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DALLAS, TEXAS



CITY OF DALLAS

## Memorandum

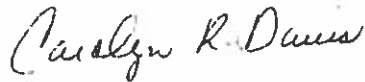
DATE June 12, 2015

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

SUBJECT June 15, 2015 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, June 15, 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 May 18, 2015 Minutes   | Carolyn R. Davis<br>Councilmember                 |
| 2. Fiji Townhomes Project   | Mitchell/O'Donnell<br>(Estimated time 30 minutes) |
| 3. Housing Projects Update  | Mitchell/O'Donnell<br>(Estimated time 30 minutes) |
| 4. National Development Council Award   | For Information Only                              |
| 5. Special Recognition  | Carolyn R. Davis<br>Chair                         |
| 6. Upcoming Agenda Items<br>Housing Items Only  | For Information Only                              |
| a. Land Transfer – Habitat 9 lots   |   |
| b. Land Transfer – ICDC 1 lot   |   |
| c. Contract amendment for Jubilee Park Community Center                                 |   |
| d. Authorize a conditional grant with Sphinx Development Corporation                    |   |
| e. Land Bank – Increase in funding for Linebarger, Goggan Blair & Sampson, LLP contract |   |



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  
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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

May 18, 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: May 18, 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>                  Theresa O'Donnell-Chief Planning Officer,PNV                  Bernadette Mitchell-Interim Director/HOU                  Patrick Inyabri- Interim Assistant Director                  Don Babers-HOU                  Beverly Davis-Asst. Director/FHO                  Robin Bentley-CAO                  Michael Bostic-CAO                  Samuel Oviedo-MCC                  Renita Griggs-CCO                  Doris Edmon-HOU                  Alida Allen-HOU                  Brian Price-HOU</p>
<p><b><u>Other Council Members Present:</u></b></p>	
<p><b><u>Committee Members Absent:</u></b></p>	<p><b><u>Other Attendees</u></b>                  Gail Misener-Dallas Area Habitat for Humanity                  Cyndy Lutz-Dallas Area Habitat for Humanity                  Susan Watkins-ICP</p>

**AGENDA:**

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

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

Presenter(s): Council Member Carolyn R. Davis

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

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

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

**2. Great Update Rebate Program**

**Presenter(s):** Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU/Shanette Brown, Community Services Manager, City of Plano

Information Only:  X

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

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

Follow-up (if necessary):

**3. Home Improvement Incentive Program**

**Presenter(s):** Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU/Dan Johnson, City Manager, City of Richardson

Information Only:  X

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

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

Follow-up (if necessary):

**4. Dallas Area Habitat for Humanity Joppa**

**Presenter(s):** Theresa O'Donnell, Chief Planning Officer/Bernadette Mitchell, Interim Director/Don Babers, HOU

Information Only:    

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

Motion made by: <b>CM Philip Kingston</b>	Motion seconded by: <b>CM Dwaine Caraway</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):

5. Upcoming Agenda Items  
 Housing Items Only

- a. Land Bank Sale- Pace Homes (2 lots)
- b. Land Bank Sale- EDCO (2 lots)
- c. Land Bank Sale- Habitat (3 lots)
- d. Land Bank Sale- Mascorro (1 lot)
- e. Land Bank Sale- New Vision (2 lots)
- f. Land Bank Sale- DFW Construction (5 lots)
- g. Land Bank- Lot Exchange- RPL (4 lots)
- h. Land Bank- Amendment to Harvard Finance Proposal
- i. Authorize Development loan with Builders of Hope CDC
- j. Public Hearing for Substantial Amendment No. 2

Information Only: \_\_

Action Taken/Committee Recommendation(s)

Motion made by: <b>CM Scott Griggs</b>	Motion seconded by: <b>CM Dwaine Caraway</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: 12:10 P.M.

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

# Memorandum



DATE June 12, 2015

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

SUBJECT Fiji Townhomes Project

On Monday, June 15, 2015, you will be briefed on Fiji Townhomes Project. 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  
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# Fiji Townhomes Project

A Briefing To The  
Housing Committee

Housing/Community Services Department

June 15, 2015



# [ Purpose ]

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- Present a single family townhome project to be located at 8<sup>th</sup> Street and Corinth
- Request approval of the Housing Committee for City Council consideration on June 17, 2015



# [ Neighborhood ]

- Council District 4
- Located in South Dallas
- 300 block of Tonga Street
- Across the street from the DART-8<sup>th</sup> & Corinth Station
- Phase I of redevelopment was Fiji Senior Villas 130 units

