

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 17, 2015  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 56V Z 57S

---

### **SUBJECT**

Authorize a public hearing to be held on August 26, 2015, to receive comments on the proposed sale of nine unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc. (Habitat), a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

### **BACKGROUND**

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

## **BACKGROUND (Continued)**

Dallas Neighborhood Alliance for Habitat, Inc., (Habitat) submitted a proposal to construct nine (9) single-family homes containing approximately 1,279 square feet on the nine (9) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price from \$85,000 to \$95,000 with construction to begin in August 2018.

This item calls for a public hearing on August 26, 2015, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the nine (9) unimproved properties to Habitat. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to Habitat by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

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

This item has no prior action.

## **FISCAL INFORMATION**

No cost consideration to the City

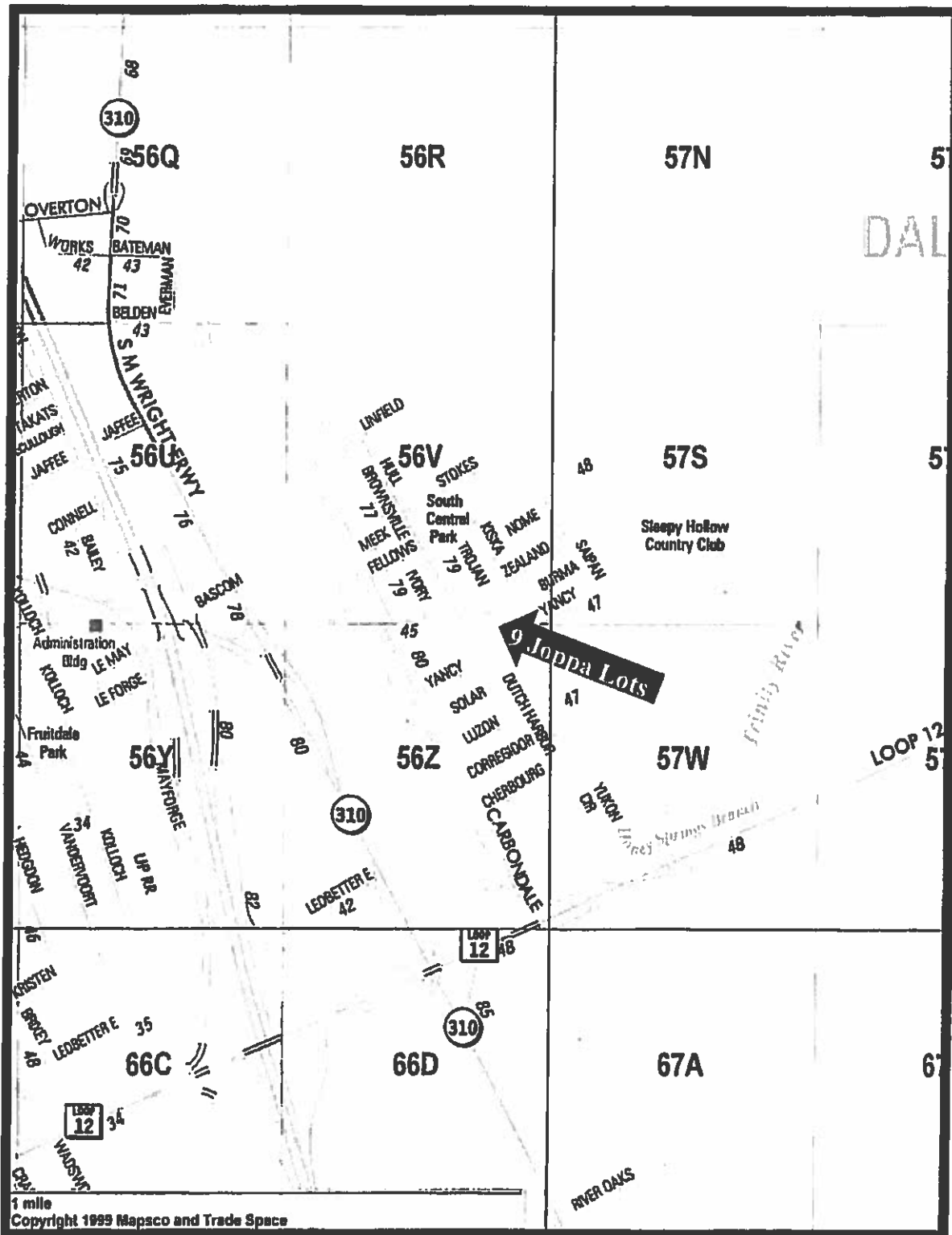
## **MAP**

Attached

**Tax Foreclosure and Seizure Property Resale**

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	4749 Yancy	Dallas Neighborhood Alliance for Habitat, Inc.	57S	\$2,000	\$1,000.00	V	R-5(A)
2.	4528 Luzon	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	\$2,000	\$1,000.00	V	R-5 (A)
3.	4812 Nome	Dallas Neighborhood Alliance for Habitat, Inc.	57S	\$2,000	\$1,000.00	V	R-5 (A)
4.	4832 Fellows	Dallas Neighborhood Alliance for Habitat, Inc.	57S	\$2,000	\$1,000.00	V	R-5 (A)
5.	7920 Saipan	Dallas Neighborhood Alliance for Habitat, Inc.	56V	\$2,000	\$1,000.00	V	R-5 (A)
6.	7927 Ivory	Dallas Neighborhood Alliance for Habitat, Inc.	56V	\$2,000	\$1,000.00	V	R-5 (A)
7.	4550 Solar	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	\$2,000	\$1,000.00	V	R-5 (A)
8.	4742 Zealand	Dallas Neighborhood Alliance for Habitat, Inc.	56V	\$2,000	\$1,000.00	V	R-5 (A)

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
9.	4561 Cherbourg	Dallas Neighborhood Alliance for Habitat, Inc.	56Z	\$2,000	\$1,000.00	V	R-5 (A)



**MAPSCO 56V, Z 57S**

June 17, 2015

**WHEREAS**, the of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

**WHEREAS**, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

**WHEREAS**, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

**WHEREAS**, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

**WHEREAS**, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

**WHEREAS**, Dallas Neighborhood Alliance for Habitat, Inc., (Habitat) submitted a proposal to construct nine (9) single-family homes containing approximately 1,279 square feet on the nine (9) unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price from \$85,000 to \$95,000 with construction to begin in August 2018; and

**WHEREAS**, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

**NOW, THEREFORE,**

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

