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

## □ **Developer** – Forest City Residential Group, Inc. has sponsored developments in downtown Dallas:

- The Mercantile Tower, 1800 Main Street - 366 apartment units, 13,770 square feet of ground floor retail and 423 below grade parking spaces
- The Wilson Building, 1623 Main – 143 apartment units and 14,000 square feet of ground floor retail



# Continental Building Exterior

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Continental Building - North Side



Continental Building – South/West Side



# Continental Building Amenities

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## **Residential Unit Amenities**

- Granite Countertops
- Stainless Steel Appliances
- Custom Wood Cabinets
- Custom Backsplash
- Laminate Wood Floors in Living Areas
- Ceramic Tile Flooring in Bathrooms
- Washer and Vent-less Dryer in each unit

## **Community Amenities**

- Wet Sauna
- Dry Sauna
- Hot Tub
- Fitness Room
- Yoga Room
- Massage Treatment Room
- Tanning Bed
- Community Room
- Rooftop Deck with Grill and Seating Areas

# Continental Building Apartment Interior

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# Continental Building Community Amenities

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# Atmos Lofts

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## **Description:**

- Conversion of three office buildings to create 123 multi-family units for families, 9,500 square feet of retail space, and a 199-space parking garage
- 26 efficiencies, 75 one-bedroom units, 19 two-bedroom units, 3 three-bedroom units
- 63 affordable units at or below 80% area median family income
  - 13 efficiency units
  - 34 one-bedroom units
  - 12 two-bedroom units
- Located at 301 S. Harwood, 1915 Wood St., and 1815 Wood St.

## **Owner** –Hamilton Atmos LP

- Partners:
  - Hamilton Atmos GP LLC, Lawrence E. Hamilton and Lawrence E. Hamilton III
  - Central Dallas Community Development Corp., John Greenan , Executive Director

## **Developer** – Hamilton Development

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



# Atmos Lofts Exterior

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# Atmos Lofts Amenities

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## **Residential Unit Amenities**

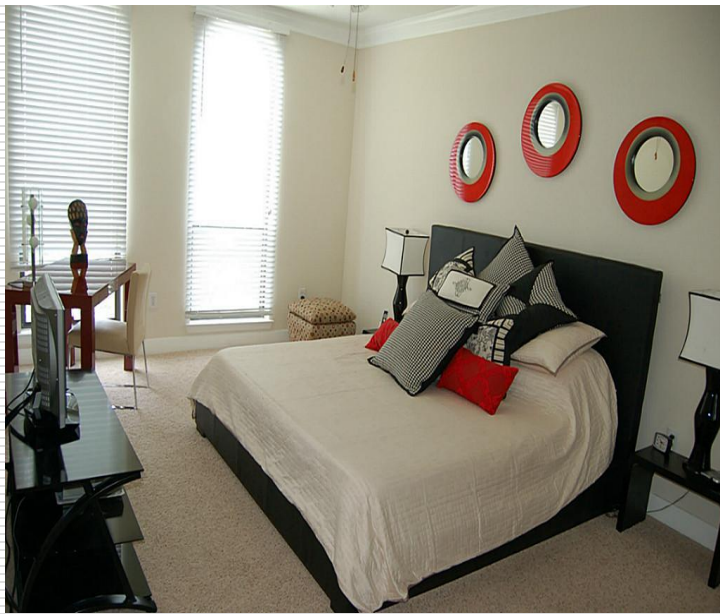
- Granite Countertops
- Hardwood Cabinets
- Kitchen Islands
- Side by Side Refrigerators with Ice and Water Dispensers
- Microwave
- Large Walk-in Closets
- Garden-style Tubs
- Washer and Dryer in each unit
- Mecho Shade Window Coverings

## **Community Amenities**

- Outdoor Pool
- Lounge with Grilling Area
- Fitness Center
- Community Room
- Limited Access Garage Parking
- Walk to DART Rail
- 1 Block From Main Street Garden and its Fenced Dog Park

# Atmos Lofts Apartment Interior

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# Atmos Lofts Community Amenities

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# Lancaster Urban Village

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## **Description**

- Construction of commercial/retail space and multi-family apartment units
- 13,926 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 98 affordable apartment units
- Located at 4300 S. Lancaster Road

**Owner** – Lancaster Urban Village Commercial LLC

**Developer** – Lancaster Urban Village Development Partners, LP

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

**Commercial Tenants-** Subway & Papa Johns

# Lancaster Urban Village Exterior Views

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# Lancaster Urban Village Amenities

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## **Residential Unit Amenities**

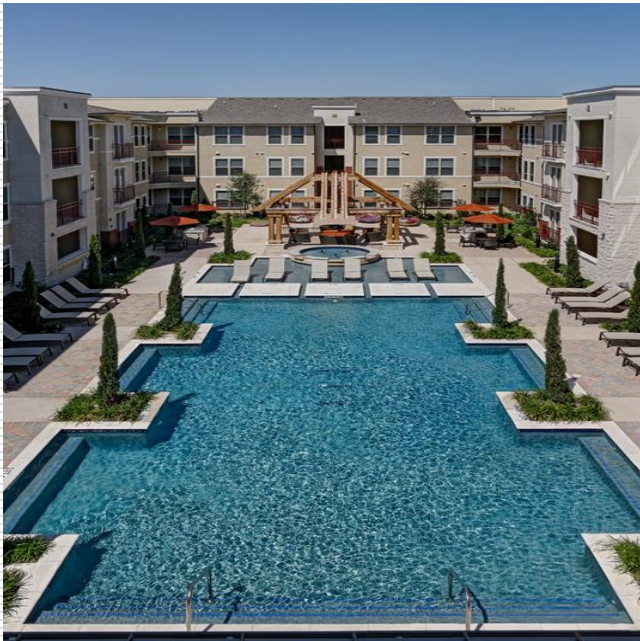
- Granite Countertops
- Stainless Steel Appliances
- Kitchen Island
- Microwave
- Faux Hardwood Flooring
- Garden Tubs
- Walk-in Closets
- Washer and Dryer in each unit
- Track Lighting

## **Community Amenities**

- Internet Cafe
- Dog Park
- Fitness Center
- Two Resort Style Open Courtyards
  - Pool
  - Grilling Pavilion
- Ground Level Retail Shops
- Security Pedestrian and Parking Entries
- Walking Distance to DART

# Lancaster Urban Village Interior Courtyard View

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# Lancaster Urban Village Apartment Interior

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# Plaza Hotel Project

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## Description

- 1011 South Akard Street
- Rehabilitation of blighted vacant hotel to eliminate conditions hazardous to health and safety
- Convert existing vacant hotel into a 237 room full service hotel with outdoor pool and amenity area
- Creation of minimum of 220 jobs
- Scope of TIF Improvements
  - Create gateway into Cedars Neighborhood on South Akard
  - Streetscape and landscaping improvements on South Akard and West Griffin
  - Addition of bike lanes on South Akard
  - Neighborhood Plaza anchored with new retail space at corner of South Akard and West Griffin
  - Infrastructure improvements – Street construction, streetscape, water/wastewater, drainage improvements, East-West corridor construction, and public open spaces

# Plaza Hotel Project

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## □ **Non-profit Owner**

- Texas Educational Opportunity Fund (TEOF Hotel, L.P.) affiliated with Central Dallas Community Development Corp., developer of workforce and permanent supportive housing
- John Greenan, Executive Director
  - CityWalk @Akard, adapted/rehabilitated 15-story building into 200 apartment units, 6 for-sale condos, ground floor retail, two floors of offices and permanent supportive housing completed in 2010
  - Ashby Commons, construction of 21-unit apartment complex in 2004
  - Gaston Commons, rehabilitation of 11-unit apartment complex in 2004
  - Reiger Commons, rehabilitation of 16-unit apartment complex in 2006
  - 5517 Columbia, construction of 4-unit apartment complex in 2008

## □ **Developer**

- Hamilton Properties Corporation downtown developments include:
  - The Davis Building, 1309 Main Street, 183 loft apartments, 20,000 square feet of retail and 12 story parking garage for 608 vehicles
  - Dallas Power & Light, 1508 Commerce, 158 loft apartments, 25,000 square feet of retail and structured parking for 160 vehicles
  - Mosaic, 300 N. Akard, 440 lot apartments, 20,000 square feet of retail and an 8 story parking structure for 650 vehicles
  - Santa Fe IV, 1033 Young, 193 room Aloft Hotel
  - Atmos Lofts Phase I and II, 1900 Jackson St, 230 apartment units, 9,500 square feet of retail and parking structure for 199 vehicles

# Plaza Hotel Project

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## **Hotel Management – 4G Hospitality LLC**

- Affiliate of Sava Holdings/Aquila Management
- Manages 745 rooms in the Dallas area
  - Aloft Hotel – Young Street downtown Dallas
  - Staybridge Suites – Plano/Richardson
  - Candlewood Suites – DFW Airport South
  - Holiday Inn – DFW Airport South
  - Element by Westin – DFW Airport North

## **Business Franchise**

- Choice Hotels International, Choice Hotels Circle, Suite 400, Rockville, MD 20850
- Locations
  - 6,372 hotels worldwide
  - 500,000 rooms
  - 84 new hotels (7,200 rooms) under construction in 15 other countries
- Ascend Collection
  - Network of historic, boutique and one-of-a-kind hotels
  - Rated at a minimum 3 Star (diamond) rating
  - Plaza Hotel Project will be seeking 4 star rating



# Project Aerial View

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# Current Condition

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**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**

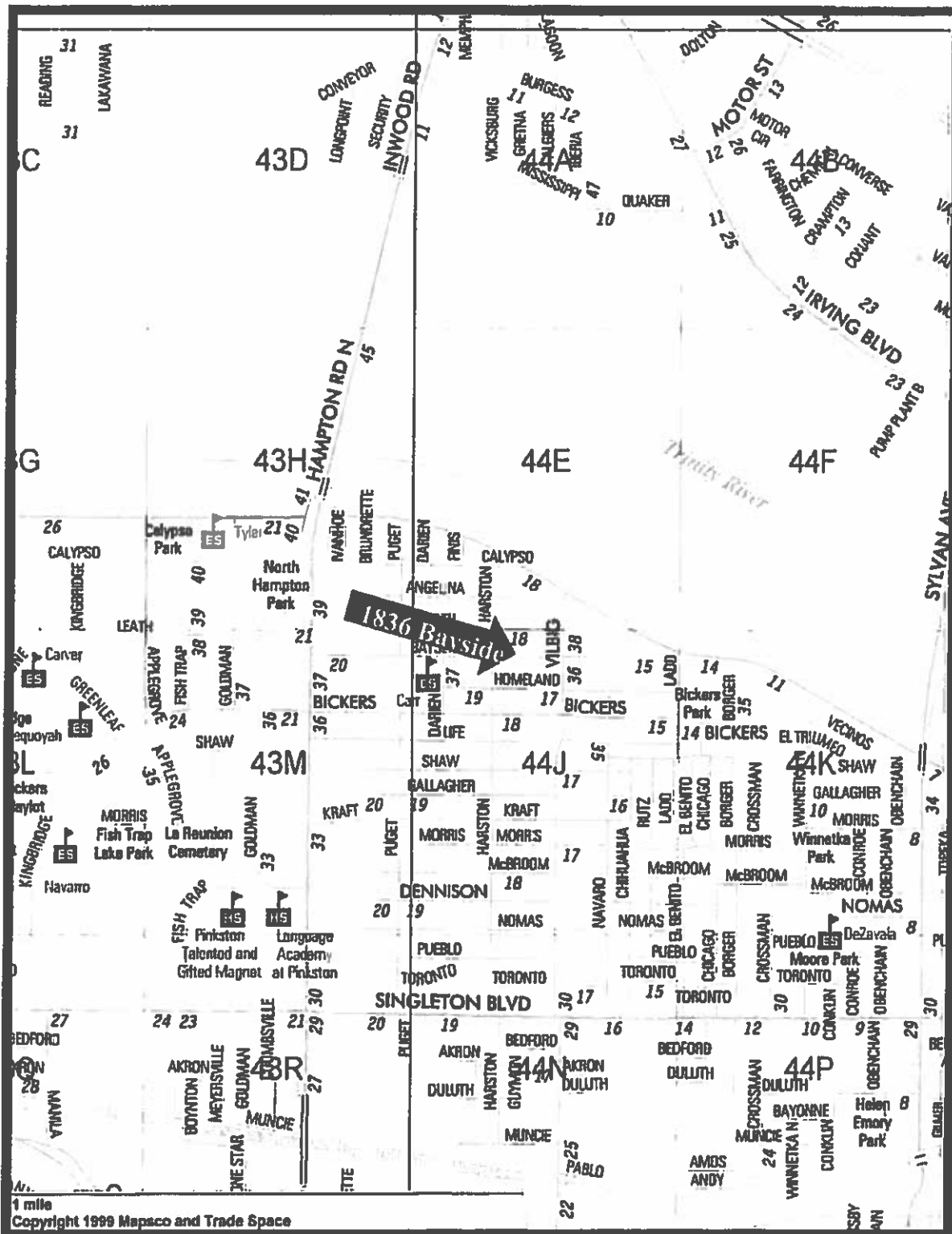
No cost consideration to the City

**MAP**

Attached

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
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"