# Development Site



**Phase II**  
50 Townhomes  
3BR, 2GrG

**Phase I**  
Elderly Housing  
130 Units (1&2 BR)

**Phase IIB—60 Bed Assisted Living**

**Phase IIIB**  
Office Oncology  
19,000 SF

**Phase IIIA**  
Apartment—74 Units  
Retail—12,000SF  
Garage—240 Spaces



# [ Developer ]

- Sphinx Development Corporation (SDC)
  - Jay Oji, President/CEO
  - Dallas based real estate development company committed to affordable housing provision
  - The company's development experience goes back to the mid 80's
  - They have collaborated or joint-ventured more than 1,500 units in the State of Texas
  - They have produced mass housing developments on international initiatives of more than 5,000 housing units within master planned communities
  
- JP & Associates Realtors-marketing & sales

# SDC Experience

- SDC has developed eight projects in the metroplex with six of those projects in Dallas
  - Ewing Villas (2001)
    - \$10M Town Home project adjacent to Dallas Zoo and DART Station
    - 80-unit rental project with 100% of units at 60% or below Area Median Family Income (AMFI)
  - Sphinx at Murdeaux Villas (2002)
    - \$15.1M Multi-Family (MF) project at Ledbetter @ Murdeaux Lane (Southeast Dallas)
    - 240-unit rental project with 100% of units at 50% AMFI
  - Sphinx @ Delafield Villas (2004)
    - \$18M Town Home project in Pleasant Grove at Delafield and Hoyle Ave
    - 204-unit rental project with 100% of units at 60% or below AMFI
  - Sphinx @ Luxar (2005)
    - \$10.5M MF project at Cockrell Hill and West Kiest
    - 100-unit rental project with 100% of units at 60% or below AMFI
  - Reese Townhomes (2005)
    - \$8.7M MF project at 1201 S. Ewing
    - 80-unit rental project with 100% of units at 60% or below AMFI
  - Fiji Senior Villas (2009)
    - 201 Fran Way
    - 130 unit rental project with 100% of units at 60% or below AMFI

# [Townhouse Project]

- Project includes the new construction of 49 attached townhomes
- Located just south of the Fiji Seniors Apartment project and across from the DART Corinth Station
- Units will be 3-4 bedroom, 2.5 baths, approximately 1400+ sq.ft.
- Anticipated sale price of homes up to \$150,000
- The project will be a mixed income development allowing potential homebuyers with incomes up to 140% of Area Median Family Income (AMFI)
- Request is for \$25,000 per home for gap financing construction costs, up to \$1,225,000



# Sources and Uses

## SOURCES

Lender-Legacy Texas	\$ 5,058,000
City Funding	\$ 1,225,000
Owner equity	<u>\$ 1,187,583</u>
<b>TOTAL SOURCES</b>	<b>\$ 7,470,583</b>

## USES

Land	\$ 680,000
Soft Costs	\$ 648,143
Taxes & Insurance	\$ 155,000
Financing	\$ 168,920
Permits & Fees	\$ 106,100
Hard Construction Costs	\$ 4,912,000
Developer Fee	<u>\$ 800,420</u>
<b>TOTAL USES</b>	<b>\$ 7,470,583</b>

# [ Terms of the Conditional Grant ]

- Grant funds will be applied to a portion of the total development costs in exchange for sale to low to moderate income families at/or below 140% of area median family income
- Construction must begin prior to 09/30/2015
- Construction and sales to be completed by December 31, 2016
- Liens and Deed Restrictions will be executed to ensure performance and will be released upon sale to an eligible buyer



# [ Requested Approval ]

Housing Committee approval of a conditional grant from 2012 General Obligation Bond funds to SDC Compton Housing, L.P. for the construction of 49 townhomes in the amount of \$1,225,000.

# [ Next Steps ]

- June 17, 2015 - City Council consideration of Fiji Townhome Project funding
- June 2015 - contract with SDC and construction to begin
- December 31, 2016 - completion of project

# Memorandum



DATE June 12, 2015

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

SUBJECT Housing Projects Update

On Monday, June 15, 2015, you will be briefed on Housing Projects 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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# Housing Projects Update

A Briefing to the Housing Committee  
Housing/Community Services Department

June 15, 2015



# Purpose

- To provide a summary of projects completed within the past 24 months and current projects under contract with anticipated completion within the next 18 months
- Discuss next steps for FY 2015

# Housing Projects Completed Within The Last 24 Months

- **Council District 2**
  - **Jubilee Park Community Center Corp** - 9 single family homes
- **Council District 4**
  - **City Wide CDC** - Rudy's Commercial - 1,625 square feet of commercial space
  - **City Wide CDC** - Lancaster Urban Village - 14,131 square feet of commercial/retail office space and 193 apartment units
- **Council District 6**
  - **West Dallas Scattered Sites**-20 homes