June 17, 2015

**Section 1.** That the public hearing shall be held at 1:00 p.m. on August 26, 2015 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of nine (9) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to Habitat, a qualified non-profit organization, in accordance with the HB110 process of the City's Land Transfer Program.

**Section 2.** That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

**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"****TAX FORECLOSURE PROPERTY SALE**

<b><u>Parcel No.</u></b>	<b><u>Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Non-Profit Organization</u></b>	<b><u>Sale Amount</u></b>	<b><u>Council District</u></b>
1.	4749 Yancy	57S	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
2.	4528 Luzon	56Z	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
3.	4812 Nome	57S	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
4.	4832 Fellows	57S	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
5.	7920 Saipan	56V	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
6.	7927 Ivory	56V	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
7.	4550 Solar	56Z	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7



<b><u>Parcel No.</u></b>	<b><u>Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Non-Profit Organization</u></b>	<b><u>Sale Amount</u></b>	<b><u>Council District</u></b>
8.	4742 Zealand	56V	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7
9.	4561 Cherbourg	56Z	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	7

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 17, 2015  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 46T

---

### **SUBJECT**

Authorize a public hearing to be held on August 26, 2015, to receive comments on the proposed sale of one unimproved property (description attached) acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation (ICDC), a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

### **BACKGROUND**

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

## **BACKGROUND (Continued)**

South Dallas Fair Park Innerscity Community Development Corporation (ICDC) submitted a proposal to construct one (1) single-family home containing approximately 1,350 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price of approximately \$105,000 with construction to begin in October 2015.

This item calls for a public hearing on August 26, 2015, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the one unimproved property to ICDC. At the close of the public hearing, the City Council will be asked to authorize the sale of the property to ICDC by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

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

This item has no prior action.