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

**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

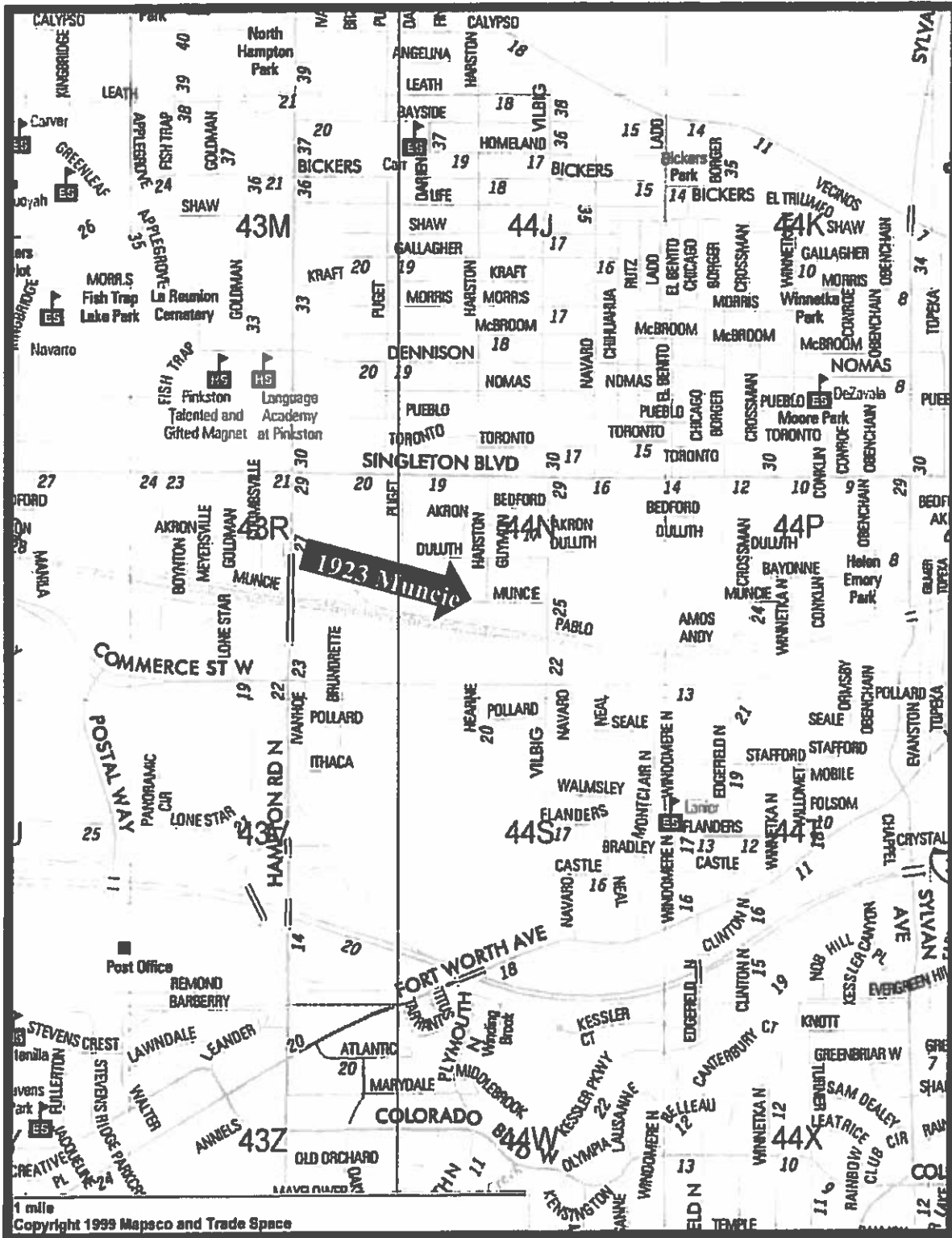
**MAP**

Attached



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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
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:**

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**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"

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

**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

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## **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**

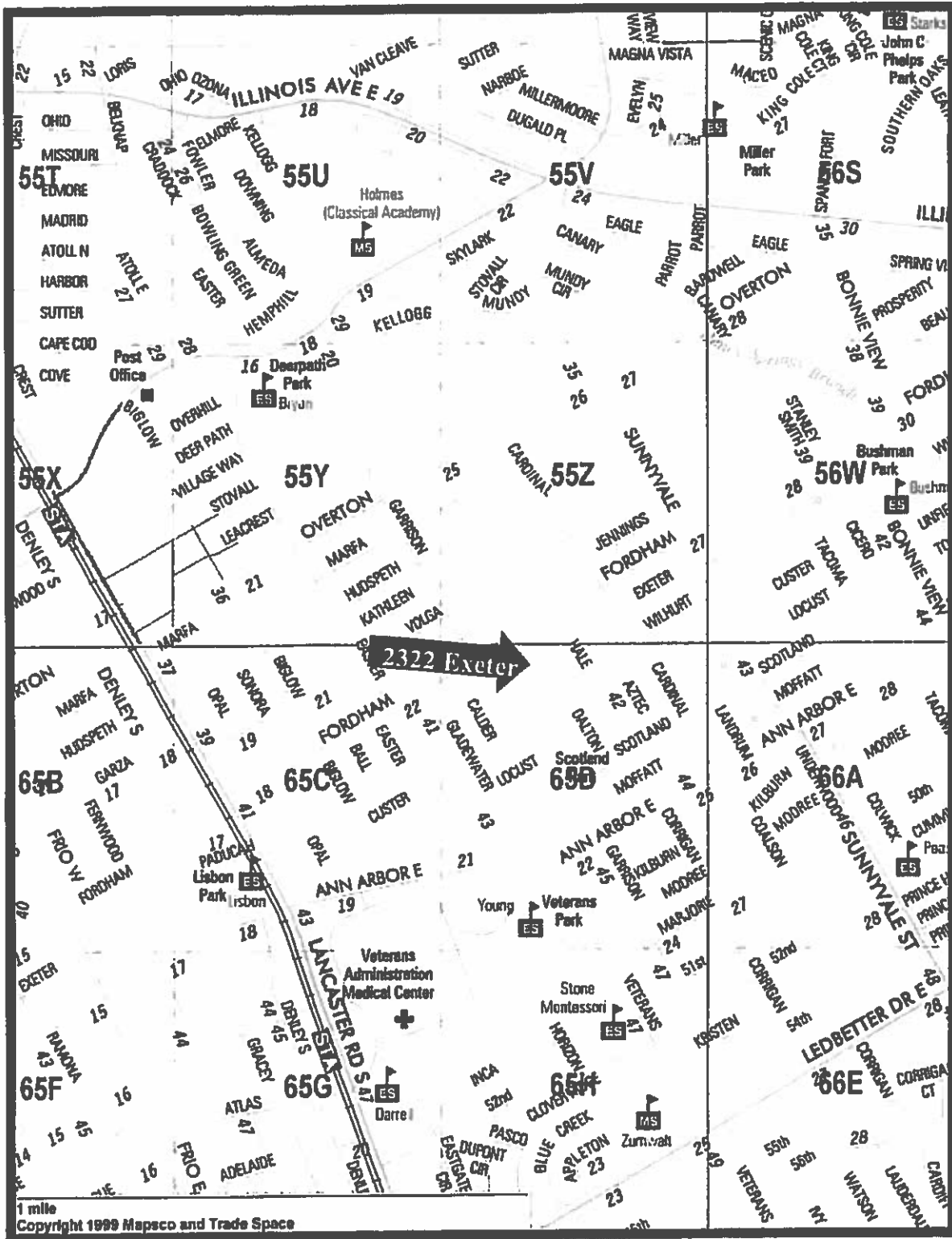
No cost consideration to the City

## **MAP**

Attached

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
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"

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

**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      /       
 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 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

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### **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**