# Housing Projects Completed Within The Last 24 Months

- **Council District 7**
  - **Buckeye Trail Commons** - 323 units intergenerational units
  - **East Dallas Community Organization** - Bexar Street-6 townhomes
  - **East Dallas Community Organization** - 3 Single family homes
  - **Frazier Revitalization Inc** - Parkland Medical Facility
  - **Heroes House, LLC** - 24 multi-family units
  - **South Dallas/Fair Park ICDC** - Pittman Place – 5 single family homes
- **Council District 8**
  - **Thornton Heights** - 6 single family homes
- **Council District 14**
  - **Atmos Phase I** - 107 Multi-family units for families completed
  - **Atmos Phase II** - Ground floor commercial and 123 apartment units
  - **Continental** - Ground floor commercial and 203 apartments downtown



# Housing Projects With Anticipated Completions Over The Next 18 Months

- **Council District 1**
  - **Wynnewood Family Project** - 160 units
- **Council District 2**
  - **Deaf Action Center** - Martha's Vineyard - 100 multi-family units
  - **Fowler Homes** - 7 senior units
  - **Jubilee Park CCC** - 9 single family homes
  - **Shared Housing** - 20 permanent supportive housing units
- **Council District 3**
  - **Oak Glen Apartments** - 64 multi-family units
- **Council District 4**
  - **City Wide CDC** - Serenity Apartments- 45 units
  - **2000 Roses** - 1 single family home
  - **Habitat for Humanity** - 30 single family homes
  - **Gateway on Clarendon** - 125 multi-family units
  - **Greenleaf Ventures** - Buckner Terrace - 50 to 53 single family units
  - **Sphinx Fiji Townhomes** - 49 single family units



# Housing Projects With Anticipated Completions Over The Next 18 Months

- **Council District 6**

- **Builders of Hope** - West Dallas - 17 single family homes
- **Builders of Hope** - Creekside Project - 10 single family units
- **GreenleafVentures** - Singleton Blvd - 116 single family units

- **Council District 7**

- **Builders of Hope** - 12 single family units in Prairie Creek
- **Central Dallas CDC** - 50 permanent supportive housing units
- **Hall Family** - 38 apartment units
- **Hatcher Gardens** - 10 apartment units & 2 retail spaces
- **East Dallas Community Organization** - 7 senior units
- **South Dallas/Fair Park ICDC** - 5 single family homes in Pittman Place
- **Southfair CDC** - Fair Park Estates - 2 single family homes
- **Southfair CDC Townhomes** - 4 single family townhomes

# Housing Projects With Anticipated Completions Over The Next 18 Months



- **Council District 8**
  - **Kleberg Villas** - 25 single family homes
  - **Thornton Heights** - 12 single family homes
  - **City Wide CDC - Runyon Springs** - 10 single family homes
- **Council District 11**
  - **Summit Apartments** - 98 multi-family units
- **Council District 12**
  - **Fountains of Rosemeade** - 382 units

# NIP Projects

## South Dallas- Greater Fair Park NIP

- **Spring Avenue Redevelopment:** Construction start on Spring Avenue-Phase I streetscape and public improvements in April 2013 with completion pending ROW acquisition.
- December 13, 2013 grand opening of MyChildren's Medical Clinic, the first new commercial building along the new Spring Avenue Corridor.

## West Dallas NIP

- **Neighborhood Infrastructure Improvements:** Neighborhood sidewalk improvements within the Los Altos community commenced December 2014 and were completed in June 2015. Two additional phases are scheduled for commencement October 2015.

## Lancaster Corridor / Cigarette Hill

- **Miller Family Park Improvements:** Installation of LED Security lighting, picnic tables, BBQ grills and creation of small plaza on track completed 2013.
- **Neighborhood Lighting:** Additional street lighting installed 2013 at the request of residents.
- **Neighborhood Beautification:** Beautification and clean-up efforts ongoing with Cigarette Hill/Alameda Heights Crime Watch Association



MyChildren's Mill City - 4922 Spring Ave.

# NIP Projects

## South Dallas- Ideal/Rochester Park

- **Bexar Street Redevelopment Investment Center (DPD):** Construction complete. Center began operations September 2014.
- **Bexar Street Public Improvements:** Construction of Phase II, Phase III street, streetscape and gateway improvements in progress, with completion by July 2015.
- **Ideal/Rochester Park Neighborhood:** Public improvements within the Ideal and Rochester Park neighborhood underway. Projects include neighborhood street and green space improvements, gateway enhancements, landscaping, neighborhood banners, security measures, and monthly stakeholder engagement.
- **Bexar Street Pocket Park** Pocket park proposed for 5414 Bexar Street. Design completion estimated by July 2015 with construction start by October 2015.
- **Façade Improvements** Façade improvements to existing businesses along the Bexar Street corridor are underway, with two businesses under application review. Improvements to be completed by September 2015



DPD Bexar Street Redevelopment Investment Center

## North Oak Cliff / Marsalis NIP

- **Median Improvements:** 138 W. Davis acquired December 2013. Remediation and clean-up underway.
- Phase II - Project is in conjunction with revitalization efforts for a proposed streetcar station to be funded by TxDOT and DART.