## **FISCAL INFORMATION**

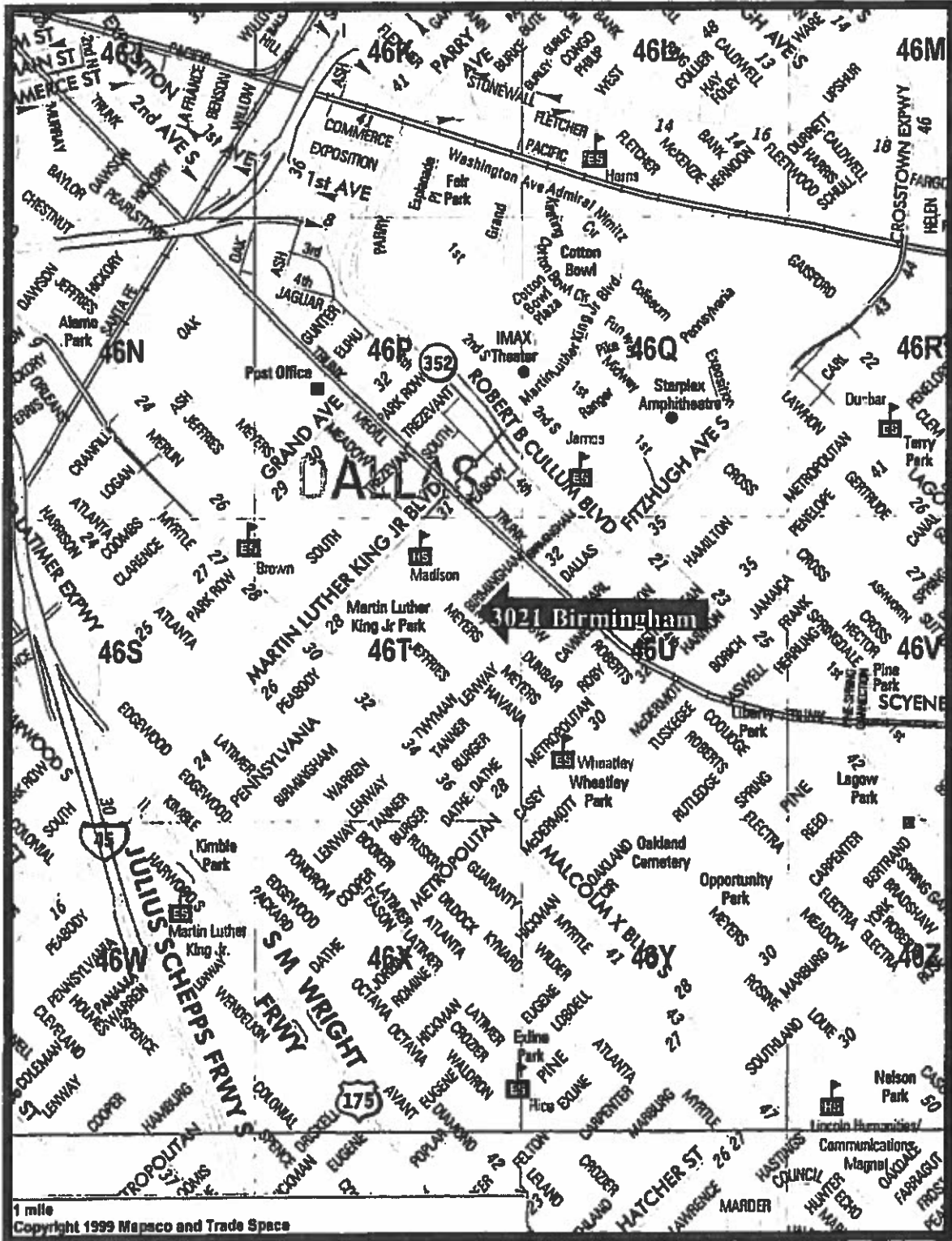
No cost consideration to the City

## **MAP**

Attached

**Tax Foreclosure and Seizure Property Resale**

<b><u>Parcel No.</u></b>	<b><u>Address</u></b>	<b><u>Non-Profit Organization</u></b>	<b><u>Mapsco</u></b>	<b><u>DCAD Amount</u></b>	<b><u>Sale Amount</u></b>	<b><u>Vac/Imp</u></b>	<b><u>Zoning</u></b>
1.	3201 Birmingham	South Dallas Fair Park Innerci Community Development Corporation	46T	\$5,000	\$1,000	V	PD-595



**MAPSCO 46T**

June 17, 2015

**WHEREAS**, the of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

**WHEREAS**, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

**WHEREAS**, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

**WHEREAS**, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

**WHEREAS**, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

**WHEREAS**, South Dallas Fair Park Inncity Community Development Corporation (ICDC) submitted a proposal to construct one (1) single-family home containing approximately 1,350 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyers at a proposed sales price of approximately \$105,000 with construction to begin in October 2015; and

**WHEREAS**, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

**NOW, THEREFORE,**

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

June 17, 2015

**Section 1.** That the public hearing shall be held at 1:00 p.m. on August 26, 2015 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of one (1) unimproved property, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to ICDC, a qualified non-profit organization, in accordance with the HB110 process of the City's Land Transfer Program.

**Section 2.** That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

**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**

**Tax Foreclosure Property Sale**

<b><u>Parcel No.</u></b>	<b><u>Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Non-Profit Organization</u></b>	<b><u>Sale Amount</u></b>
1.	3021 Birmingham	46T	South Dallas Fair Park Innercity Community Development Corporation	\$1,000.00



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 17, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 46K L

---

**SUBJECT**

Authorize an amendment to Resolution No. 14-0107, previously approved on January 8, 2014, for the conditional grant agreement in the amount of \$500,000 with Jubilee Park Community Center Corporation to extend the completion date from June 30, 2015 to June 30, 2016 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project - Financing: No cost consideration to the City

**BACKGROUND**

On May 18, 2015, Jubilee requested to extend the completion date from June 30, 2015 to June 30, 2016 for the conditional grant to Jubilee Park Community Center Corporation (JPCCC) in the amount of \$500,000 for the development to include acquisition, demolition, relocation, predevelopment and construction costs, not to exceed \$50,000 in predevelopment reimbursement and \$25,000 in construction subsidy per housing unit. Once constructed, JPCCC will be required to place a five year deed restriction on the single family units to maintain affordability at 140% Area Median Family Income. JPCCC has agreed to match the funds in the amount of \$500,000 with the City's commitment of \$500,000.