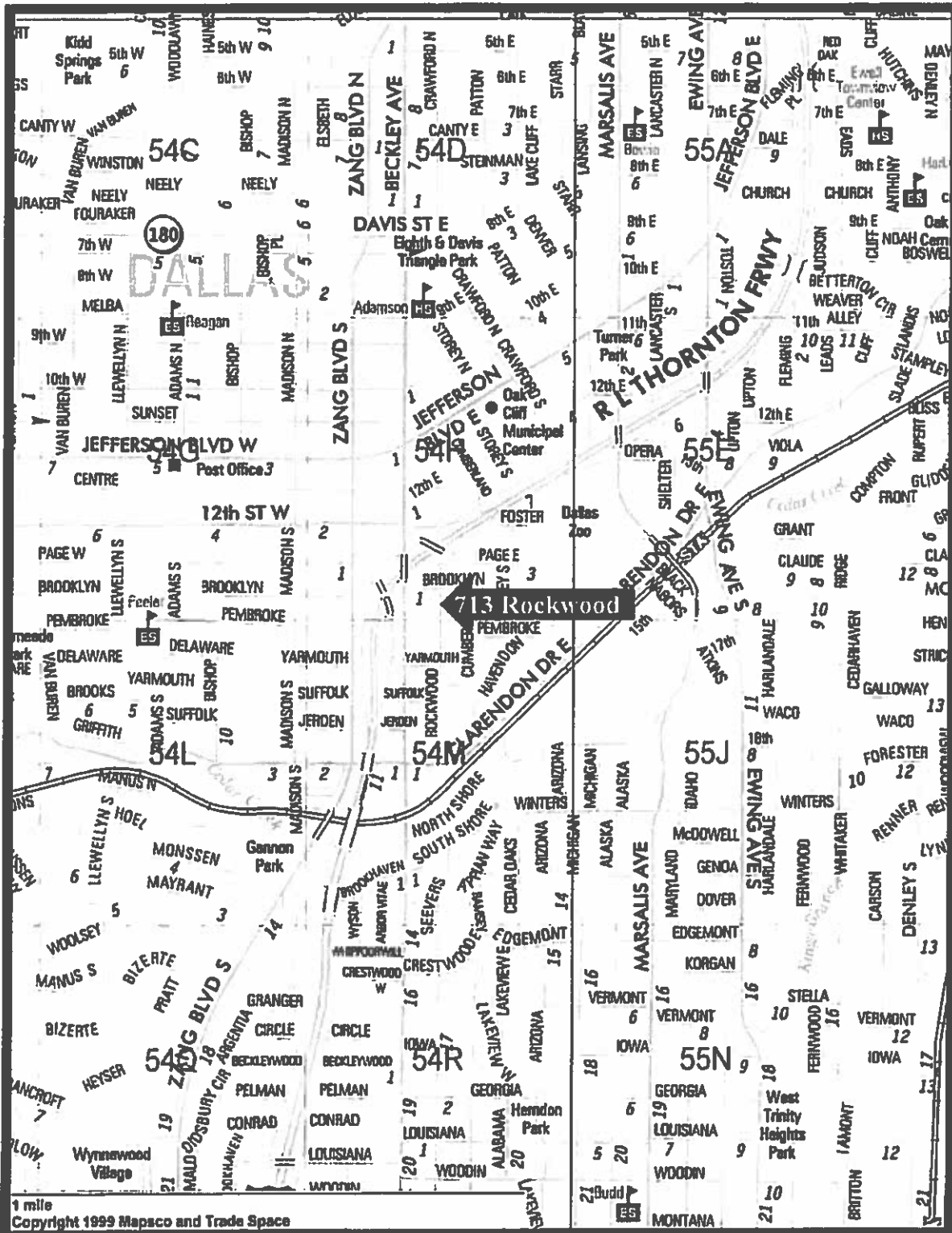
No cost consideration to the City

## **MAP**

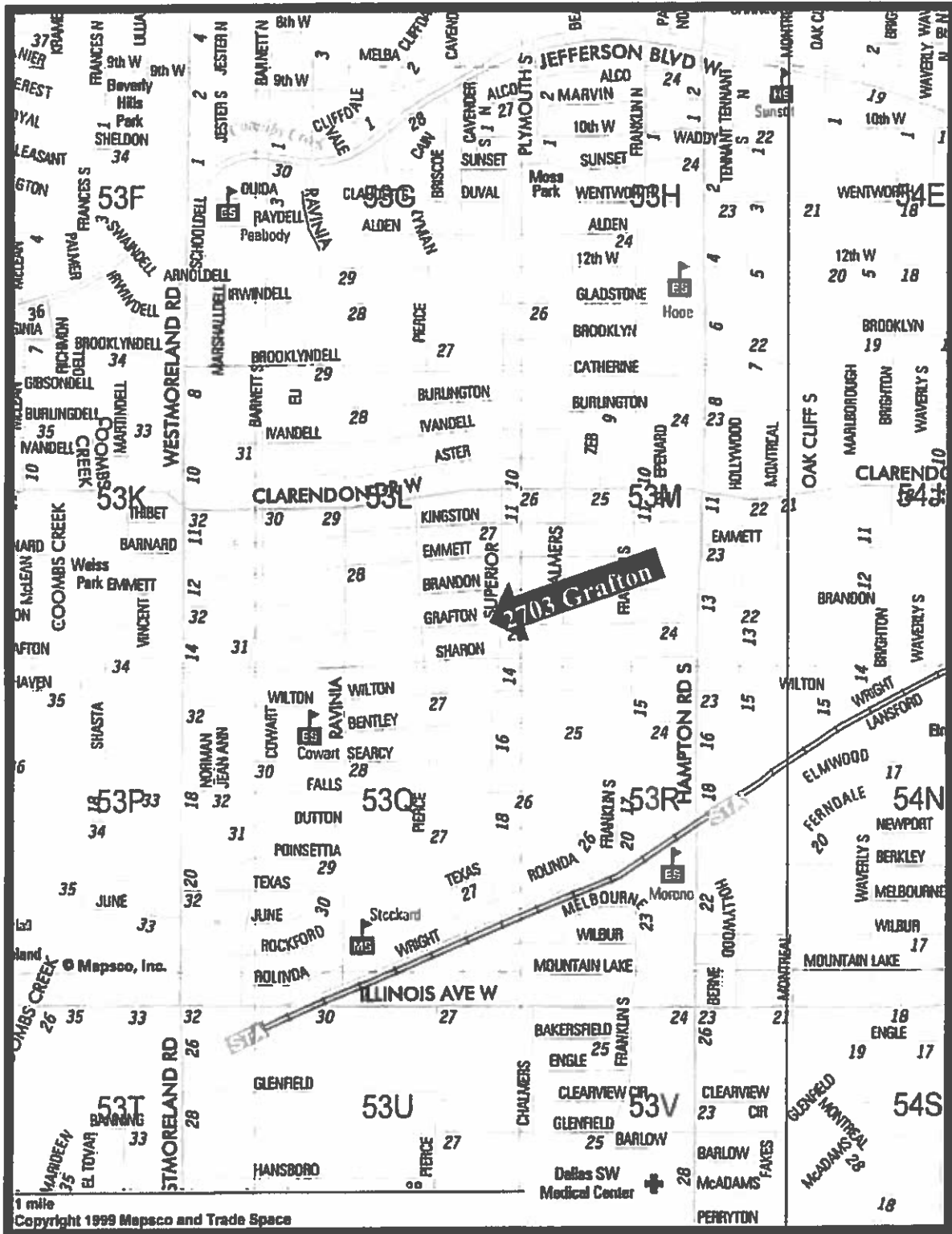
Attached

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
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"

<b>LAND BANK PROPERTY</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>
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
<b>TOTALS</b>				<b>\$10,000.00</b>



**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

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## **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.

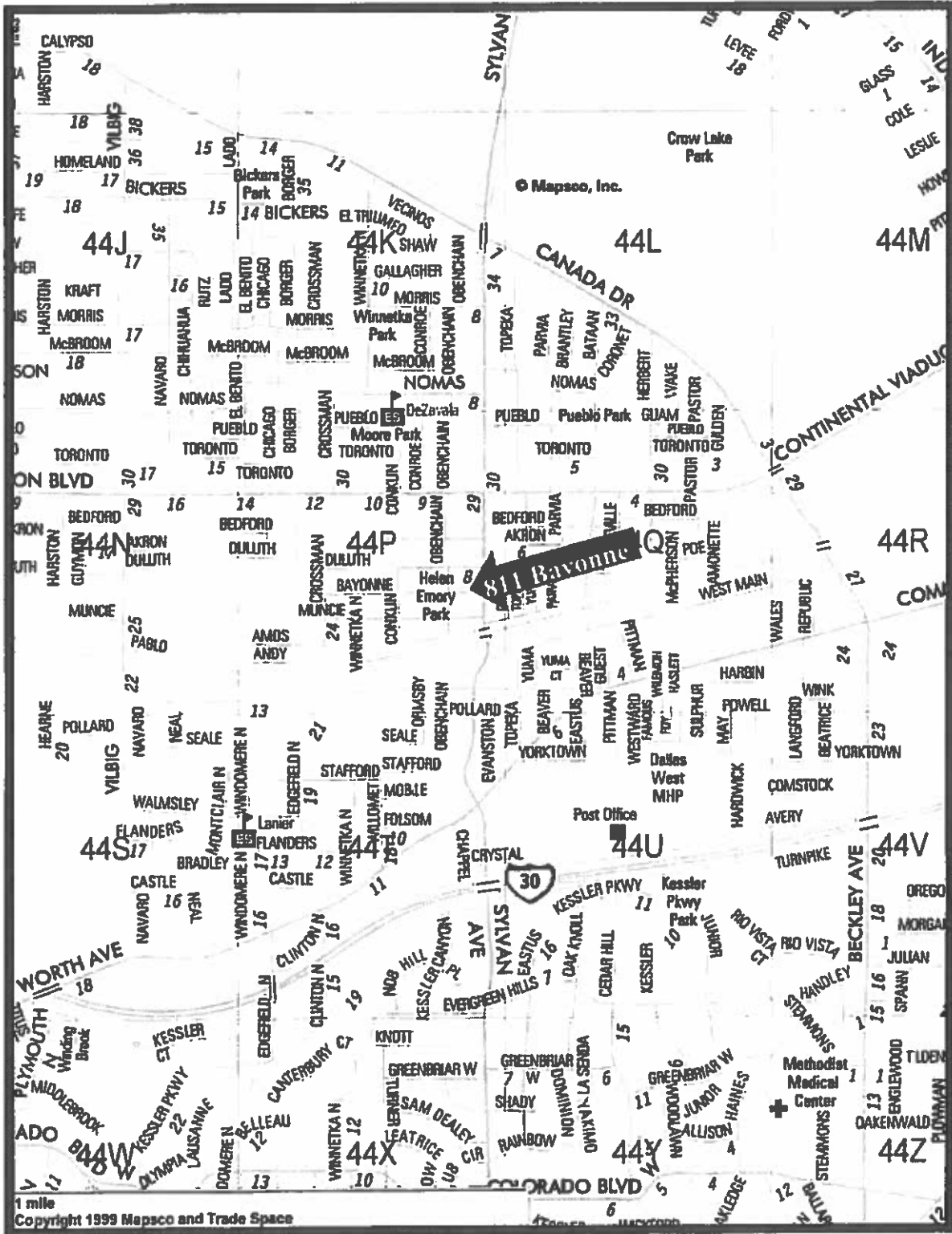
On January 22, 2015, DHADC approved the development plan and sale of 3 lots from DHADC to John Henry Garza, P.C.

## **FISCAL INFORMATION**

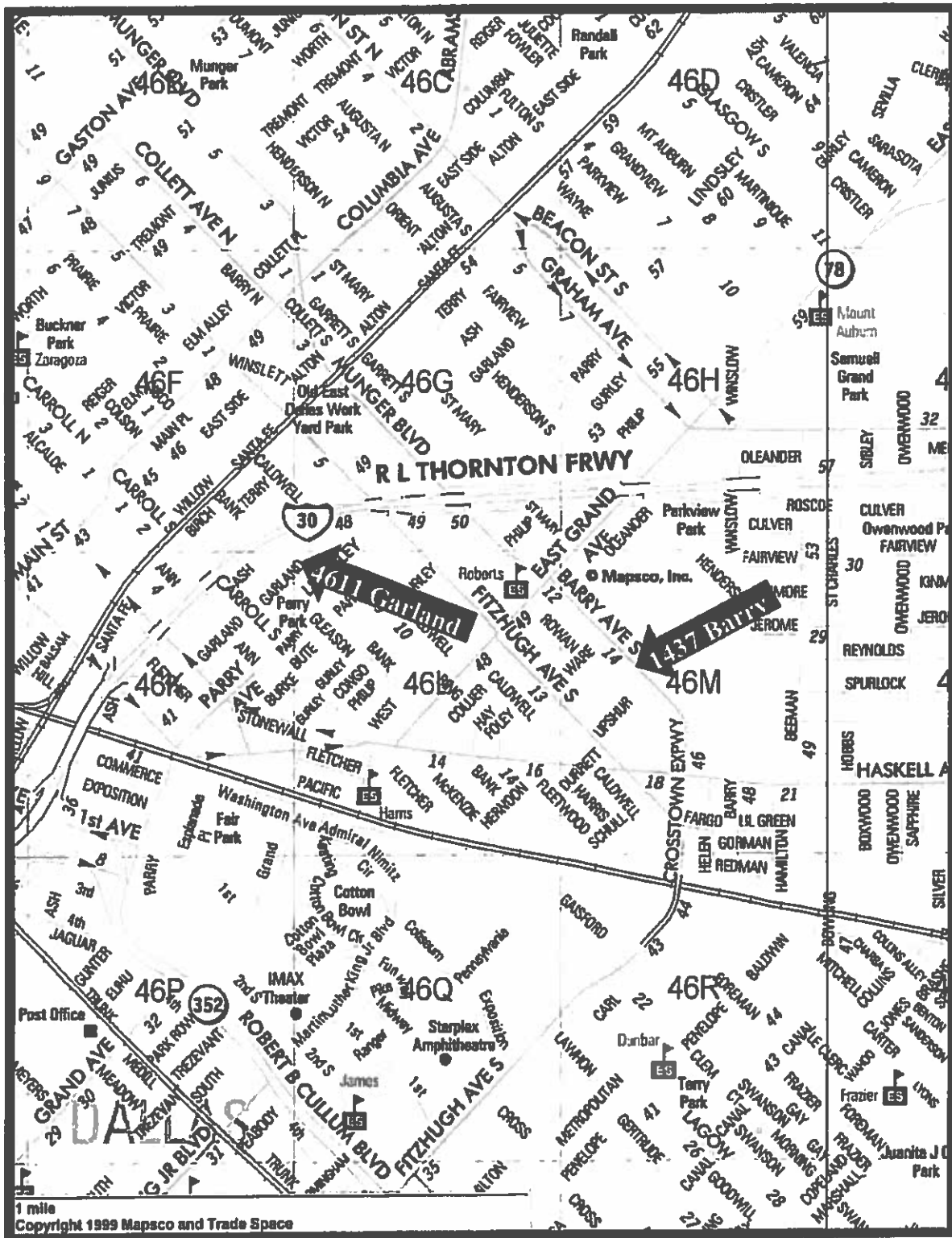
No cost consideration to the City

## **MAP**

Attached



**MAPSCO 44P**



**MAPSCO 46L & 46M**

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
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"**