# Summary

- **Completed Over Last 24 Months**
  - 69 single family units
  - 973 multi-family units
  - 30,000 sq. ft. retail/commercial space (est.)
  - 1 medical facility
- **Anticipated Production Over Next 18 Months**
  - 352 single family units
  - 1,106 multi-family units
  - 70 permanent supportive housing units



# QUESTIONS

# Memorandum



DATE June 12, 2015

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

SUBJECT National Development Council Award

On Thursday May 14<sup>th</sup>, the National Development Council (NDC) awarded the City of Dallas with a national award for the Lancaster Urban Village project. The award recognizes innovative and impactful developments which change the lives of residents in underserved communities across the country. While the project went through formal evaluations to be selected as a finalist, a vote among peer cities and attendees at the NDC Academy held in Washington D.C. provided the award as top in the country. The announcement of the award can be found on line at <http://ndcacademy.org/updates/>

Details regarding the Lancaster Urban Village project can be found in the attached information sheet. Please let me know if you have any questions.



Theresa O'Donnell, Chief Planning Officer

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Lancaster Urban Village  
4417 S. Lancaster Rd.

The Lancaster Urban Village (LUV) opened in June 2014 as a culmination of over five years of cooperation between the public and private sector. The mixed-use project, with over 190 apartments and 14,000sq feet of retail space is the most significant new housing investment in Dallas' Lancaster Corridor in over 40 years.

The Lancaster Corridor is home to the VA's second largest facility nationwide, which employs over 4,700 people. It also is served by Dallas Area Rapid Transit's (DART) Light Rail system.

However, redevelopment in the Lancaster Corridor was challenging because of low median family income, high unemployment and high poverty. These challenging conditions required multiple public sector funding sources to be used; without these multiple sources, the project would not have been built.

The total project cost for LUV was \$27.8 million. The commercial portion was \$11.9 million; residential portion was \$15.9 million. Of the 193 units, 100 are affordable at 80% AMFI, and 93 are market rate. The retail space is leased to a Subway and Papa Johns, with a dental office, coffee shop and additional VA office space in the works.

## **Funding Sources**

### **Residential Funding**

**HUD 221(d)(4)**— FHA guarantee program for market-rate and affordable housing.

### **Mixed-Use Funding**

**HUD Section 108 Guaranteed Loan**— A low interest flexible subordinate loan tool controlled by the City and guaranteed by City's future CDBG allocation, subject to HUD regulatory requirements for job creation and affordable housing.



**Transit Oriented Development Tax Increment Financing District—** Large \$185MM North/South TIF (connected by DART line) with good long-term potential to subsidize the Lancaster Urban Village project. The active tax-base generating projects under construction located in Northern Dallas portions of TIF produce TIF increment for the southern projects;

**Commercial Funding**

**New Markets Tax Credits—** Federal tax credit administered by US Treasury competitively allocated to about 85 certified “community development entities” (CDEs) per year. Supports industrial, community facility, commercial & mixed-use, investment in qualifying Low Income Census tracts.

**Public Private Partnership Fund—** Flexible funding source funded and administered by City of Dallas. Very scarce resource structured as flexible, forgivable loan. Used to fund initial site acquisition and predevelopment; later converted to junior term debt

Participants in the success of the project include:

**Owner – Development Partner**

City Wide Community Development Corporation, Sherman Roberts, President/CEO  
Catalyst Urban Development, Paris Rutherford and Rhys Heinsch, members

**Lenders – Investors**

U.S. Bank

Greystone

U.S. Dept. of Housing and Urban Development

Shirley Henley, Director, CPD Regional Office

Jerry Jensen, Senior CPD Representative

Paul Webster, Director, Financial Management Division

Hugh Allen, Deputy Director, Financial Management Division

**New Markets Tax Credit Consultant**

S.B. Friedman & Company  
Tony Smith, Executive Vice President

**Dallas Development Fund**

Mark Foster, Counsel

**City of Dallas Staff**

Housing/Community Services Department  
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Karl Zavitkovsky  
Lee McKinney  
Karl Stundins  
Sue Hounsel  
Heather Lepaska

Office of Financial Services  
Chan Williams

City Attorney's Office

**Outside Counsel**

Darren Harrell, Condon Thornton Sladek Harrell

**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

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### **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