Jubilee completed construction and sales for 9 of the 18 units to be built under the contract. They own 6 lots to continue construction on for the remaining 9 units and anticipate purchasing additional lots by September 2015 to complete the project.

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

On June 26, 2013, City Council approved the conditional grant with JPCCC in the amount of \$500,000 for the development to include acquisition, demolition, relocation, predevelopment and construction costs of the Jubilee Neighborhood Project by Resolution No. 13-1106.

**PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS) (Continued)**

On January 8, 2014, City Council approved an amendment to the conditional grant with JPCCC by Resolution No. 14-0107.

**FISCAL INFORMATION**

No cost consideration to the City

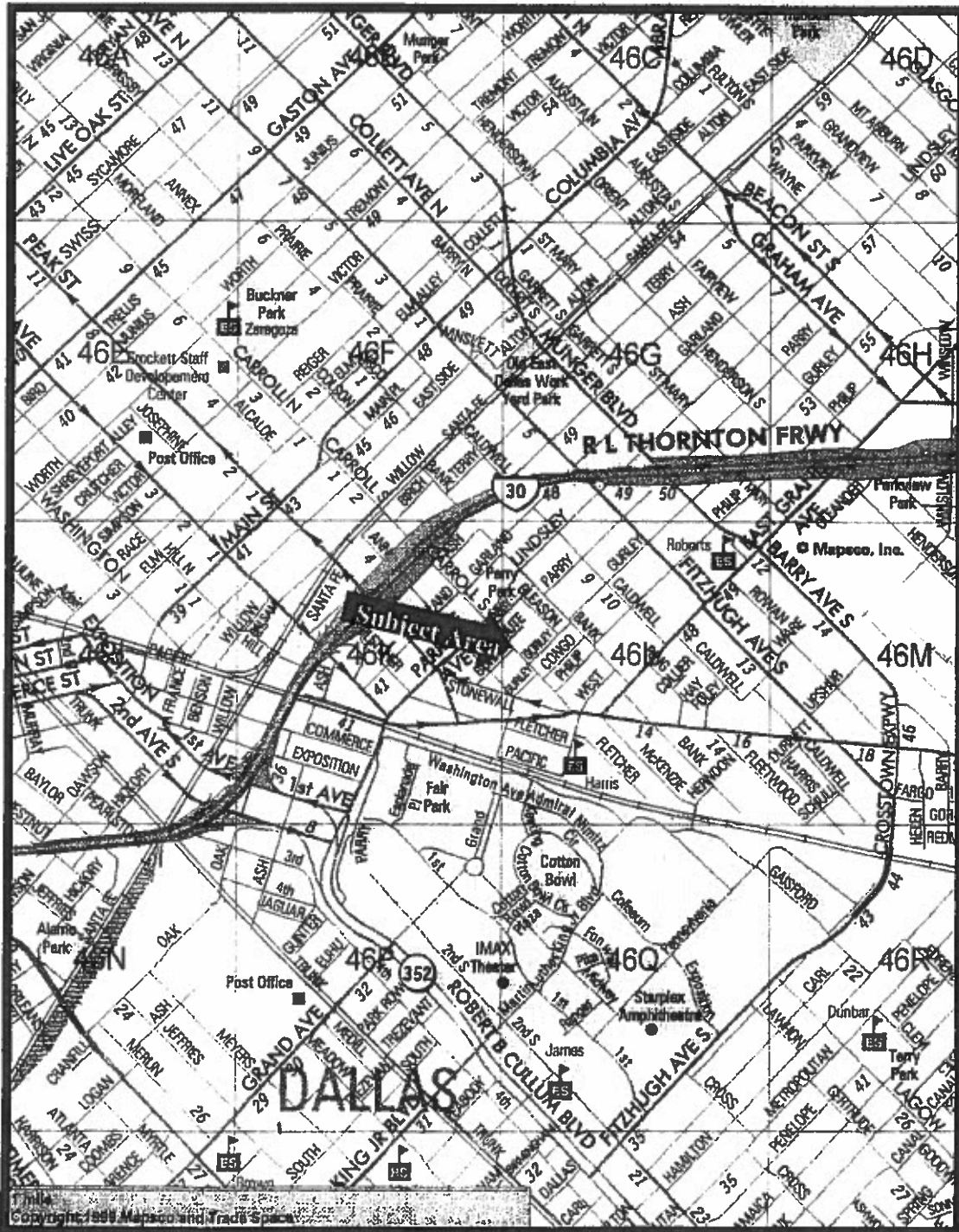
**OWNER/DEVELOPER**

**Jubilee Park Community Center Corporation**

Bill Addy, Chairman of Board  
Ben Leal, Chief Executive Officer

**MAP**

Attached



MAPSCO 46K & 46L

June 17, 2015

**WHEREAS**, the City of Dallas seeks to support economic growth in the Southern area of the city and economic development; and

**WHEREAS**, Jubilee Park Community Center Corporation (JPCCC) wishes to partner with the City of Dallas to provide forty single family homes in the Jubilee Neighborhood; and

**WHEREAS**, on June 26, 2013, City Council approved the conditional grant with JPCCC in the amount of \$500,000 for the development to include acquisition, demolition, relocation, predevelopment and construction costs of the Jubilee Neighborhood Project by Resolution No. 13-1106; and

**WHEREAS**, on January 8, 2014, City Council approved an amendment to the conditional grant with JPCCC by Resolution No. 14-0107; and

**WHEREAS**, the City requests a modification to the conditional grant agreement as part of the City's ongoing efforts to promote housing as a part of greater economic development plans in the city; **NOW, THEREFORE**,

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

**SECTION 1.** That the City Manager, upon approval as to form by the City Attorney, is authorized to amend Resolution No. 14-0107 approved on January 8, 2014, for the conditional grant agreement in the amount of \$500,000 with Jubilee Park Community Center Corporation (JPCCC) to extend the completion date to June 30, 2016 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project.

**SECTION 2.** That the grant agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- a. JPCCC shall complete construction by June 30, 2016.
- b. JPCCC will be required to prove match funding prior to the construction start of the nine homes.
- c. JPCCC consents to and files deed restrictions requiring 100% of the units to be sold to homebuyers with household incomes at or below 140% Area Median Family Income for a period of five (5) years.