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

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

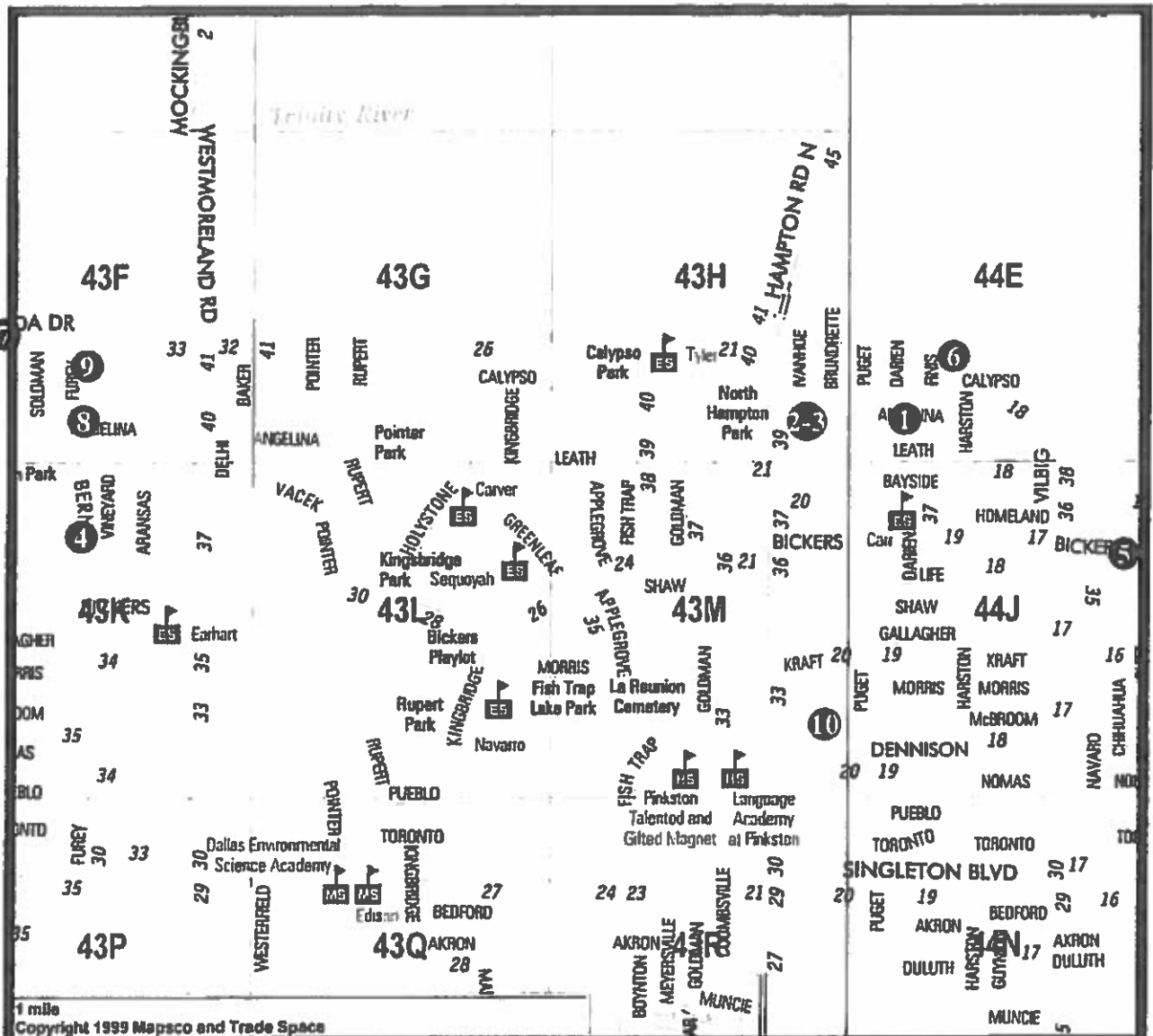
## **MAP(s)**

Attached

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

<b><u>Property Address</u></b>	<b><u>Mapsc0</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
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