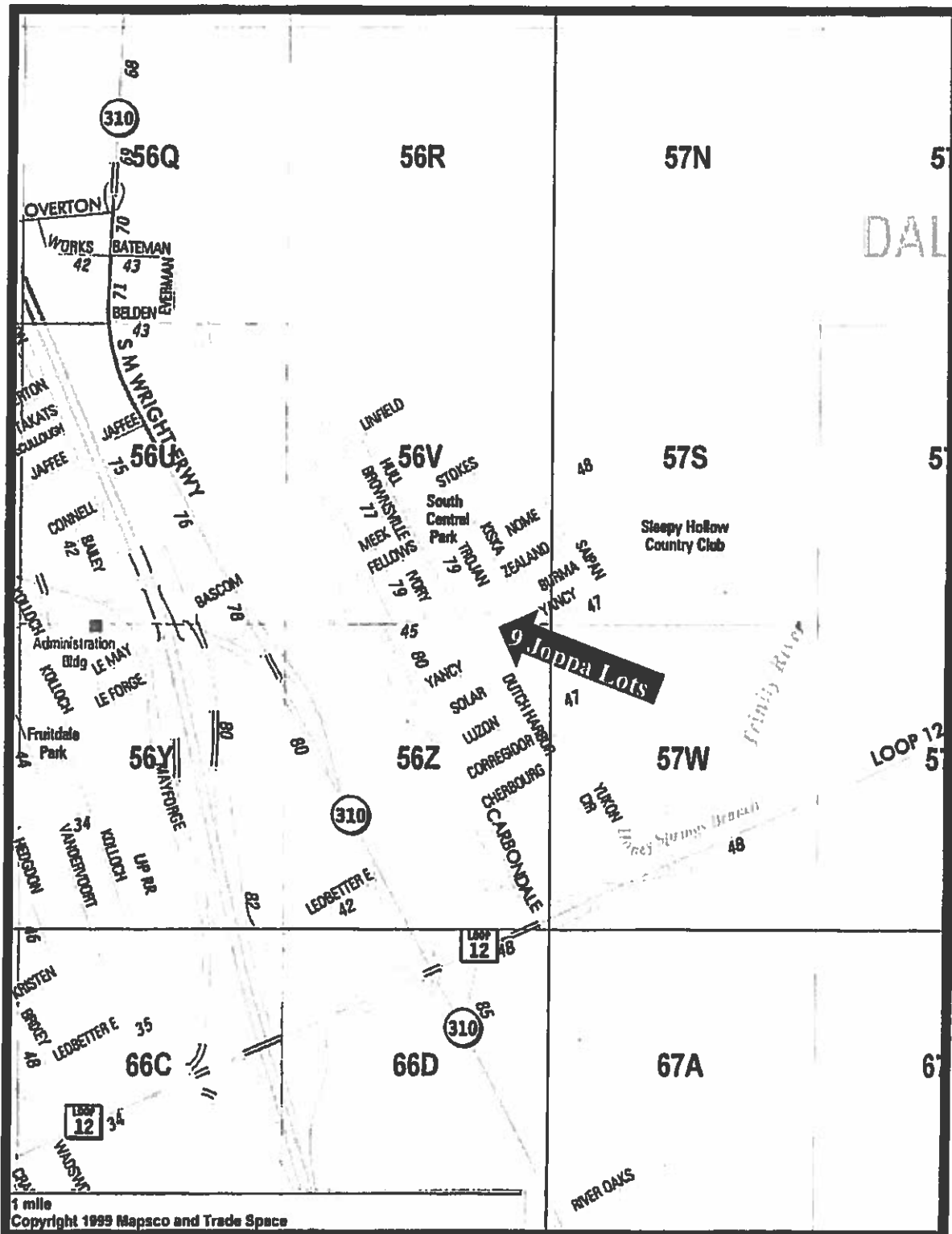
## **MAP**

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

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**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**

