

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 42K 43K 44N

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**SUBJECT**

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

**BACKGROUND**

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

Coria Corporation Inc. has submitted a proposal and development plan to DHADC for 3 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Coria Corporation Inc. to the City's Land Bank, the sale of those lots from DHADC to Coria Corporation Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Coria Corporation Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Coria Corporation Inc. and construction financing is not closed within three years of conveyance.

**BACKGROUND (continued)**

Coria Corporation Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,600 to 2,000 square feet and from \$120,000 to \$160,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$15,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

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

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On March 24, 2016, DHADC approved the development plan and sale of 3 lots from DHADC to Coria Corporation Inc.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

Coria Corporation Inc.

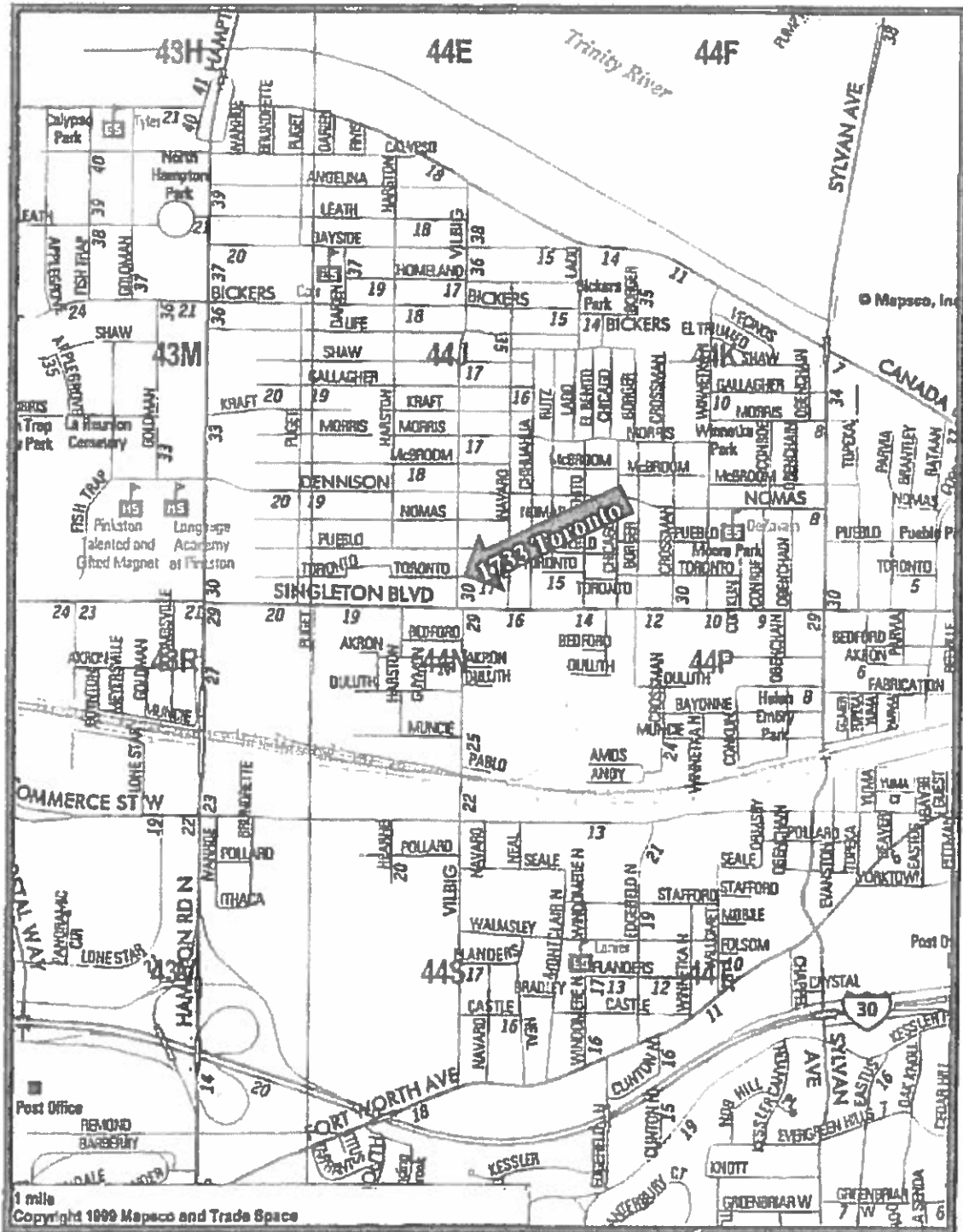
Santos Coria, President

**MAPS**

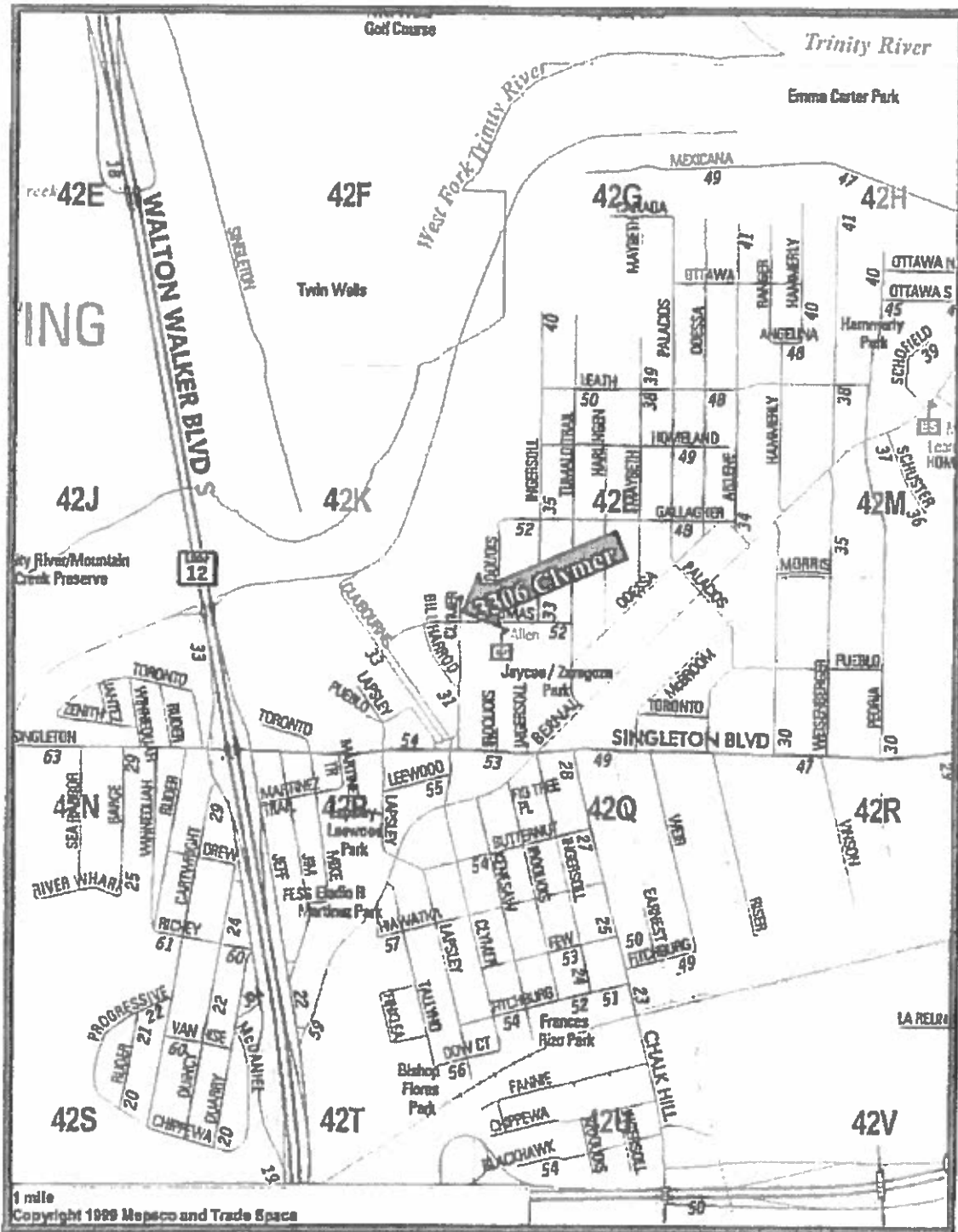
Attached

**Land Bank (DHADC) Sale of Lots to  
Coria Corporation Inc.**

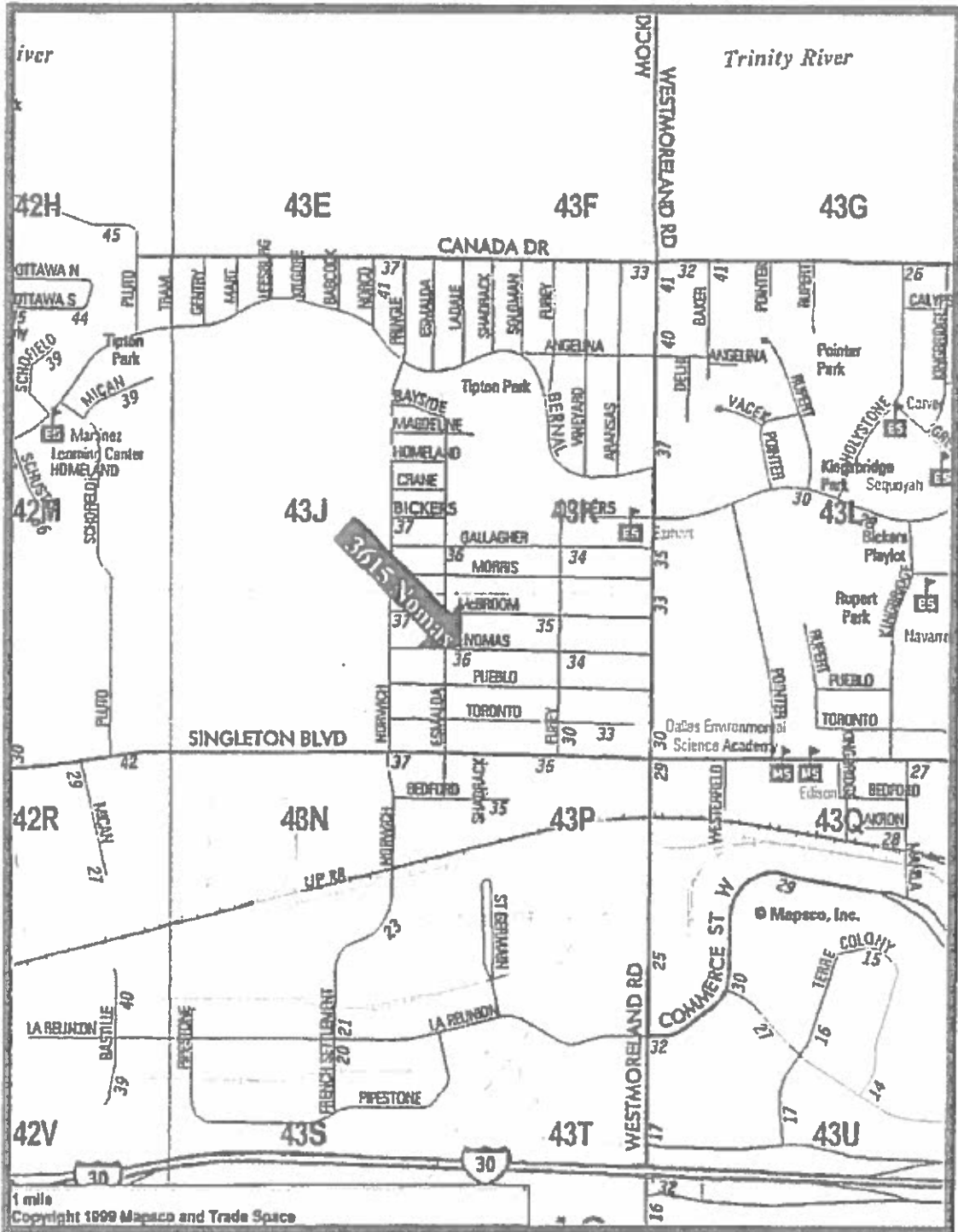
<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 1733 Toronto	44N	6	\$ 6,846.51
2. 3306 Clymer	42K	6	\$10,170.31