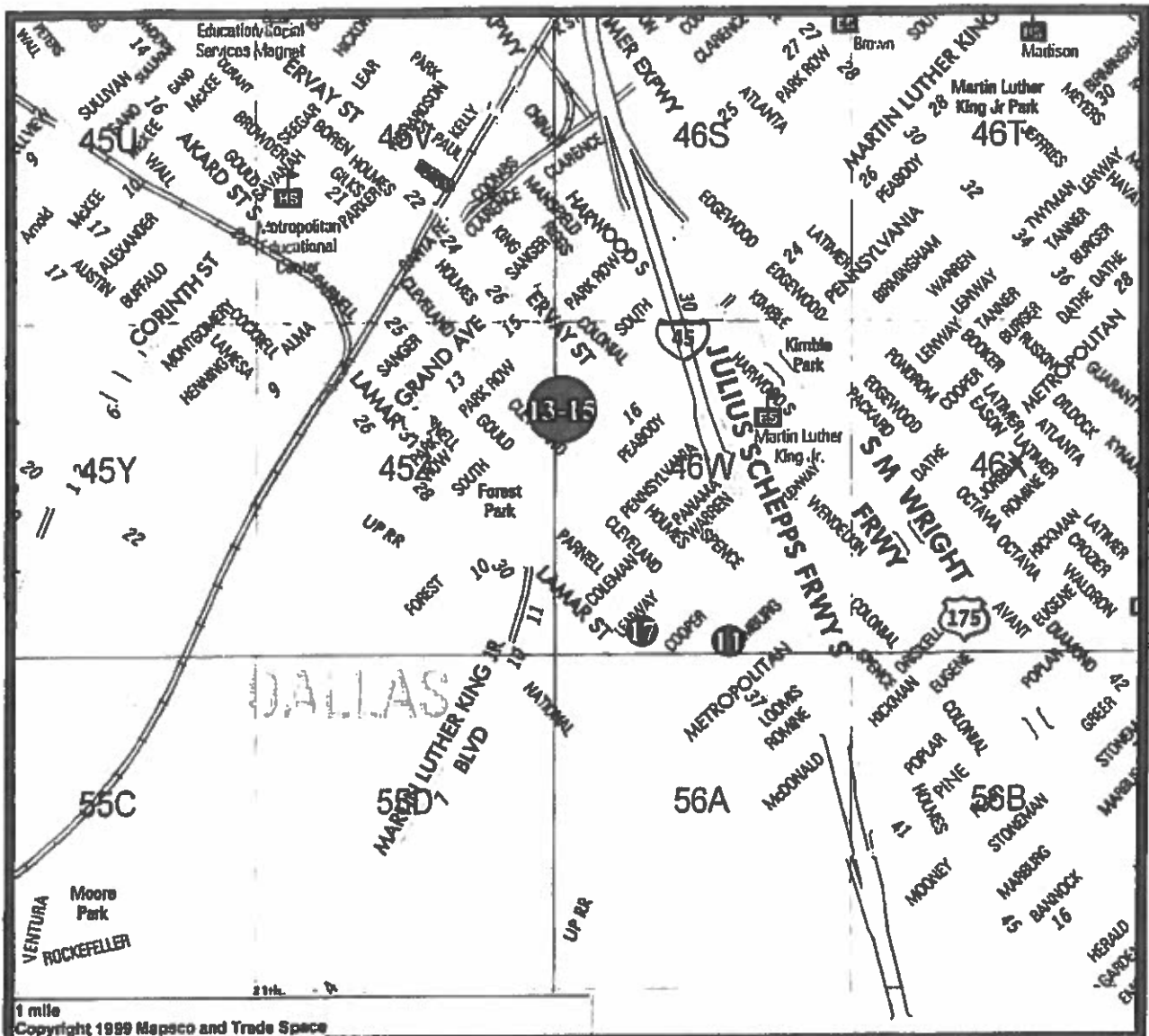


**PROPERTY ADDRESS**

**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



**PROPERTY ADDRESS**

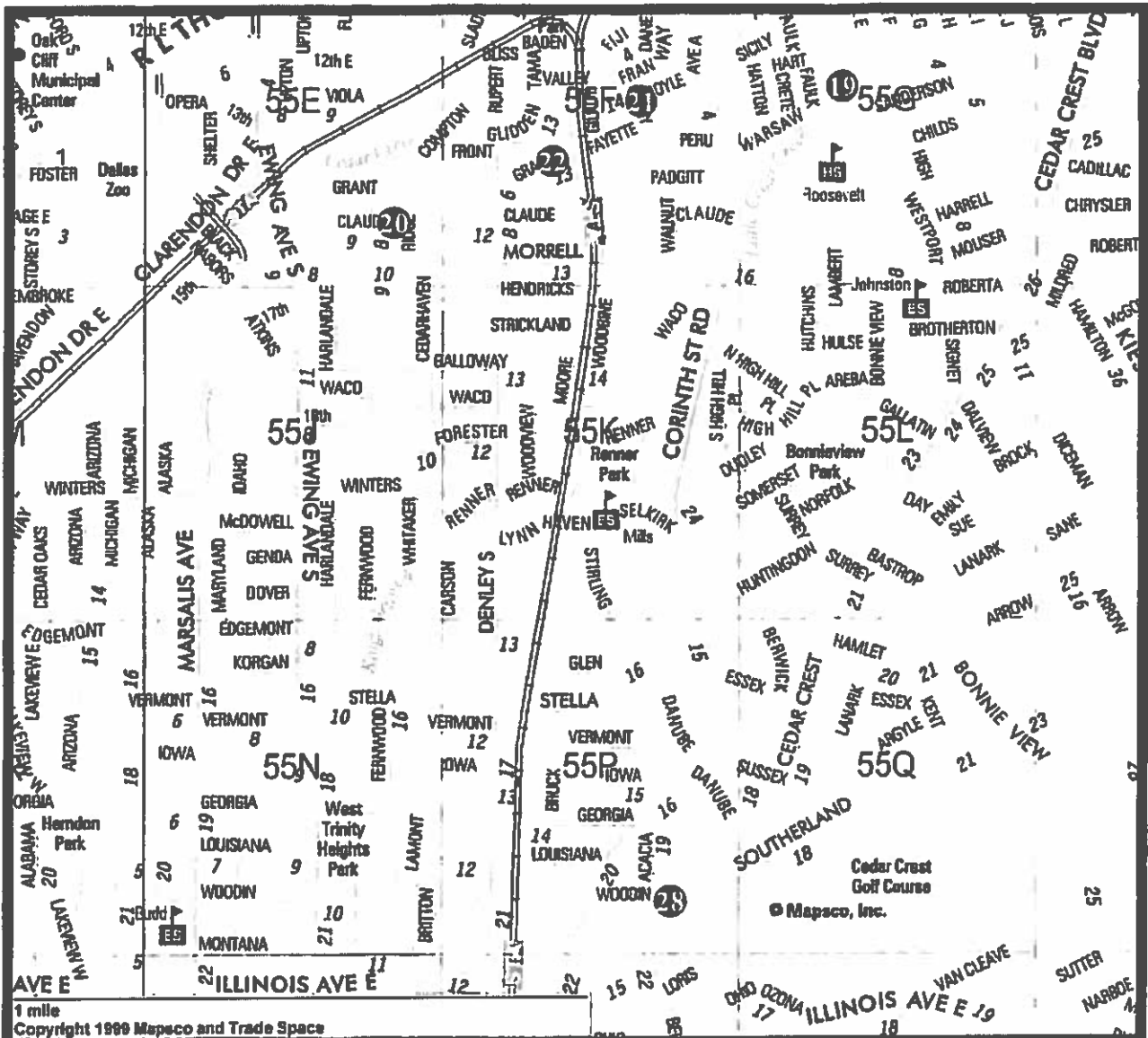
**MAPSCO**

**COUNCIL DISTRICT**

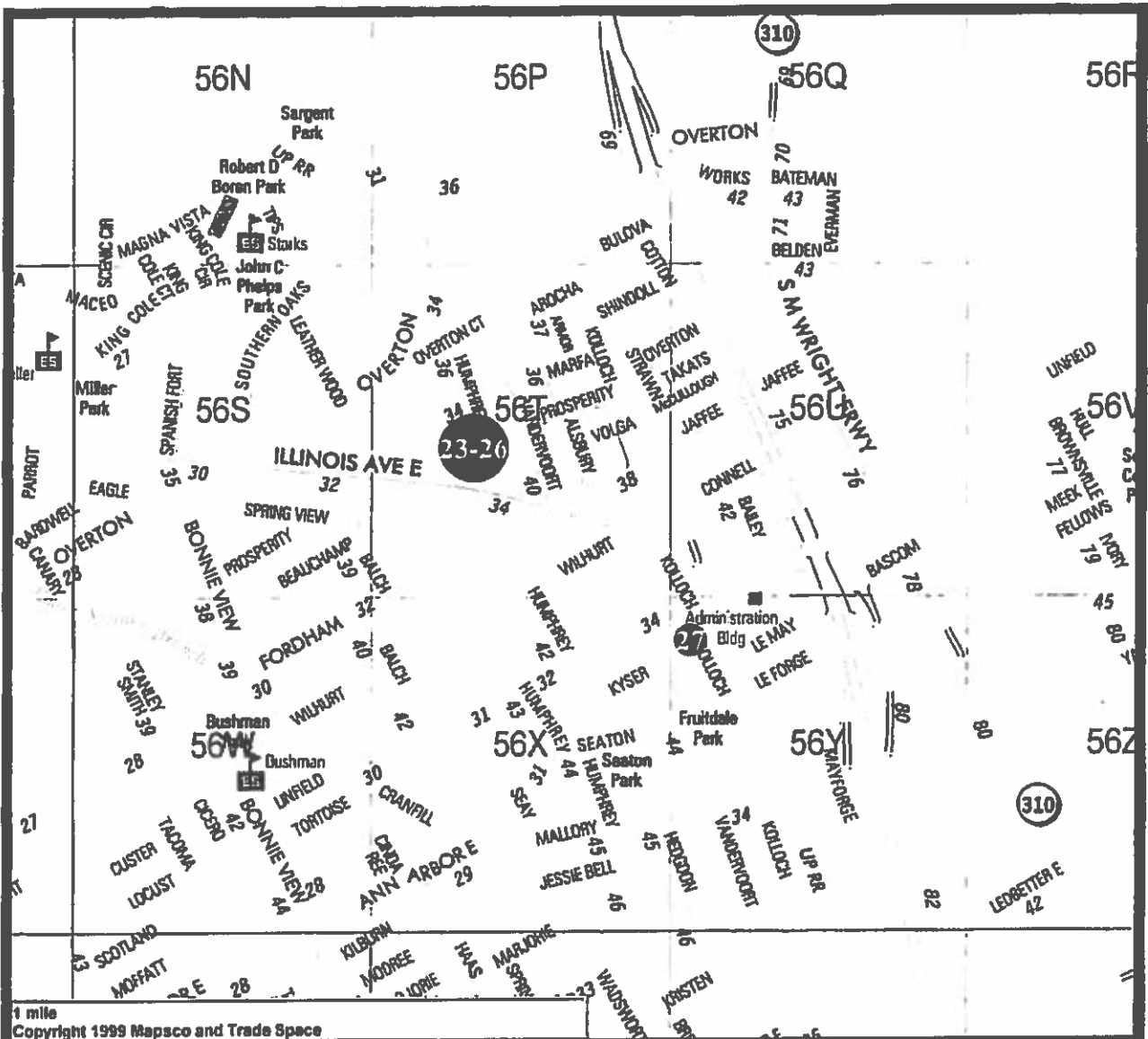
- 11. 3634 Cleveland
- 13. 2814 Holmes
- 14. 2824 Holmes
- 15. 2913 Holmes
  
- 17. 3510 Parnell

- 46W
- 46W
- 46W
- 46W
  
- 46W

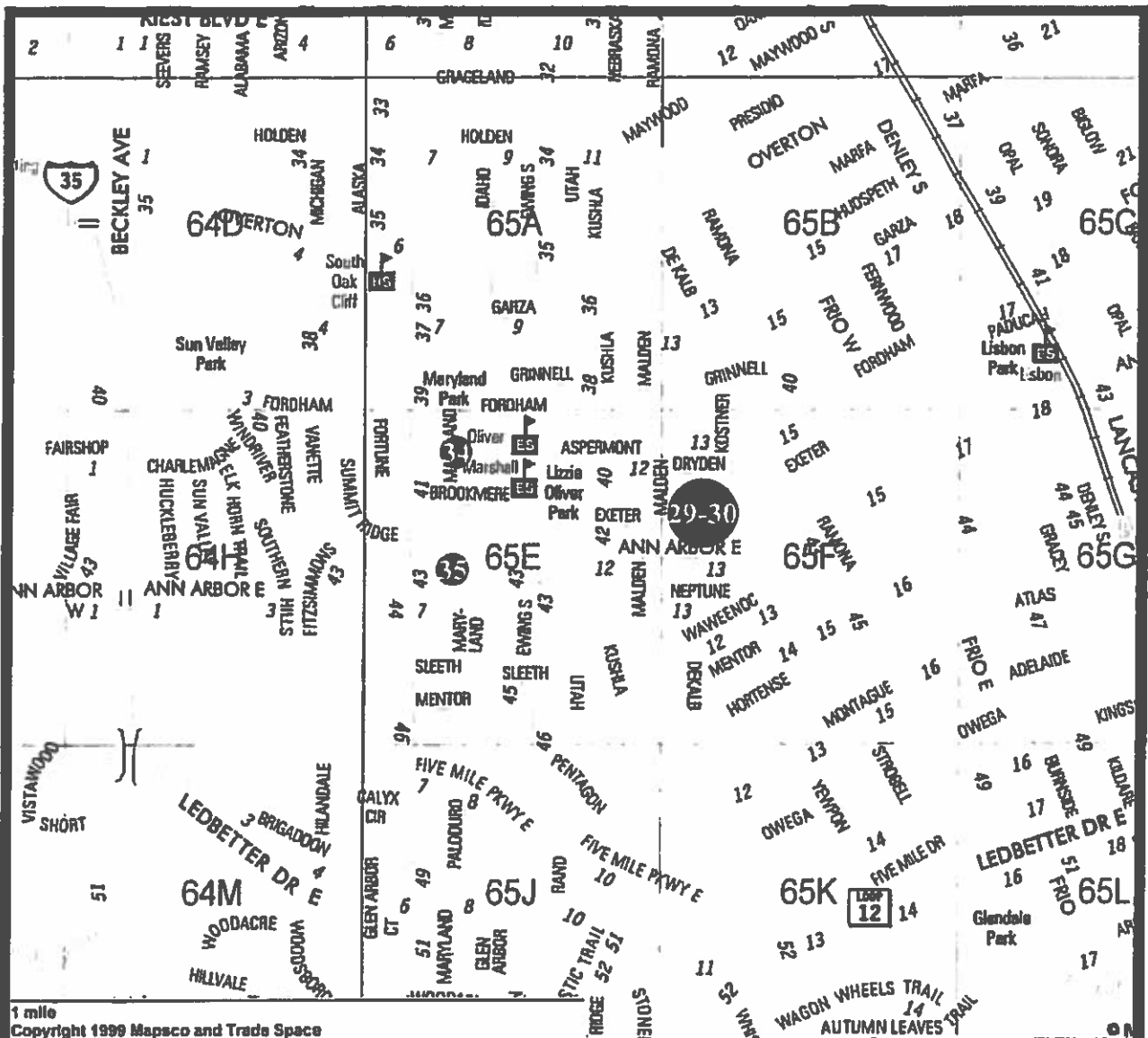
- 7
- 7
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<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
19. 426 Bonnie View	55G	4
20. 1010 Claude	55E	4
21. 1506 Doyle	55F	4
22. 1361 Grant	55F	4
28. 1619 E. Woodin	55P	4

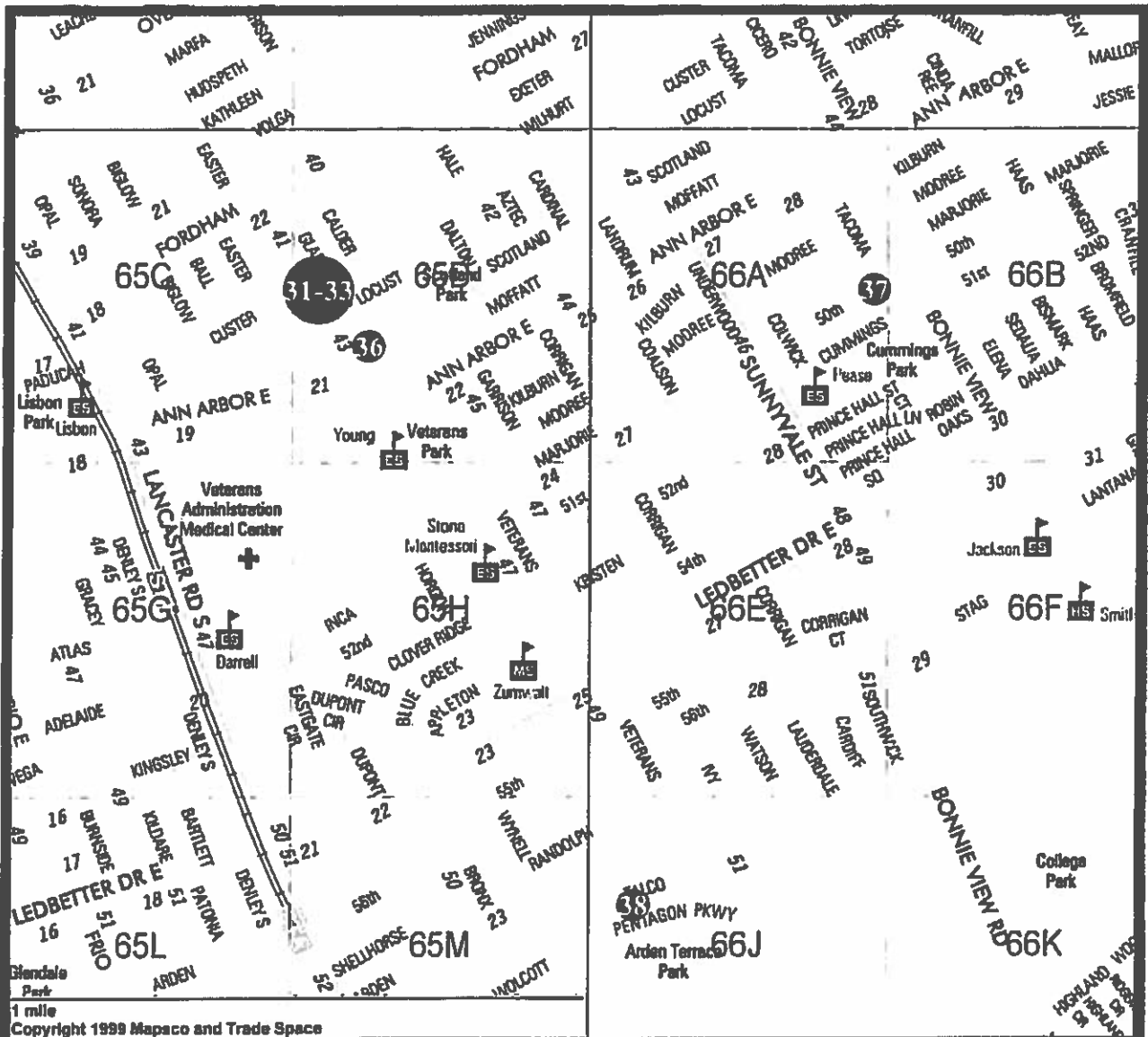


<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
23. 3727 Humphrey	56T	4
24. 3731 Humphrey	56T	4
25. 3735 Humphrey	56T	4
26. 3746 Humphrey	56T	4
27. 4310 Kolloch	56Y	4