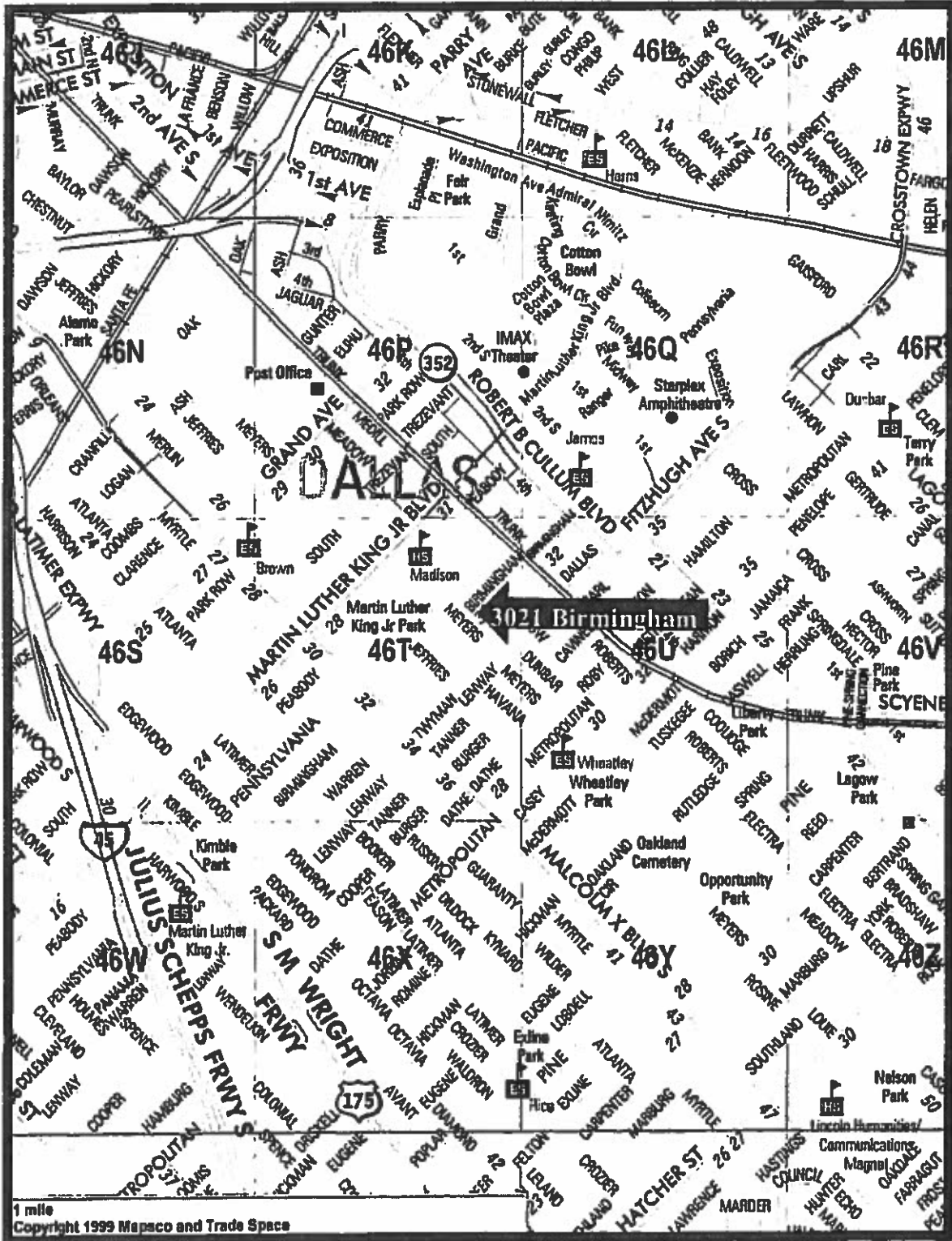
No cost consideration to the City

## **MAP**

Attached

### Tax Foreclosure and Seizure Property Resale

<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.	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 Inncercity 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

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**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