3. 3615 Nomas	43K	6	\$14,615.88



MAPSCO 44N



**MAPSCO 42K**



MAPSCO 43K

April 27, 2016

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

**WHEREAS**, Coria Corporation Inc. submitted a proposal and development plan to DHADC for 3 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Coria Corporation Inc. and authorize the sale of the said 3 lots from DHADC to Coria Corporation Inc. to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Coria Corporation Inc. and the sale of 3 lots shown on Exhibit "A" from DHADC to Coria Corporation Inc. is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1733 Toronto Lot 2, Homestead Addition Block B/7116	Coria Corporation Inc.	1	\$3,000.00
2	3306 Clymer Lot 6, Joe Irwin No 4 Addition Block B/7167	Coria Corporation Inc.	1	\$5,000.00
3	3615 Nomas The Middle 40 Feet of Lot 2, Eagle Ford Gardens Addition Block H/7152	Coria Corporation Inc.	1	\$5,000.00
<b>TOTAL</b>				<b>\$15,000.00</b>



EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 3
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").  
~~1733 Toronto Lot 2 Block B/7114 Homestead Addition~~  
~~3306 Plymex Lot 6 Block B/71167 Joe Irwin No 4 Addition~~  
~~3615 Norman Lot 2.1 Block H/7152 East Ford Gardens Addition~~

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built \_\_\_\_\_  
 Square Footage range of each home \_\_\_\_\_  
 Number of Bedrooms/Baths in each home 1  
 Number of Garages \_\_\_\_\_ Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
 Type of Exterior Veneer \_\_\_\_\_ Which sides \_\_\_\_\_  
 Your Sales Price range without Subsidies to Qualified Low Income Buyer \_\_\_\_\_