1 mile  
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<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"**

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

**EXHIBIT "A"**

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

**EXHIBIT "A"**

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

**EXHIBIT "A"**

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

**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

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### **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**

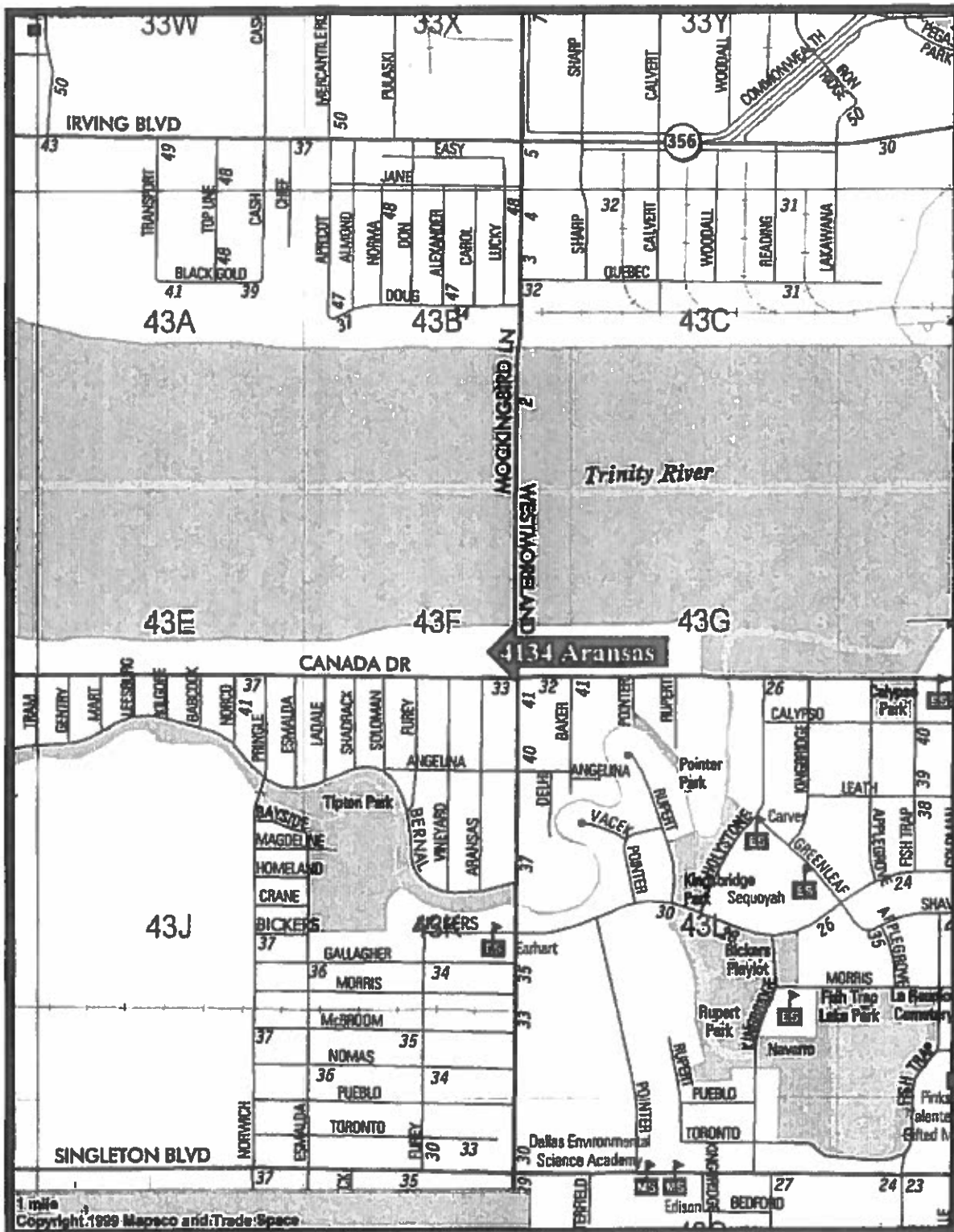
2012-13 HOME Investment Partnership Program Grant Funds - \$80,008  
2012-13 Community Development Block Grant Reprogrammed Funds - \$94,389  
2013-14 Community Development Block Grant Funds - \$113,326  
2014-15 Community Development Block Grant Funds- \$639,277

**FISCAL INFORMATION** (Continued)

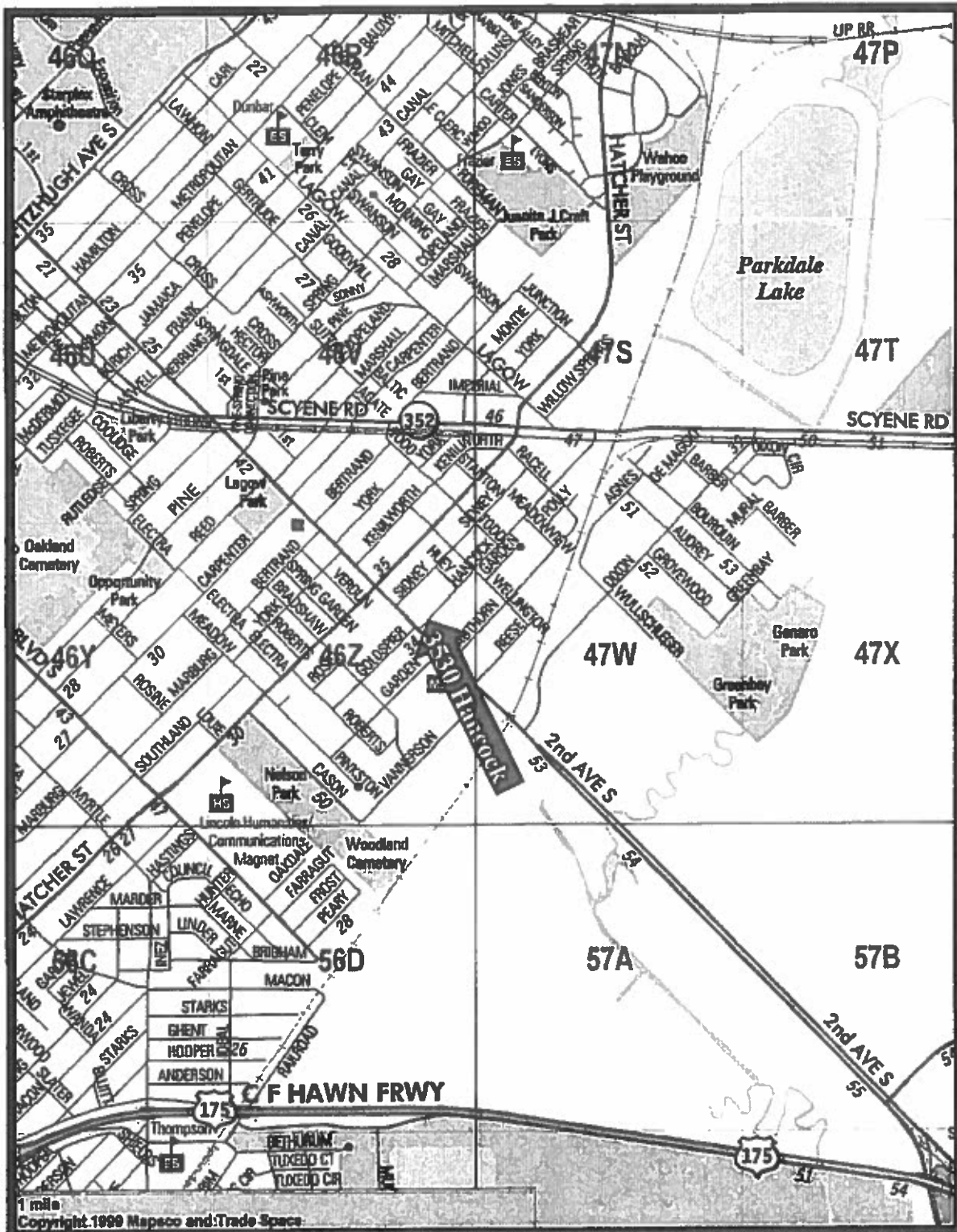
<b><u>Council District</u></b>	<b><u>Amount</u></b>
4	\$515,000
5	\$103,000
6	\$103,000
7	<u>\$206,000</u>
Total	\$927,000