- d. The City will subordinate its lien position to the Lender for interim construction

**SECTION 3.** That the City Manager or designee may extend the start and completion dates for a period up to three months for just cause.

June 17, 2015

**SECTION 4.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the deed restrictions are duly approved by all parties and executed.

**SECTION 5.** 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.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 17, 2015  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 55F

---

**SUBJECT**

Authorize a conditional grant agreement with Sphinx Development Corporation or its wholly owned subsidiary to pay for a portion of the construction costs for a single family development for 49 townhomes in South Dallas located on Eighth Street and Corinth Street - Not to exceed \$1,225,000 - Financing: General Obligation Commercial Paper Funds

**BACKGROUND**

In 2006, a master plan was created for the Fiji-Compton Area that would guide the implementation of several redevelopment components. The Fiji-Compton Area is a 23.43 acre site located along Corinth Avenue between two DART light rail stations. The economic development goals for the Fiji-Compton area include: 130 units of new senior housing, a new 60 room assisted living facility (34,500 square foot), 49 new townhomes, 19,200 sq. ft. of office space, and a mixed use building with 12,200 sq ft. of commercial/retail space with 74 one and two bedroom apartments above. The 130 units of senior housing have provided the impetus for spin-off development within the Fiji-Compton Area.

On February 2, 2015, the City posted a Notice of Funding Availability (NOFA) in the amount of \$4M, of which \$2M was 2012 General Obligation Bond Funds. The NOFA requested proposals from developers to build single family homes in the city limits of Dallas. Sphinx Development Corporation (SDC) submitted a proposal to the City of Dallas for the development of 49 single family townhomes to be developed.

The proposal includes a grant of \$1,225,000 in general obligation bond funds for the remaining development cost gap. The units will be 3 and 4 bedroom at approximately 1400 sq. ft. The developer has obtained private financing with Texas Legacy Bank for the balance of the development costs.

**BACKGROUND (continued)**

Liens and deed restrictions will be filed on each phase of development for performance purposes. The \$25,000 in gap funds will be released as each is built. As each home is sold to a buyer at or below 140% AMFI, liens and deed restrictions will be released.

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

On April 6, 2015, the Housing Committee received a briefing memo on the Single Family NOFA project submissions.

On June 15, 2015, the Housing Committee is scheduled to be briefed on the project and the recommended proposal for City Council consideration.