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

Number of homes to be built 1  
 Square Footage range of each home 1600-1800  
 Number of Bedrooms/Baths in each home 3 1 2  
 Number of Garages 0 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
 Type of Exterior Veneer Stone/Brick/Siding Which sides front Stone/Brick, siding on both side  
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 120,000-125,000

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

Number of homes to be built 2  
 Square Footage range of each home 1800-2000  
 Number of Bedrooms/Baths in each home 3 1 2  
 Number of Garages 0 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
 Type of Exterior Veneer Stone/Brick/Siding Which sides front Stone/Brick  
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 140,000-160,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

Start of Construction: 180 days after receiving the deed to the property

Completion of Construction: 180 days after start of construction

Sale of first affordable housing unit to low income household: 45 days after completion of construction

Sale of last affordable unit to low income households: 48 days after completion of first house

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 65C D

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**SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – Financing: No cost consideration to the City

**BACKGROUND**

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

Dallas Area Habitat for Humanity has submitted a proposal and development plan to DHADC for 4 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Dallas Area Habitat for Humanity to the City's Land Bank, the sale of those lots from DHADC to Dallas Area Habitat for Humanity and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Dallas Area Habitat for Humanity will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Dallas Area Habitat for Humanity and construction financing is not closed within three years of conveyance.

**BACKGROUND (continued)**

Dallas Area Habitat for Humanity will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,387 square feet and from \$93,500 to \$115,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (4 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$20,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

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

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On March 24, 2016, DHADC approved the development plan and sale of 4 lots from DHADC to Dallas Area Habitat for Humanity.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

**Dallas Area Habitat for Humanity**

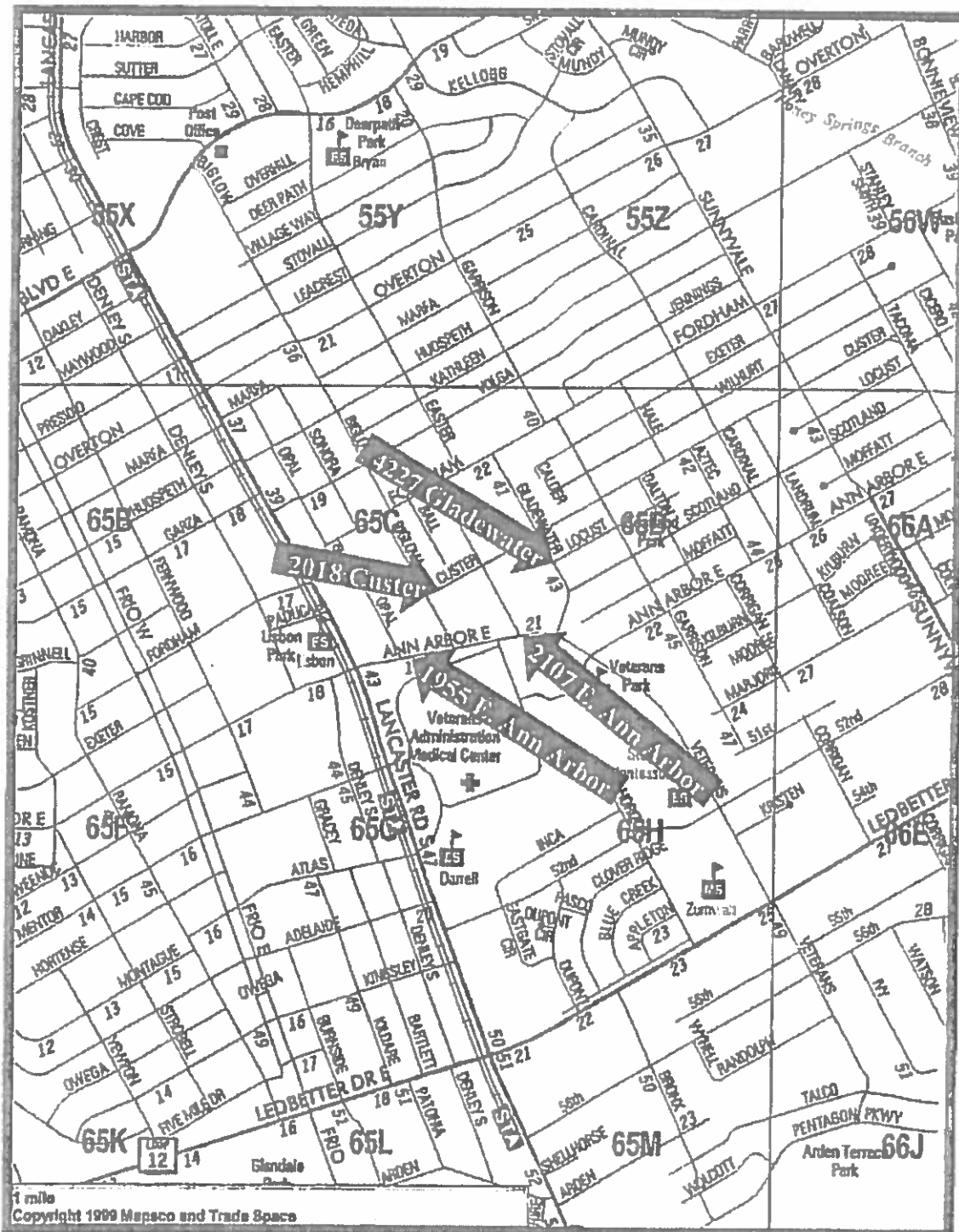
William D. Hall, Chief Executive Officer

**MAP**

Attached

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

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 2018 Custer	65C	4	\$11,992.34
2. 1955 E. Ann Arbor	65C	4	\$14,322.18
3. 2107 E. Ann Arbor	65D	4	\$20,465.02
4. 4227 Gladewater	65D	4	\$22,041.69



**MAPSCO 65C & 65D**

April 27, 2016

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

**WHEREAS**, Dallas Area Habitat for Humanity submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Dallas Area Habitat for Humanity and authorize the sale of the said 4 lots from DHADC to Dallas Area Habitat for Humanity to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Dallas Area Habitat for Humanity and the sale of 4 lots shown on Exhibit "A" from DHADC to Dallas Area Habitat for Humanity is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2018 Custer Part of Lot 1, Oak Cliff Gardens Addition Block 5/5019	Dallas Area Habitat for Humanity	1	\$5,000.00
2	1955 E. Ann Arbor The West 60 Feet of Lot 9, Oak Cliff Gardens Addition Block 1-4340 1/2	Dallas Area Habitat for Humanity	1	\$5,000.00
3	2107 E. Ann Arbor Part of Lot 5, Oak Cliff Gardens Addition Block 6/5020	Dallas Area Habitat for Humanity	1	\$5,000.00
4	4227 Gladewater Part of Lot 9A, Oak Cliff Gardens Addition Block 6/5020	Dallas Area Habitat for Humanity	1	\$5,000.00
<b>TOTAL</b>				<b>\$20,000.00</b>



EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

No.	Street #	Street Name	Lot	Block	Subdivision	DCAD Value	Plan
1	201A	Custer	1B	5/5019	Oak Cliff Gardens	\$ 6,900.00	TBD
2	1968	E Ann Arbor	9	1/4340	Oak Cliff Gardens	\$ 7,000.00	TBD
3	2107	E Ann Arbor	---	SWPT 5 85X117.3X100X135	Oak Cliff Gardens	\$ 10,350.00	TBD
4	4227	Gladeview	---	PT 9-50X150 GLADEWATER	Oak Cliff Gardens	\$ 6,900.00	TBD

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots \_\_\_\_\_  
Square Footage of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home \_\_\_\_\_ / \_\_\_\_\_  
Number of Garages 1 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer \_\_\_\_\_ Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

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

Number of homes to be built on lots \_\_\_\_\_  
Square Footage of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home \_\_\_\_\_ / \_\_\_\_\_  
Number of Garages \_\_\_\_\_ Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Brick and/or hardiboard Which sides see elevations for details  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$93,500-110,000

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

Number of homes to be built on lots 1 on each lot  
Square Footage of each home Approximately 1387 AC: 1804 total  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages 1 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Brick and/or hardiboard Which sides see elevations for details  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$93,500 - \$115,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 1095 days

Completion of Construction 1215 days

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

Sale of last affordable unit to low income households 1305 days

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 56V Z

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**SUBJECT**

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

**BACKGROUND**

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

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**BACKGROUND (continued)**

Dallas Area Habitat for Humanity will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,387 square feet and from \$93,500 to \$110,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$10,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

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

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program. .

On March 24, 2016, DHADC approved the development plan and sale of 2 lots from DHADC to Dallas Area Habitat for Humanity.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

Dallas Area Habitat for Humanity

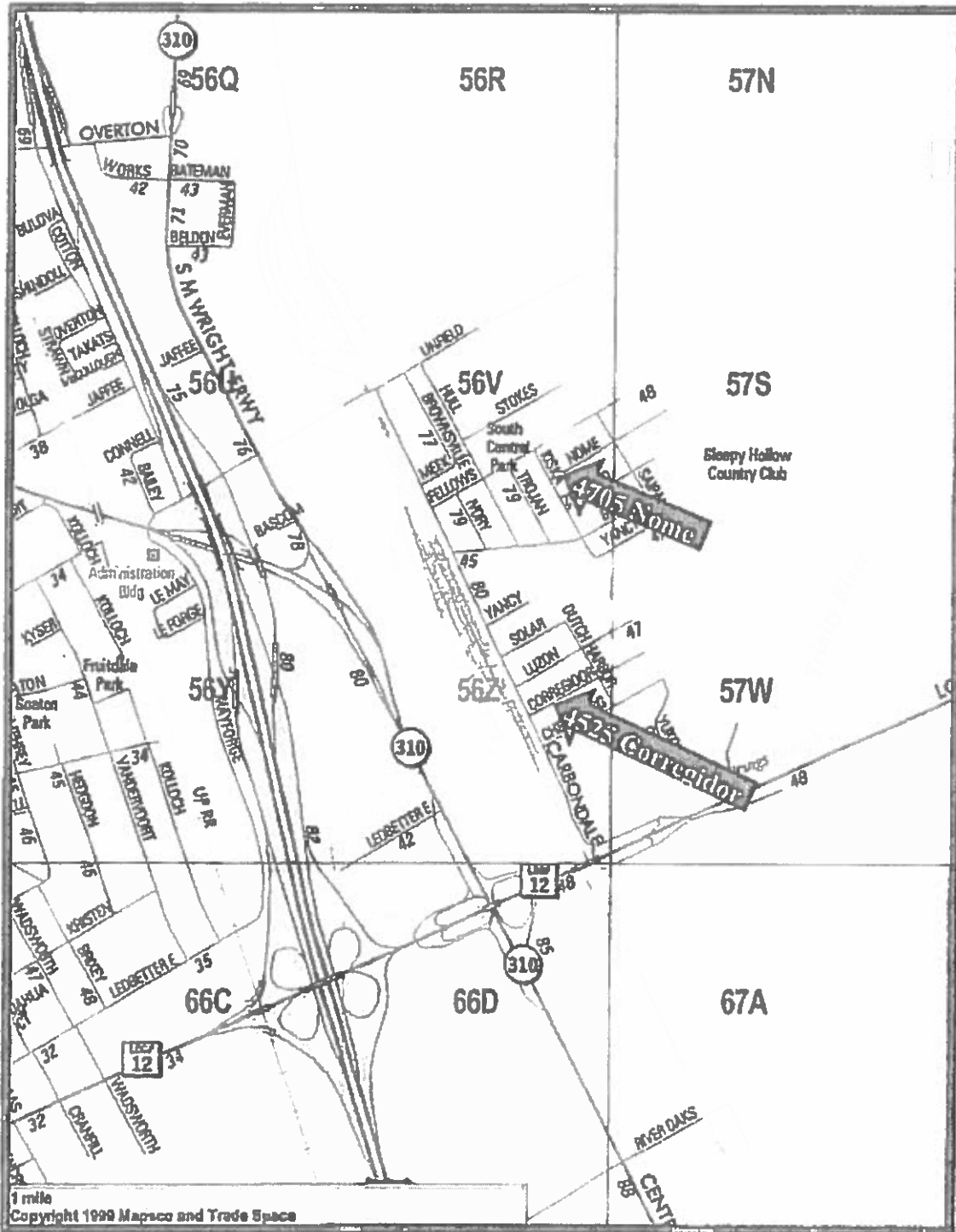
William D. Hall, Chief Executive Officer

**MAP**

Attached

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

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4525 Corregidor	56Z	7	\$10,559.37
2. 4705 Nome	56V	7	\$ 9,554.35



**MAPSCO 56V & 56Z**

April 27, 2016

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

**WHEREAS**, Dallas Area Habitat for Humanity submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Dallas Area Habitat for Humanity and authorize the sale of the said 2 lots from DHADC to Dallas Area Habitat for Humanity to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Dallas Area Habitat for Humanity and the sale of 2 lots shown on Exhibit "A" from DHADC to Dallas Area Habitat for Humanity is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4525 Corregidor Lot 22, Central Avenue Addition Block D/7647	Dallas Area Habitat for Humanity	1	\$5,000.00
2	4705 Nome Lot 16, Central Avenue Addition No 3 Block A/7648	Dallas Area Habitat for Humanity	1	\$5,000.00
<b>TOTAL</b>				<b>\$10,000.00</b>



**EXHIBIT B**

**SECTION II: DEVELOPMENT PLAN**

**A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT**

(1) Number of lots requested in this proposal. 2

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

Street #	Street Name	Lot	Block	Subdivision	DCAD Value	Plan
4625	Corregidor	22	O/7647	Central Avenue	\$ 2,000.00	T&D
4708	None	16	None	Central Avenue	\$ 2,000.00	T&D