**MAPS**

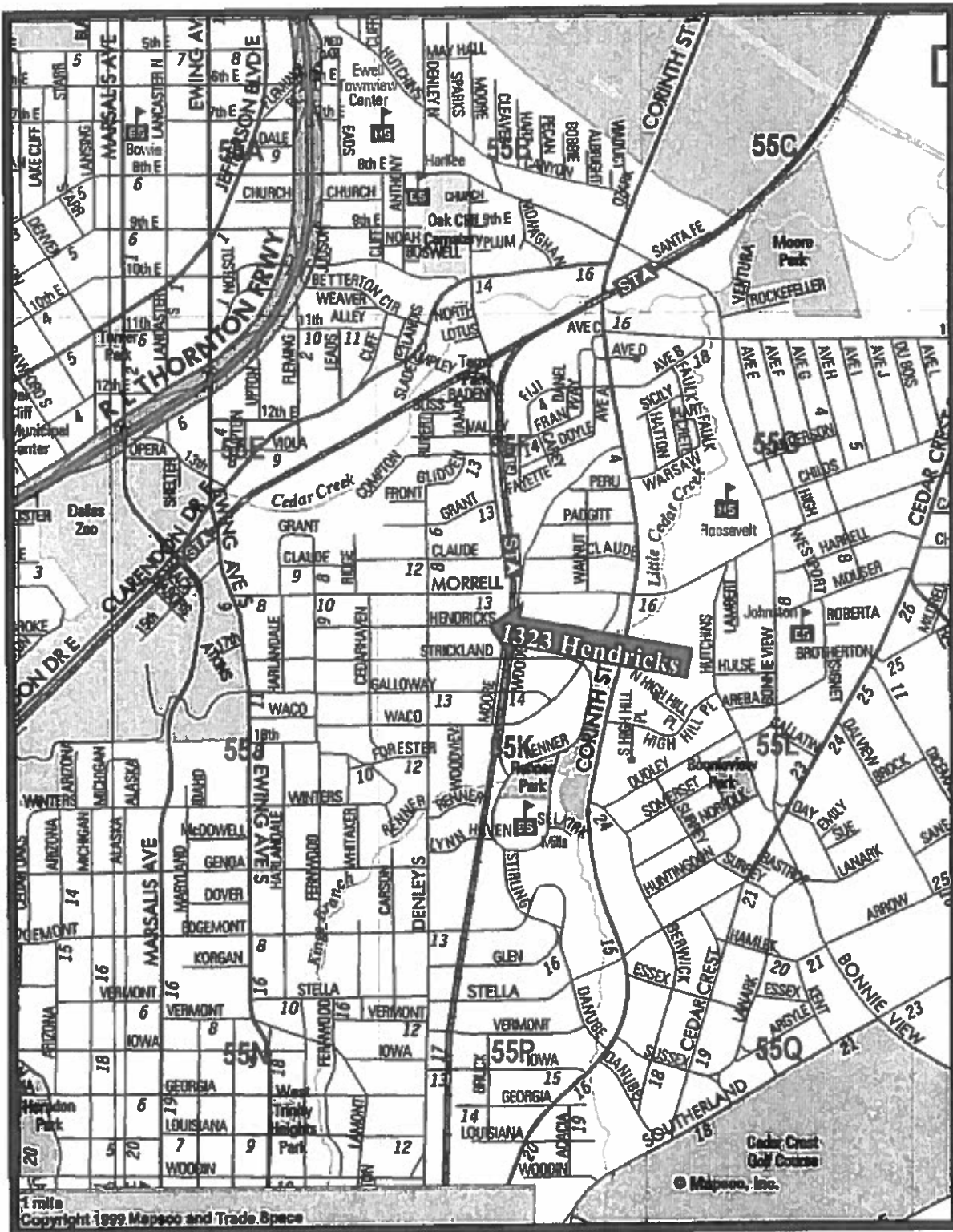
Attached



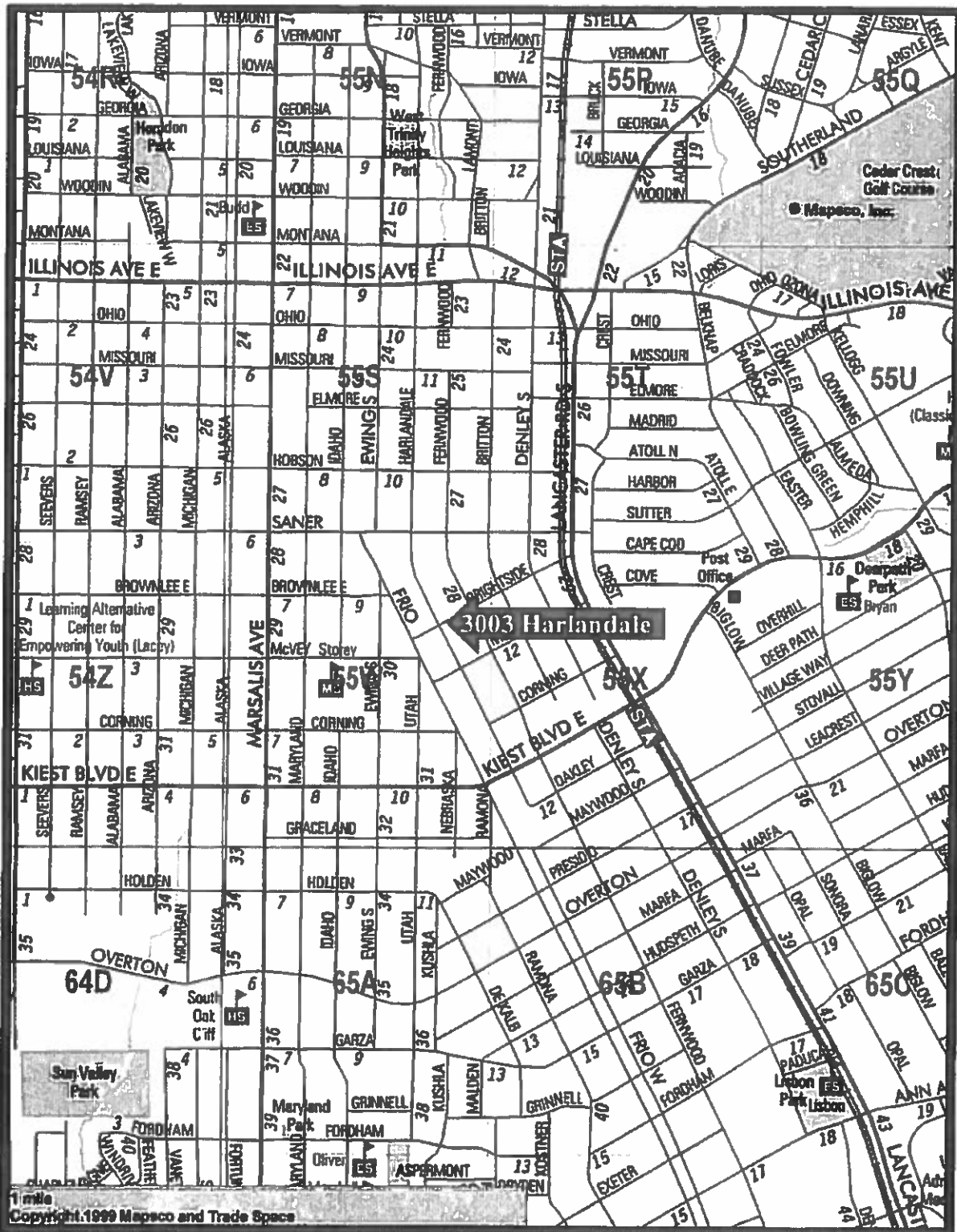
**MAPSCO 43-F**



**MAPSCO 46-Z**

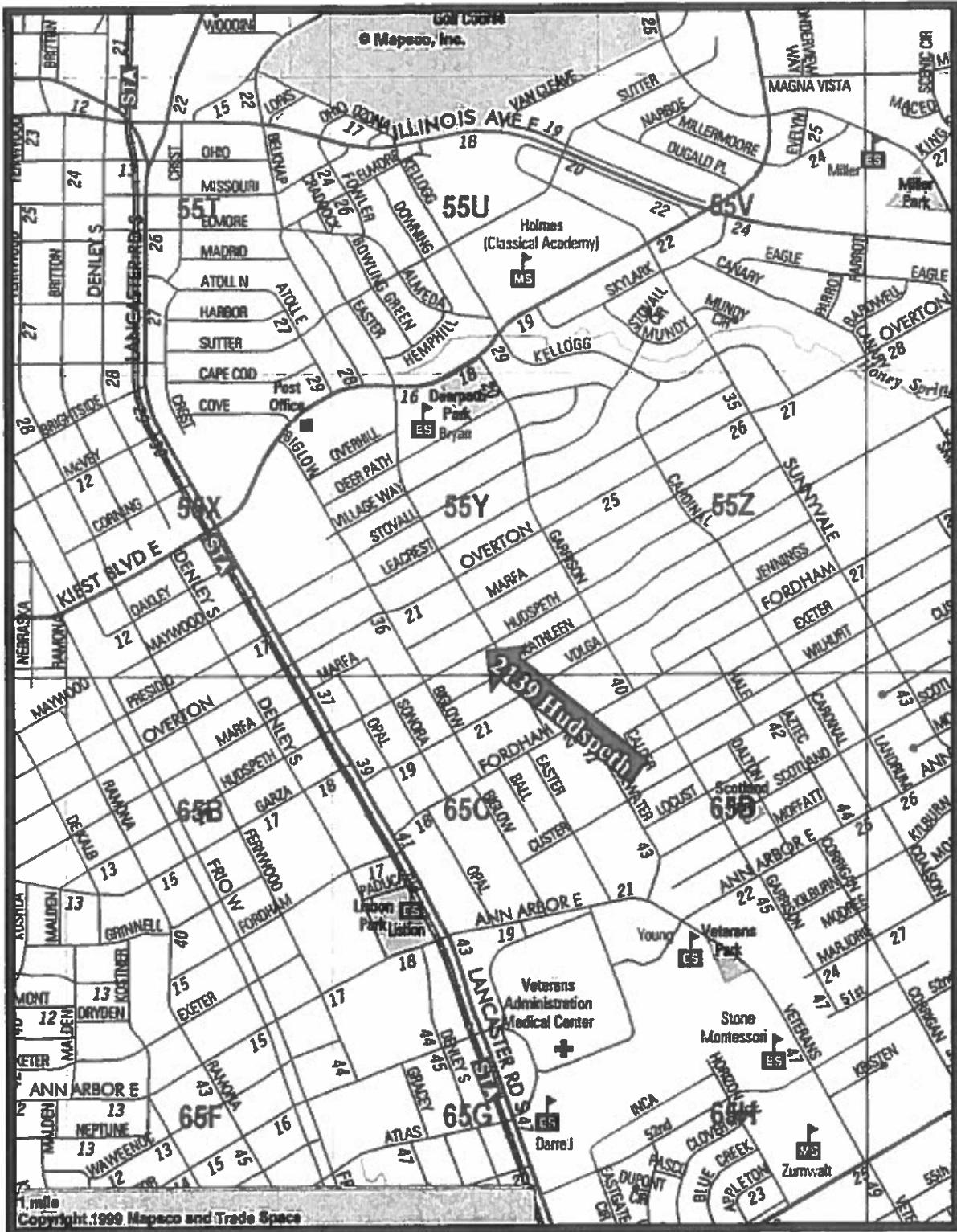


**MAPSCO 55-F**

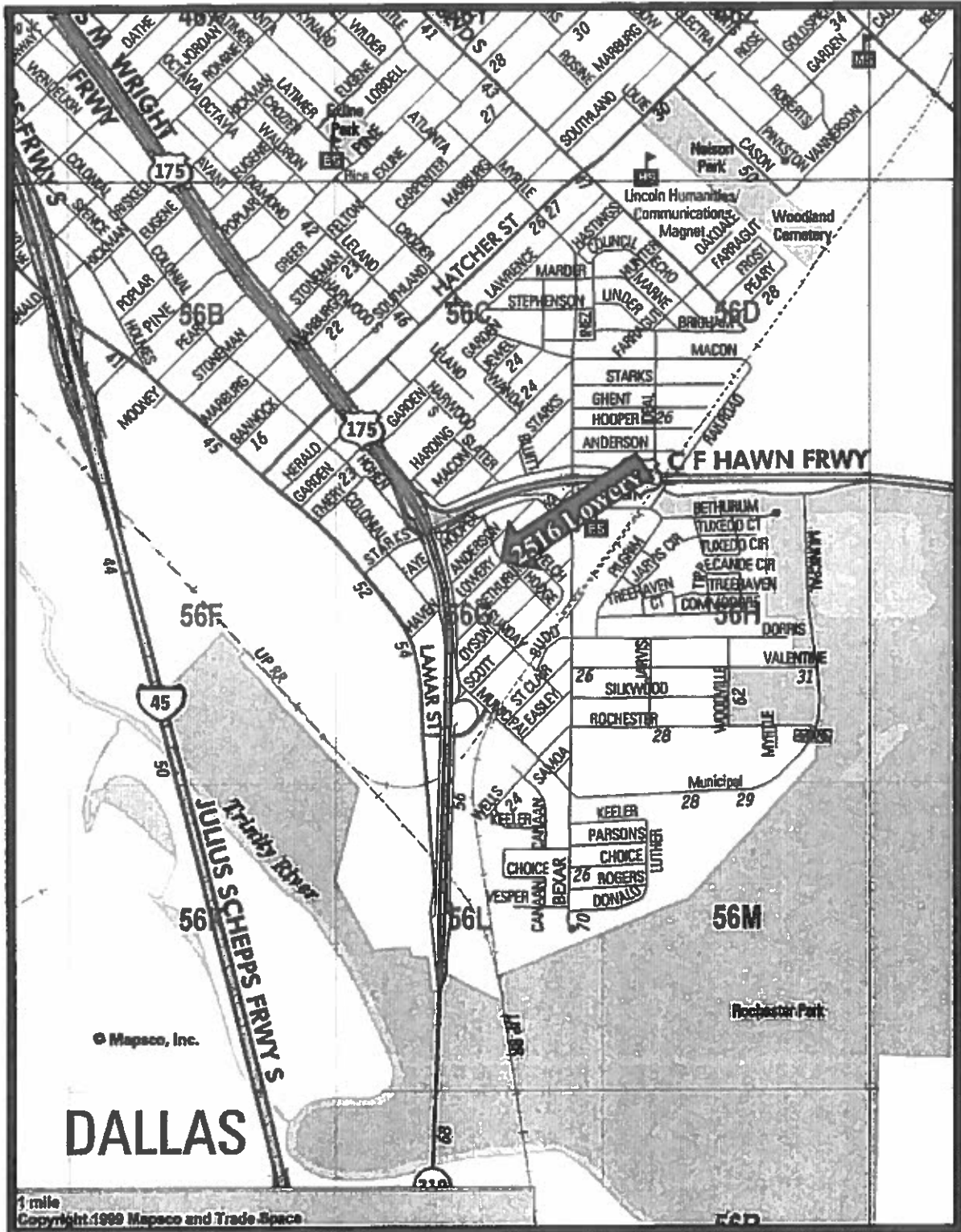


**MAPSCO 55W**



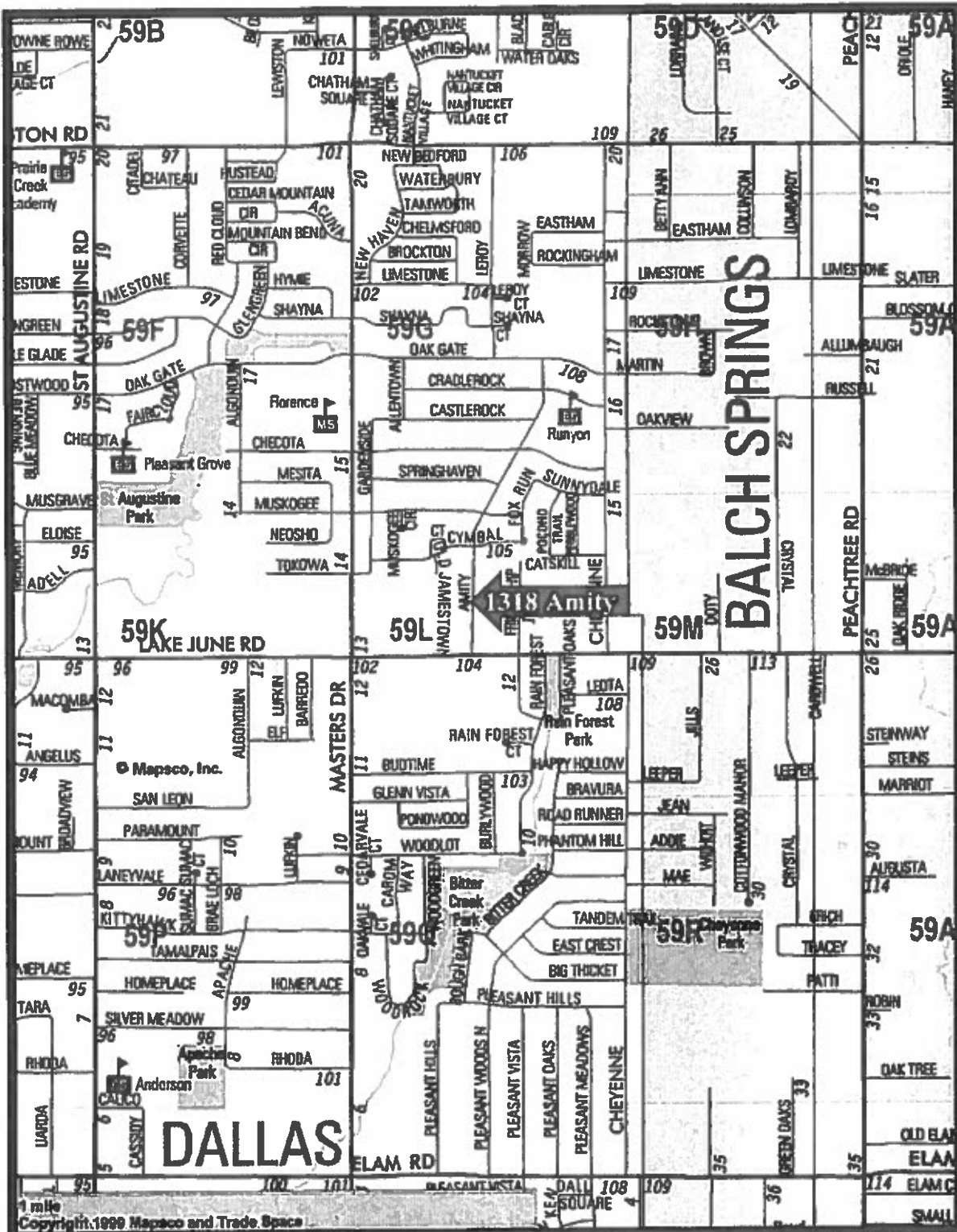


**MAPSCO 55-Y**

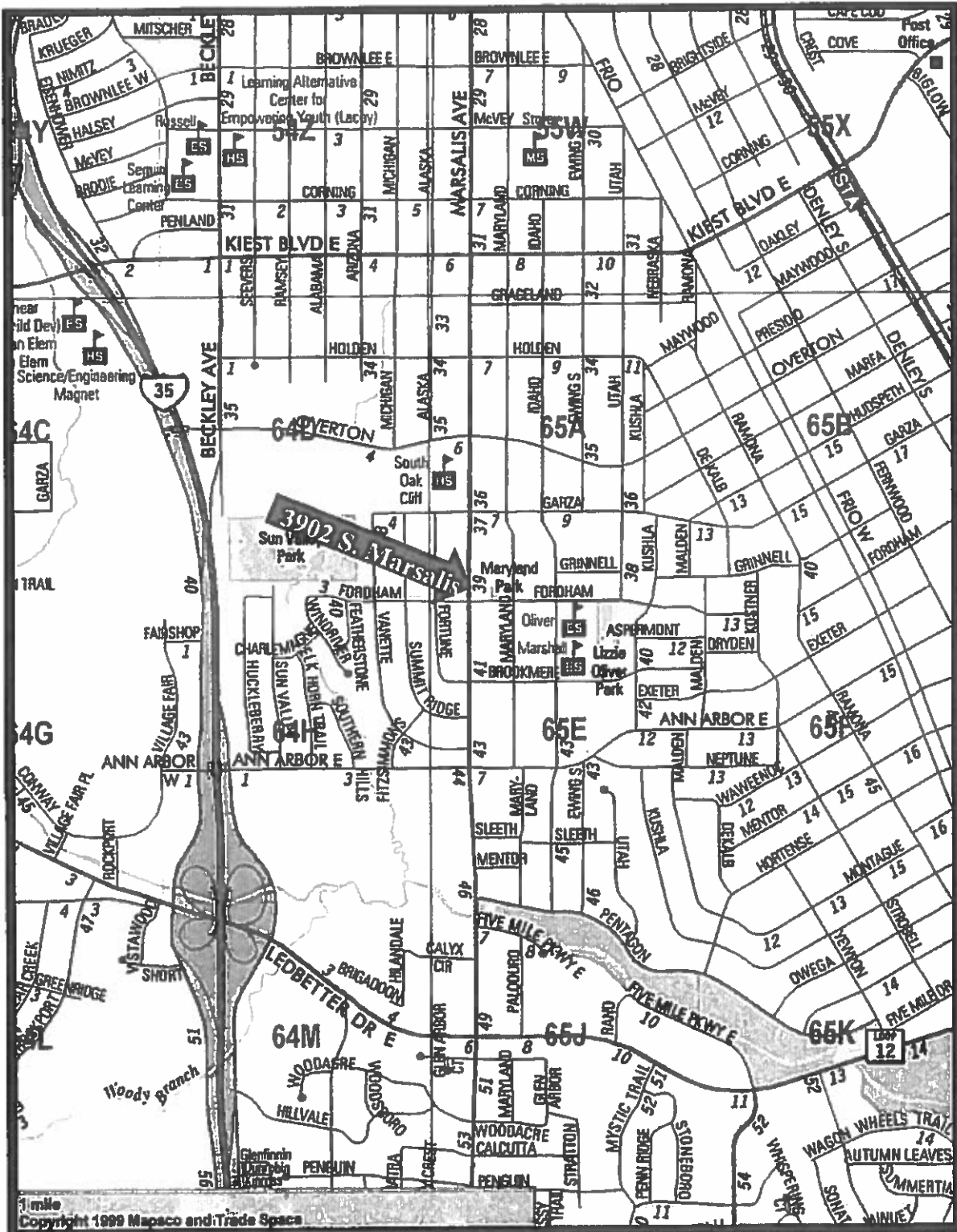