**FISCAL INFORMATION**

2012 Bond Program (General Obligation Commercial Paper Funds) - \$1,225,000

**OWNER**

**Sphinx Development Corporation**

Jay Oji

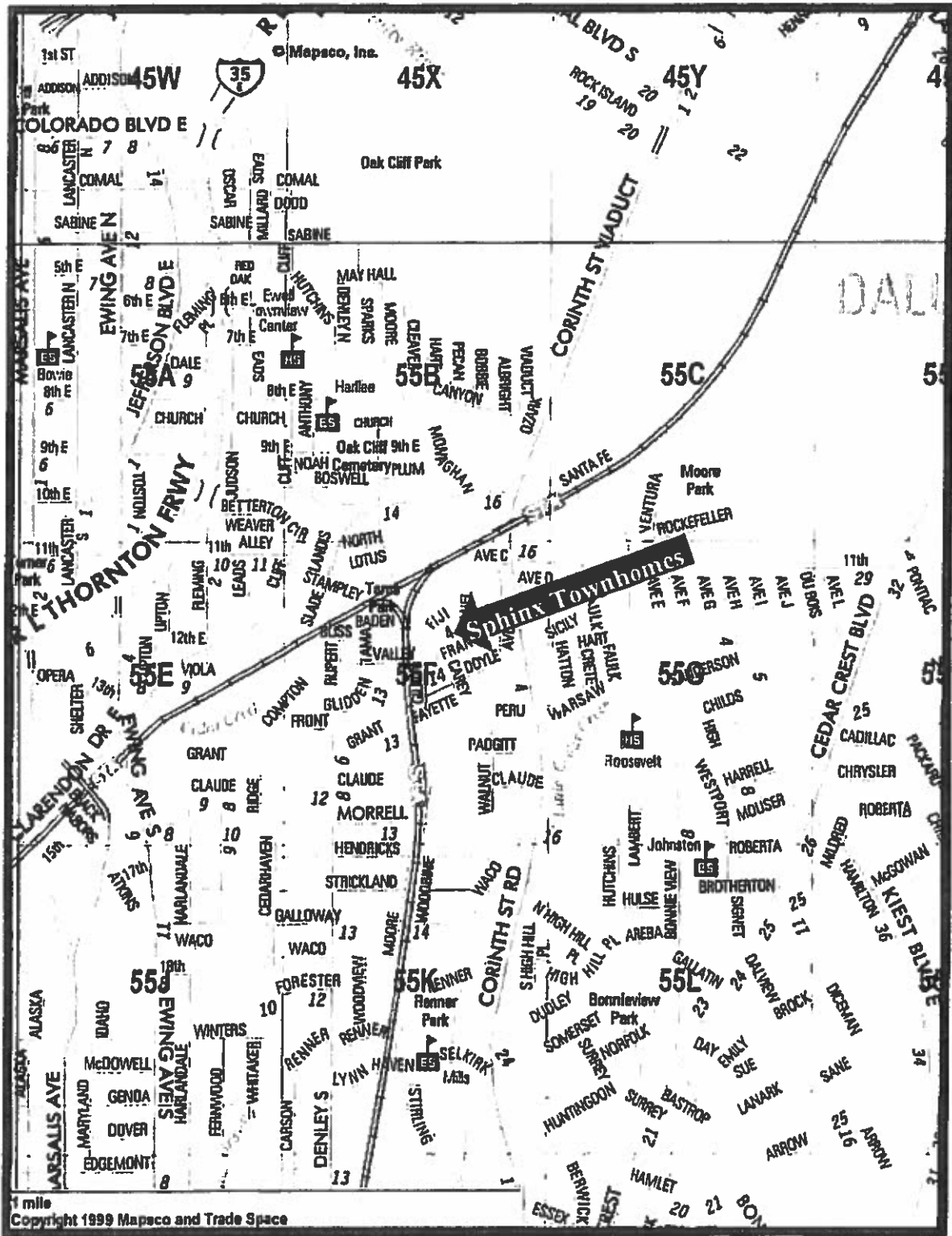
**DEVELOPER**

**Sphinx Development Corporation**

Jay Oji

**MAP**

Attached



MAPSCO 55F



June 17, 2015

**WHEREAS**, affordable housing is a high priority of the City of Dallas; and

**WHEREAS**, the City of Dallas seeks to support economic growth in the Southern area of the city and economic development in connection with transit-oriented developments; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to promote local economic development and to stimulate development activity in the city, in particular, the Fiji-Compton area; and

**WHEREAS**, on June 15, 2015, the Housing Committee is scheduled to be briefed on the project and the recommended proposal for City Council consideration; and

**WHEREAS**, the redevelopment of the Property will further the City's goals for development in the Southern Sector; and

**WHEREAS**, the City desires for Sphinx Development Corporation to develop 49 single family townhomes to sell to buyers below 140% AMFI;

**NOW, THEREFORE,**

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

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to execute a conditional grant agreement with Sphinx Development Corporation (SDC) or its wholly owned subsidiary to pay for a portion of the construction costs for a single family development in South Dallas located on Eighth Street and Corinth Street.