**B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT**

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

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

Number of homes to be built on lots \_\_\_\_\_  
Square Footage of each home \_\_\_\_\_  
Number of Bedrooms/Baths in each home \_\_\_\_\_ / \_\_\_\_\_  
Number of Garages 1 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer \_\_\_\_\_ Which sides \_\_\_\_\_  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \_\_\_\_\_

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

Number of homes to be built on lots 1 on each lot \_\_\_\_\_  
Square Footage of each home Approximately 1387 AC: 1804 total  
Number of Bedrooms/Baths in each home 3 / 2  
Number of Garages \_\_\_\_\_ Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Brick and/or hardiboard Which sides see elevations for details  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$93,500-110,000

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

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

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

**PROVIDE FLOOR PLANS AND ELEVATIONS.**

### C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 1095 days  
Completion of Construction 1215 days  
Sale of first affordable housing unit to low income households 1305 days  
Sale of last affordable unit to low income households 1305 days

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 4, 5  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 55S 57R

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**SUBJECT**

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

**BACKGROUND**

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

JDS-Q Services, LLC has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by JDS-Q Services, LLC to the City's Land Bank, the sale of those lots from DHADC to JDS-Q Services, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to JDS-Q Services, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by JDS-Q Services, LLC and construction financing is not closed within three years of conveyance.

**BACKGROUND (Continued)**

JDS-Q Services, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,400 to 1,600 square feet and from \$115,000 to \$120,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (2 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$10,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

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

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On March 24, 2016, DHADC approved the development plan and sale of 2 lots from DHADC to JDS-Q Services, LLC.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