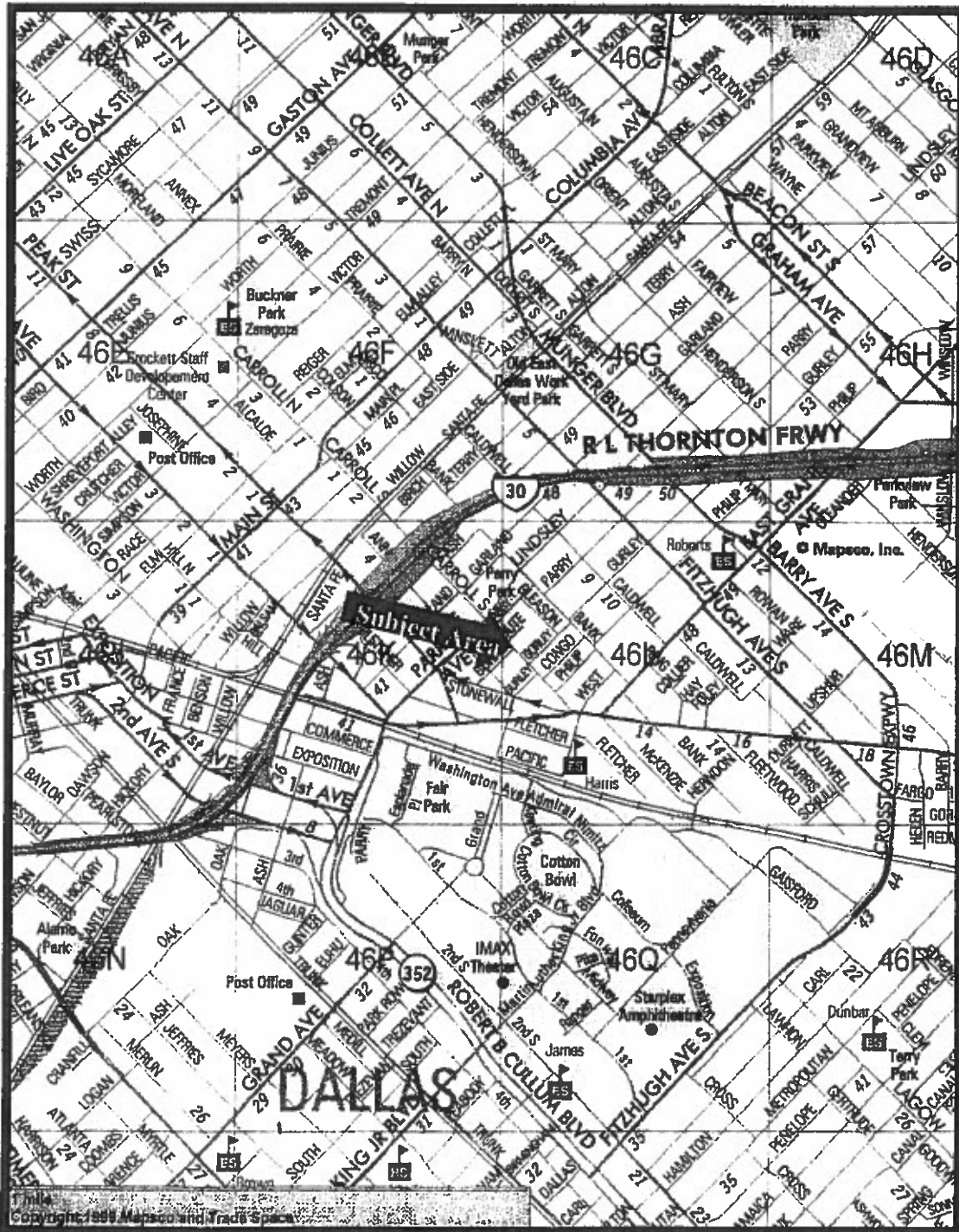
**OWNER/DEVELOPER**

**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

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**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