**Section 2.** The terms of the grant agreement include:

- (a) SDC or its wholly owned subsidiary will execute a lien through a Deed of Trust and Deed Restriction for performance.
- (b) SDC will start construction by September 30, 2015 and have until December 31, 2016 to complete the build out and sales to buyers.
- (c) Funds will be used for gap construction subsidy up to \$25,000 for up to 49 units.
- (d) SDC must build and sell homes to families with incomes at or below 140% of area median family income.
- (e) The City will release SDC's lien and deed restrictions upon sale.
- (f) The City will subordinate lien and deed restrictions to other interim finance lenders.

June 17, 2017

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

**Section 4.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution and the terms and conditions of the conditional grant agreement from:

Sphinx Development Corporation Vendor – VS0000022391

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Obj</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
3U53	HOU	P961	3016	3U53FIJ1	HOU3U53H164	\$1,225,000

**Section 5.** 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.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 17, 2015  
**COUNCIL DISTRICT(S):** 1, 2, 3, 4, 5, 6, 7, 8  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** Various

---

**SUBJECT**

Authorize an increase in funding for a contract that commenced October 1, 2009 between the Dallas Housing Acquisition and Development Corporation (the "Land Bank" or "DHADC") and Linebarger Goggan Blair & Sampson, LLP (Linebarger) for legal services for up to 300 lots acquired by the Land Bank during the last subsequent renewal – Not to exceed \$75,000 - Financing: General Obligation Commercial Paper Funds (\$53,321) and 2003 Bonds Funds (\$21,679)

**BACKGROUND**

On December 9, 2009, the City Council authorized the Dallas Housing Acquisition and Development Corporation (the "Land Bank" or "DHADC") the Land Bank to: (1) enter into a one-year contract beginning October 1, 2009, with Linebarger to provide legal services for up to 300 lots acquired by the Land Bank each year, (2) exercise five one-year renewal options to extend the contract, and (3) expend an amount not to exceed \$300,000 under the contract both during the original term and the subsequent renewal terms.

On October 10, 2012, the City Council authorized the Land Bank to expend an amount not to exceed \$300,000 during each of the subsequent renewal terms.

This action will authorize an increase in funding for the Land Bank contract with Linebarger during the last subsequent renewal term in an amount not to exceed \$75,000.00. The Land Bank refers up to 300 lots each year for foreclosure by Linebarger after obtaining title commitments and City Attorney approval.

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

On December 9, 2009, by Resolution No. 09-3031, the City Council approved a contract for legal services between the Land Bank and Linebarger.

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

On October 22, 2009, DHADC approved a contract for legal services between the Land Bank and Linebarger.

On October 10, 2012, by Resolution No.12-2521, the City Council approved an increase in funding not to exceed \$300,000 for each of the subsequent renewal terms in the contract for legal services between the Land Bank and Linebarger.

**FISCAL INFORMATION**

2003 Bond Funds - \$21,678.68

2006 Bonds Program (General Obligation Commercial Paper Funds) - \$53,321.32

<b><u>Council District</u></b>	<b><u>Amount</u></b>
1	\$ 9,375
2	\$ 9,375
3	\$ 9,375
4	\$ 9,375
5	\$ 9,375
6	\$ 9,375
7	\$ 9,375
8	\$ 9,375
Total	\$75,000

**ETHNIC COMPOSITION**

**Linebarger Goggan Blair & Sampson, LLP**

Hispanic Female	27	Hispanic Male	4
African-American Female	28	African-American Male	9
Other Female	1	Other Male	0
White Female	20	White Male	6