JDS-Q Services, LLC

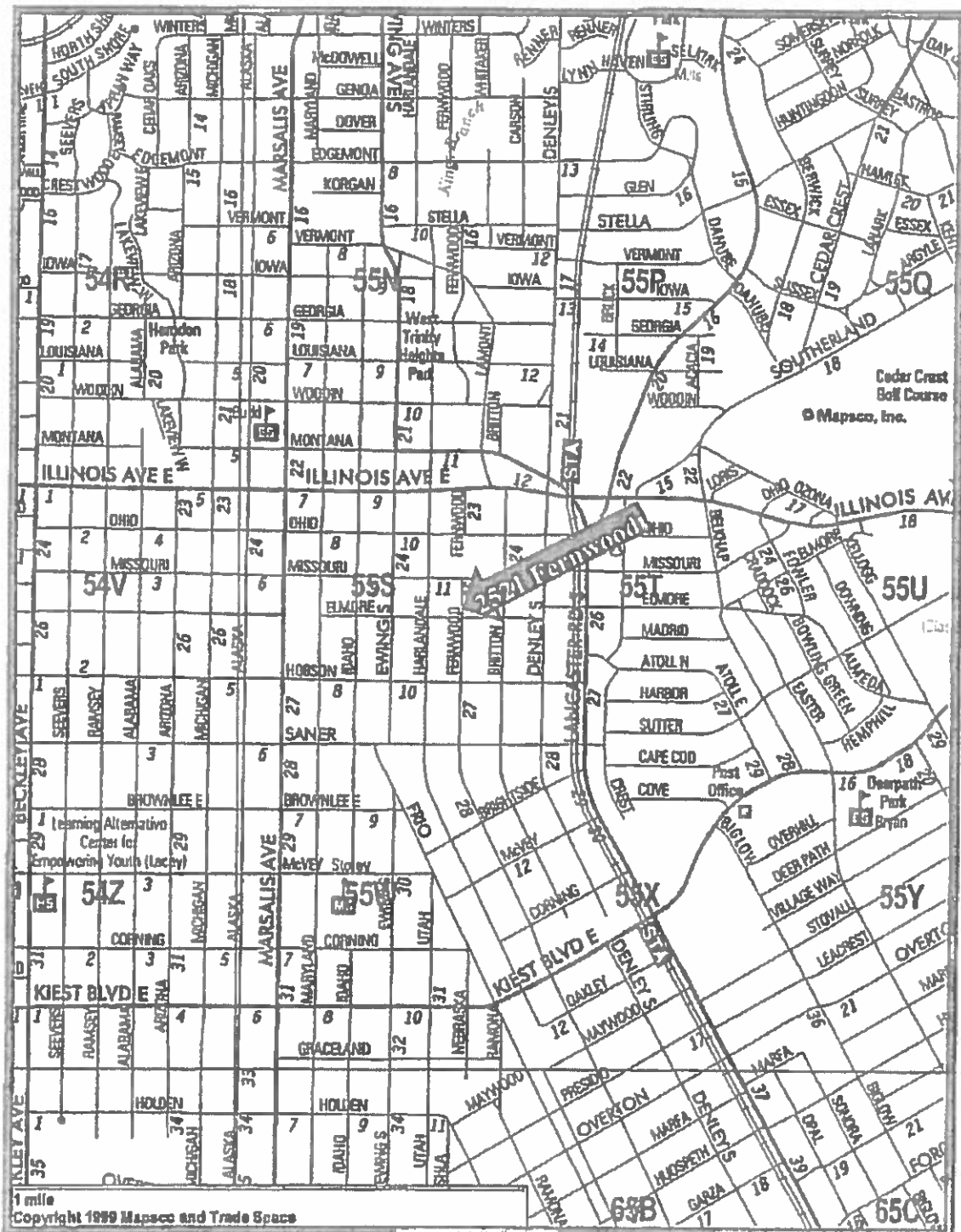
La'Quonda Brewer, Managing Member

**MAPS**

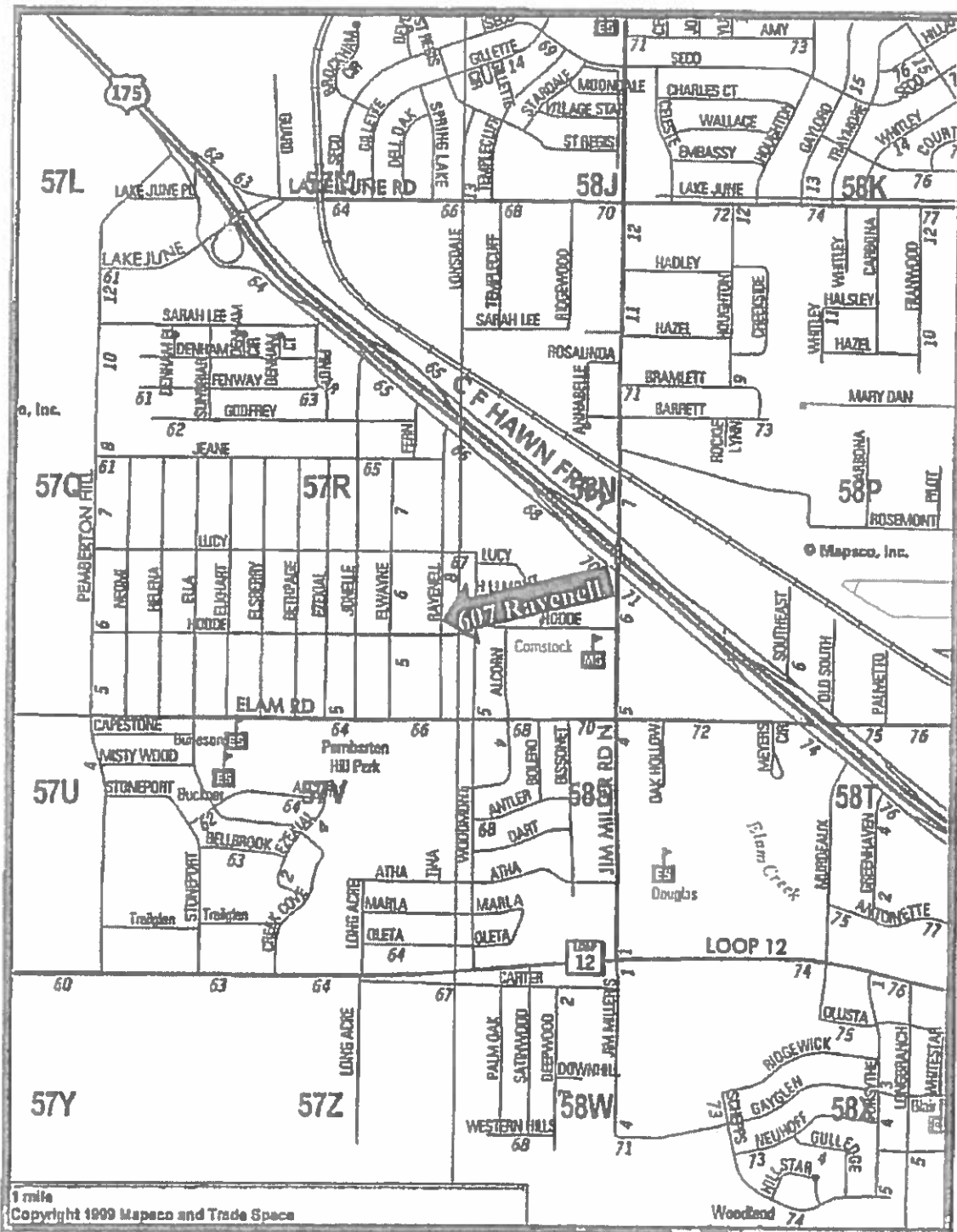
Attached

**Land Bank (DHADC) Sale of Lots to  
JDS-Q Services, LLC**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 2521 Fernwood	55S	4	\$13,720.78
2. 607 Rayenell	57R	5	\$23,908.97



MAPSCO 55S



**MAPSCO 57R**

April 27, 2016

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

**WHEREAS**, JDS-Q Services, LLC submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by JDS-Q Services, LLC and authorize the sale of the said 2 lots from DHADC to JDS-Q Services, LLC to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by JDS-Q Services, LLC and the sale of 2 lots shown on Exhibit "A" from DHADC to JDS-Q Services, LLC is approved.

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

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



EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2521 Fernwood Lot 7, Tunny Heights #3 Addition Block 18/3688	JDS-Q Services, LLC	1	\$5,000.00
2	607 Raynell Lot 15, Pleasant Heights Addition 3rd Section Block 8/6252	JDS-Q Services, LLC	1	\$5,000.00
<b>TOTAL</b>				<b>\$10,000.00</b>

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

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

2521 Fernwood  
607 Rayehell

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots 2  
Square Footage of each home 1,400 - 1,600  
Number of Bedrooms/Baths in each home 4 / 2  
Number of Garages 1 Number of Carports     Detached     Attached      
Type of Exterior Veneer Brick Which sides Front  
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 115 - 120,000

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

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

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 30 days  
Completion of Construction 45 days  
Sale of first affordable housing unit to low income households 60 days  
Sale of last affordable unit to low income households 60 days

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 2, 4, 6, 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 42U 46G S 55T

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**SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; (2) the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and (3) execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City – Financing: No cost consideration to the City

**BACKGROUND**

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

KW New Vision Properties and Land, Inc. has submitted a proposal and development plan to DHADC for 5 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by KW New Vision Properties and Land, Inc. to the City's Land Bank, the sale of those lots from DHADC to KW New Vision Properties and Land, Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

## **BACKGROUND (continued)**

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

KW New Vision Properties and Land, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,400 to 1,900 square feet and from \$110,000 to \$175,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (3 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$25,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

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

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On March 24, 2016, DHADC approved the development plan and sale of 5 lots from DHADC to KW New Vision Properties and Land, Inc.

Information about this item will be provided to the Housing Committee on April 18, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