**MAPSCO 56-G**

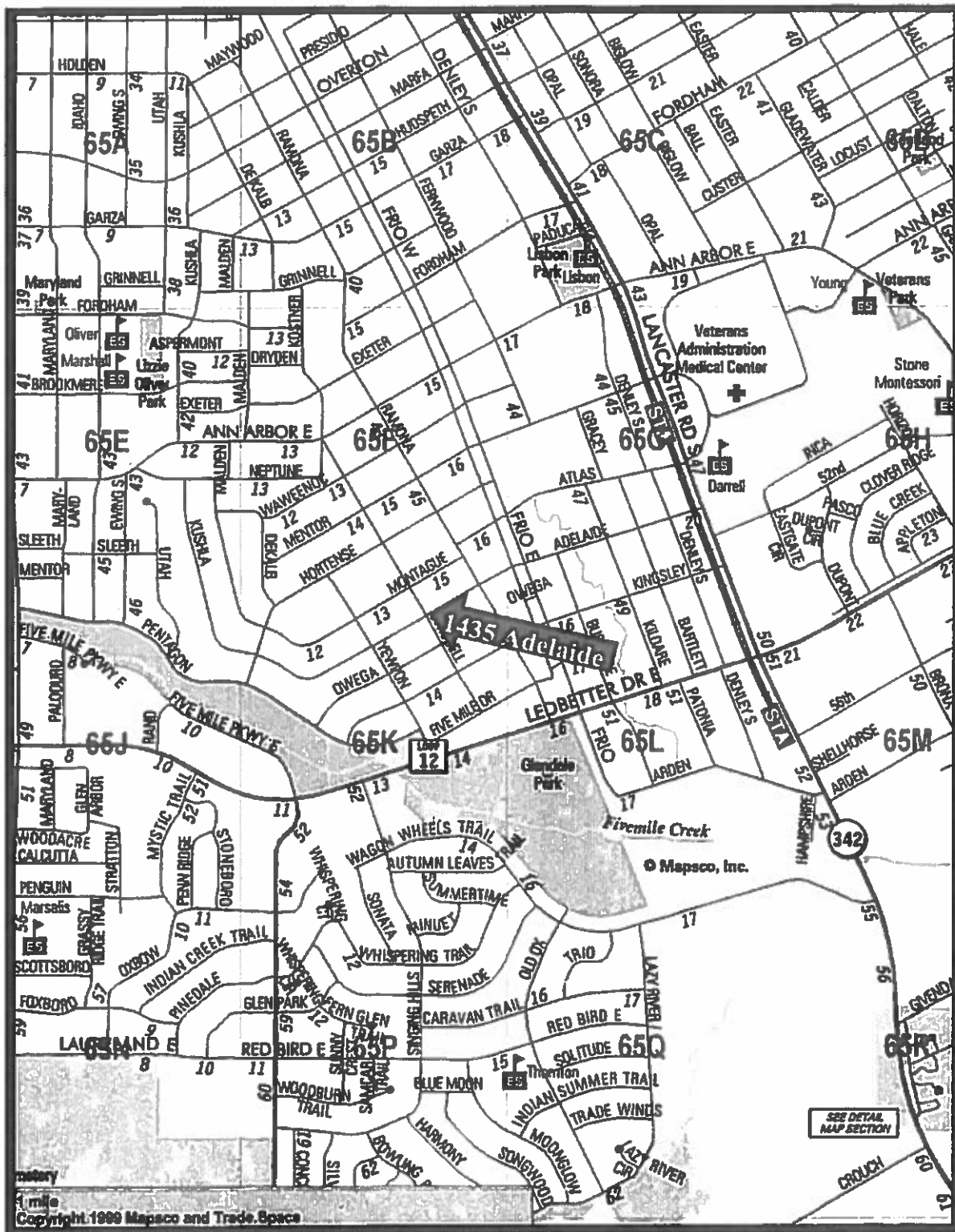




**MAPSCO 59-L**



**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 & Pearlie 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 & Pearlie 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 & Pearlie 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  
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