**OWNER(S)**

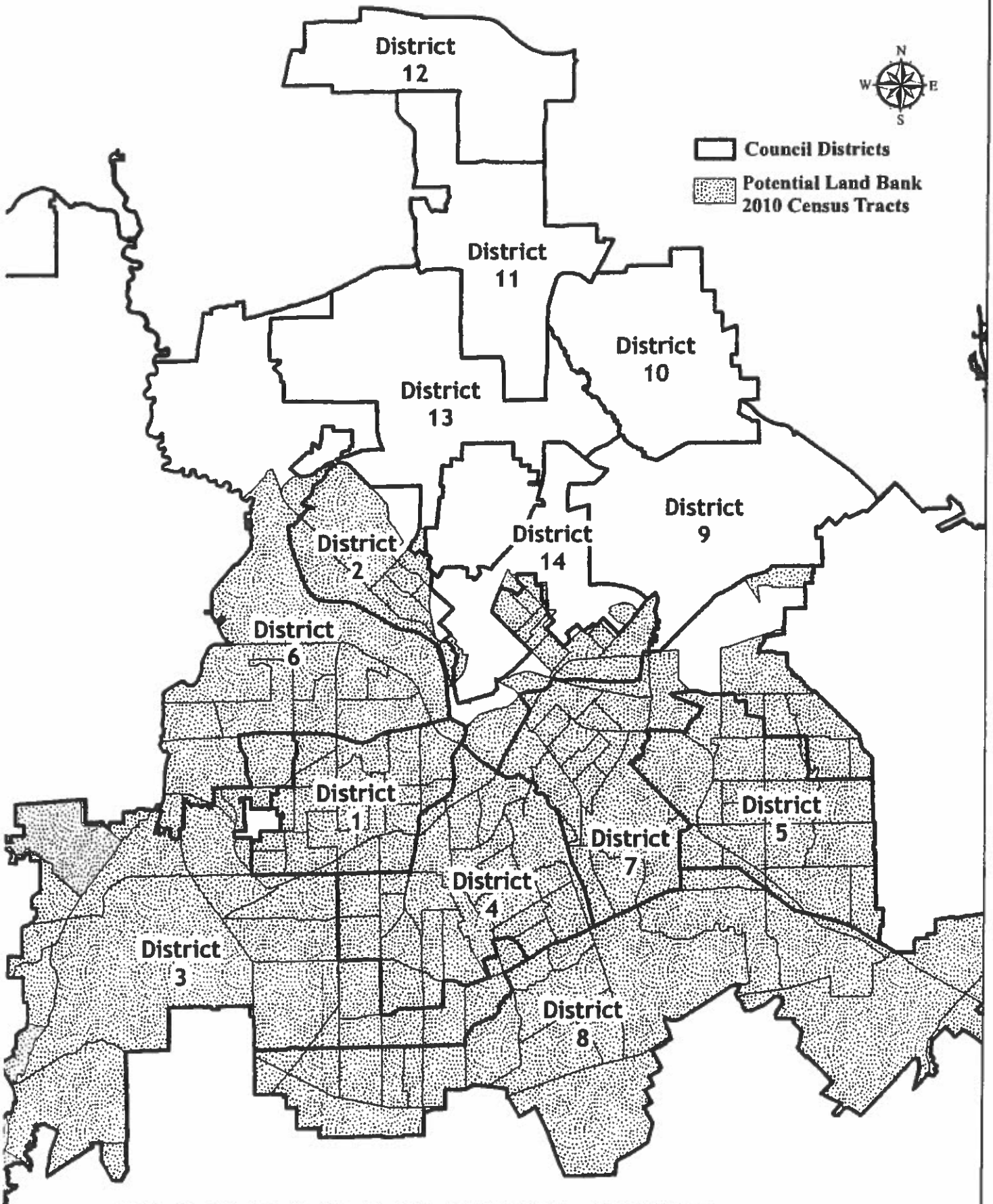
**Linebarger Goggan Blair & Sampson, LLP**

Bridget Moreno Lopez, Managing Partner

**MAP**

Attached

# Potential Land Bank Census Tracts 2014-2015



June 17, 2015

**WHEREAS**, on December 9, 2009, by Resolution No. 09-3031, the City Council authorized Dallas Housing Acquisition and Development Corporation (the "Land Bank") to: (1) enter into a one-year contract beginning October 1, 2009, with Linebarger Goggan Blair & Sampson, LLP ("Linebarger") to provide legal services for up to 300 lots acquired by the Land Bank each year, (2) exercise five one-year renewal options to extend the contract, and (3) expend an amount not to exceed \$300,000 under the contract both during the original term and the subsequent renewal terms; and

**WHEREAS**, on October 10, 2012, by Resolution No. 12-2521, the City Council approved an increase in funding not to exceed \$300,000 for each of the subsequent renewal terms in the contract for legal services between the Land Bank and Linebarger; and

**WHEREAS**, the City Council desires to approve an increase in funding in an amount not to exceed \$75,000 during the last subsequent renewal term in the contract for legal services between the Land Bank and Linebarger;

**NOW, THEREFORE,**

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

**SECTION 1.** That the Land Bank is hereby authorized to expend an amount not to exceed \$75,000 during the last subsequent renewal term in the contract for legal services between the Land Bank and Linebarger in accordance with the other terms of the contract.

**SECTION 2.** That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Linebarger Goggan Blair & Sampson, LLP

Vendor # 501164

Fund 3T10, Dept. HOU Unit T802, Obj 3099, CT HOUT802G161 - \$53,321.32

Fund 4R10, Dept. HOU Unit R930, Obj 3099, CT HOUR930G162 - \$21,678.68

**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.