**KW New Vision Properties and Land, Inc.**

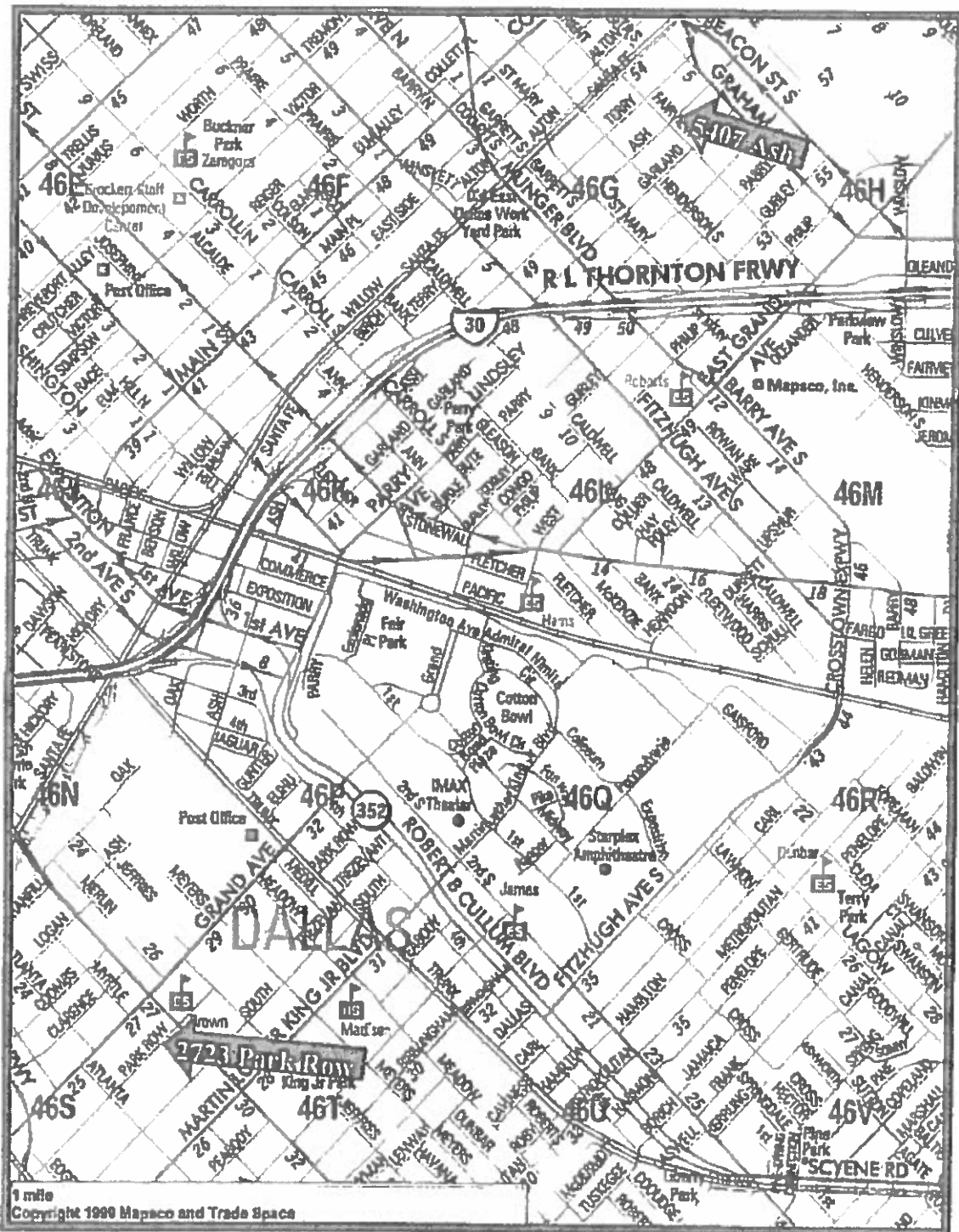
Kelvin Williams, President

**MAPS**

Attached

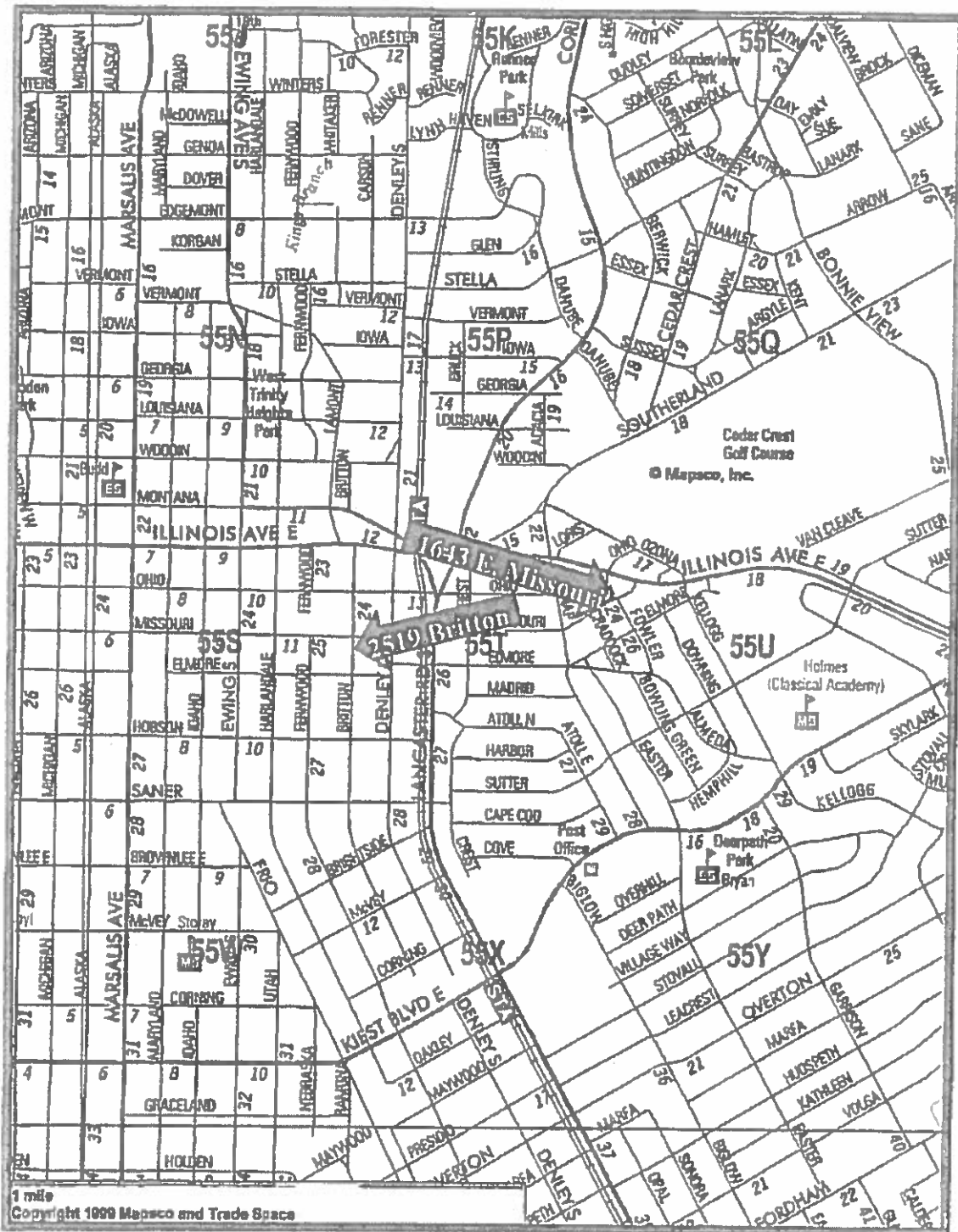
**Land Bank (DHADC) Sale of Lots to  
KW New Vision Properties and Land, Inc.**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5407 Ash	46G	2	\$ 8,968.74
2. 1643 E. Missouri	55T	4	\$16,170.63
3. 2723 Park Row	46S	7	\$24,814.31
4. 2519 Britton	55T	4	\$15,624.04
5. 5410 Fannie	42U	6	\$10,008.85