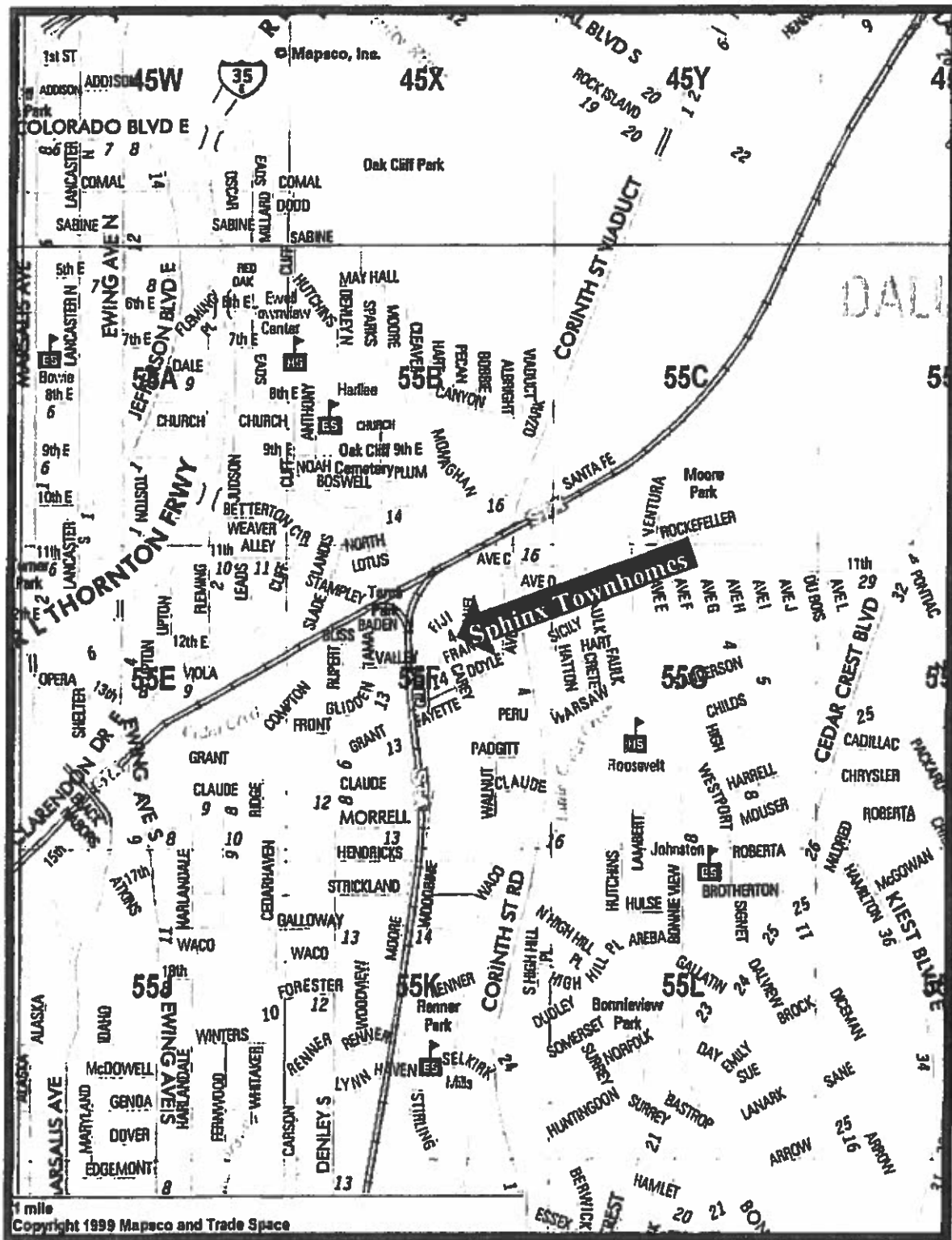
**DEVELOPER**

**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

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**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)**

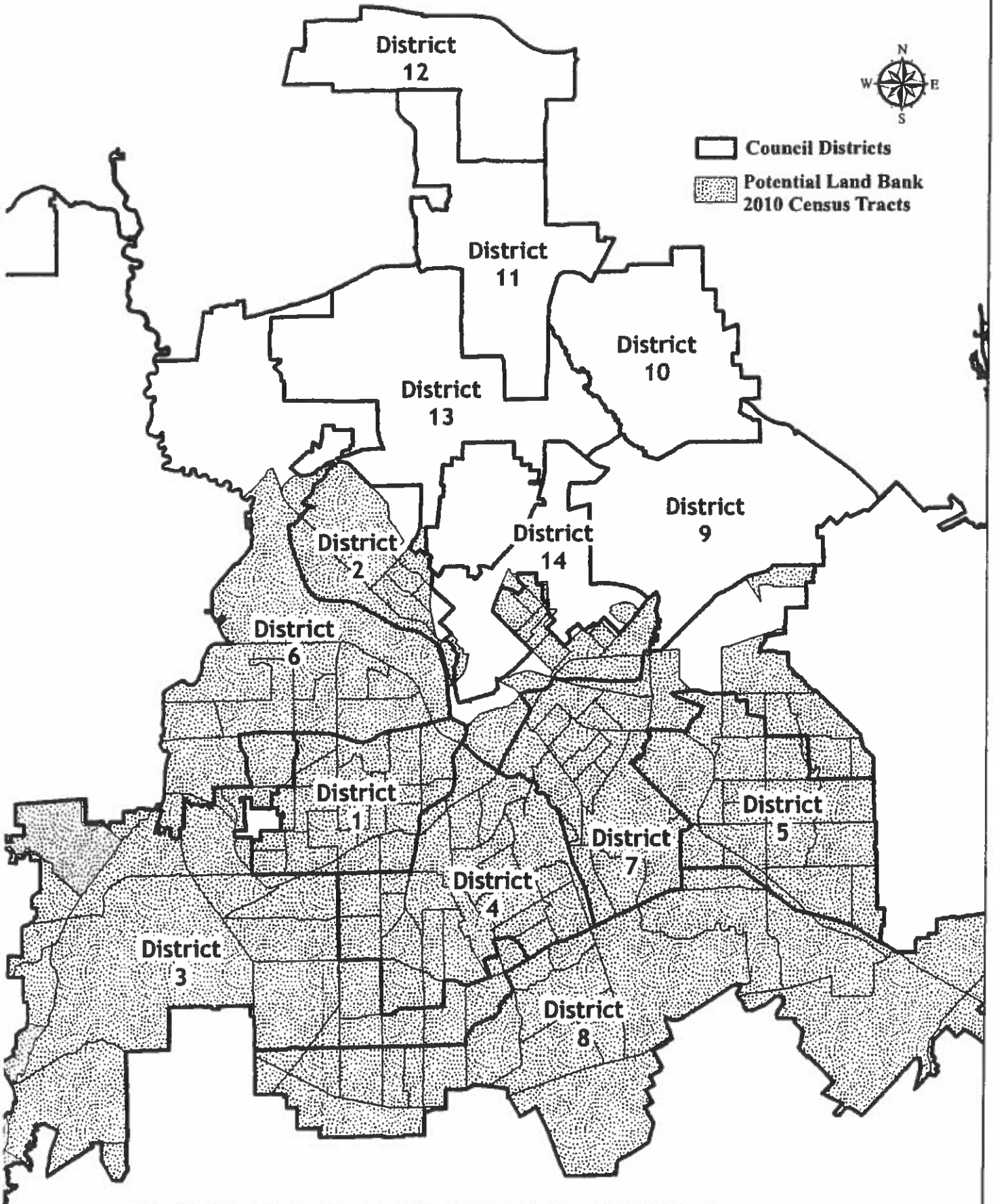
**Linebarger Goggan Blair & Sampson, LLP**

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.