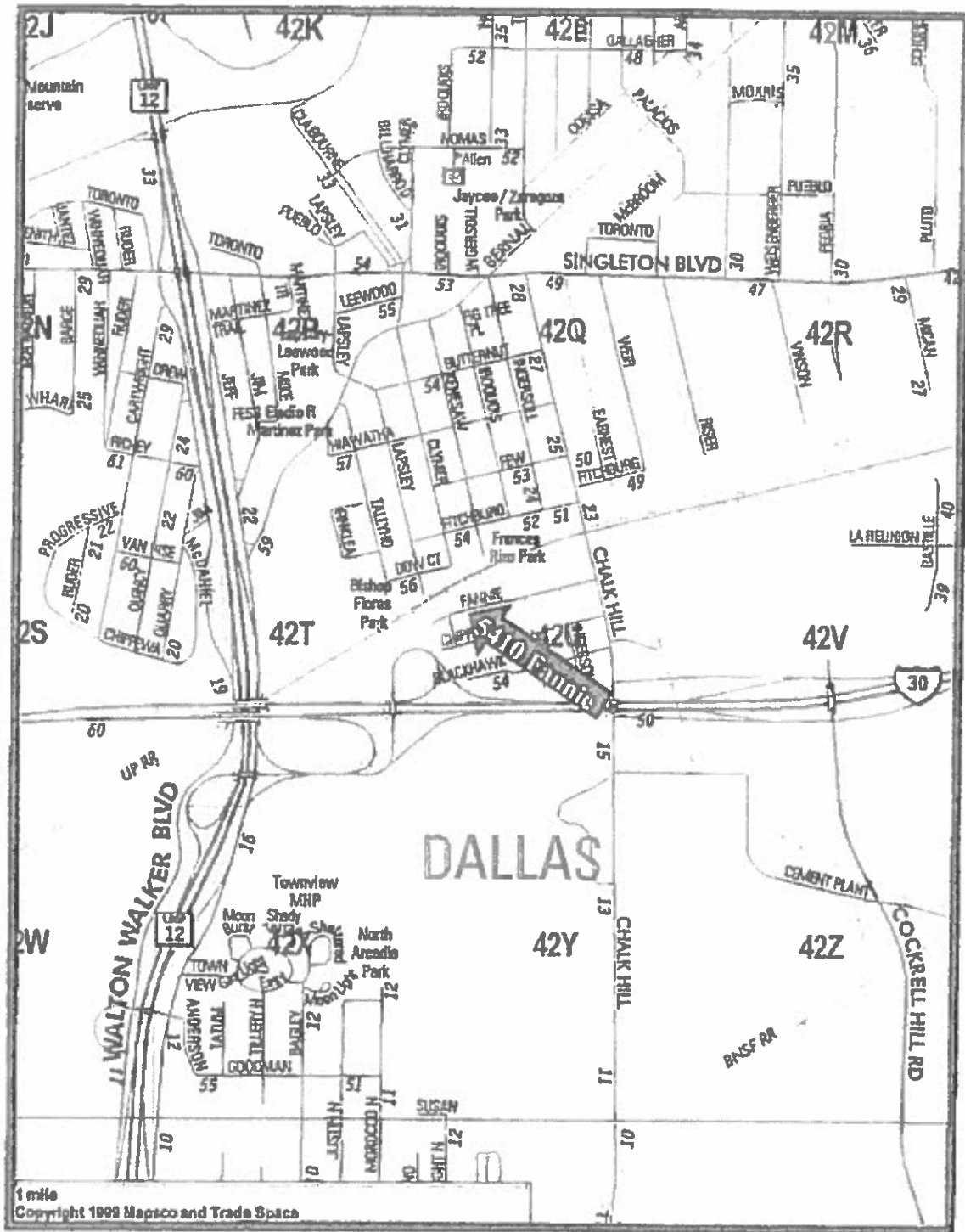
MAPSCO 46G & 46S





1 mile  
Copyright 1999 Mapco and Trade Space

**MAPSCO 55T**



**MAPSCO 42U**

April 27, 2016

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

**WHEREAS**, KW New Vision Properties and Land, Inc. submitted a proposal and development plan to DHADC for 5 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by KW New Vision Properties and Land, Inc. and authorize the sale of the said 5 lots from DHADC to KW New Vision Properties and Land, Inc. to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by KW New Vision Properties and Land, Inc. and the sale of 5 lots shown on Exhibit "A" from DHADC to KW New Vision Properties and Land, Inc. is approved.

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

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

**EXHIBIT "A"**

<b>LAND BANK PROPERTY</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>
1	5407 Ash Lot 9, East We Go Addition Block M1611	KW New Vision Properties and Land, Inc	1	\$5,000.00
2	1643 E. Missouri Lot 11, Highlands Addition Block P 4246	KW New Vision Properties and Land, Inc	1	\$5,000.00
3	2723 Park Row Lot 13, Edgewood Addition Block S 1287	KW New Vision Properties and Land, Inc	1	\$5,000.00
4	2519 Britton Lot 12, Broadmoor Addition Block 26/4225	KW New Vision Properties and Land, Inc	1	\$5,000.00
5	5410 Fannie Lot 4, Frank M. Horton's Addition to Eagle Ford Block A/7183	KW New Vision Properties and Land, Inc	1	\$5,000.00
<b>TOTAL</b>				<b>\$25,000.00</b>

**EXHIBIT B**

**SECTION II: DEVELOPMENT PLAN**

**A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT**

(1) Number of lots requested in this proposal 5

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). (See attached 5 property addresses ADDENDUM #1)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT**

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

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

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

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

Number of homes to be built 3  
Square Footage range of each home 1400-1600  
Number of Bedrooms/Baths in each home 3-4 / 2  
Number of Garages 1-2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Type of Exterior Veneer Brick Which sides Front  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 110-140K

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

Number of homes to be built 2  
Square Footage range of each home 1500-1900  
Number of Bedrooms/Baths in each home 3-4 / 2  
Number of Garages 2 Number of Carports \_\_\_\_\_ Detached \_\_\_\_\_ Attached X  
Type of Exterior Veneer Brick Which sides all  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 130-175K

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

**PROVIDE FLOOR PLANS AND ELEVATIONS.**

### C. CONSTRUCTION TIMETABLE

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

Start of Construction:  60  days after receiving the deed to the property

Completion of Construction:  120  days after start of construction

Sale of first affordable housing unit to low income household:  30  days after completion of construction

Sale of last affordable unit to low income households:  30  days after completion of first house

**ADDENDUM #1 – KW New Vision Properties & Land, Inc.**

	<b>Address</b>	<b>Legal Description</b>	<b>Census Tract</b>
<b>1</b>	<b>1643 E. Missouri Avenue Dallas, TX 75216</b>	<b>Lot 11, Block P/4246, Highlands</b>	<b>55.00</b>
<b>2</b>	<b>2723 Park Row Avenue Dallas, TX 75223</b>	<b>Lot 15, Block 5/1287 Edgewood</b>	<b>203.00</b>
<b>3</b>	<b>5407 Ash Lane Dallas, TX</b>	<b>Lot 9, Block M/1611 East We Go</b>	<b>24.00</b>
<b>4</b>	<b>2519 Britton Drive Dallas, TX 75216</b>	<b>Lot 12, Blk 26/4225 Broadmoor</b>	<b>55.00</b>
<b>5</b>	<b>5410 Fannie Street Dallas, TX 75212</b>	<b>Lot 4, Blk A/7185 Frank M Horton</b>	<b>106.02</b>

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 54Z

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**SUBJECT**

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

**BACKGROUND**

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

Marcer Construction Company, LLC has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Marcer Construction Company, LLC to the City's Land Bank, the sale of those lots from DHADC to Marcer Construction Company, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.



**BACKGROUND (continued)**

DHADC's Deed without Warranty to Marcer Construction Company, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Marcer Construction Company, LLC and construction financing is not closed within three years of conveyance.

Marcer Construction Company, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,100 to 1,300 square feet and from \$110,000 to \$145,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$10,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

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

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On March 24, 2016, DHADC approved the development plan and sale of 2 lots from DHADC to Marcer Construction Company, LLC.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

**Marcer Construction Company, LLC**

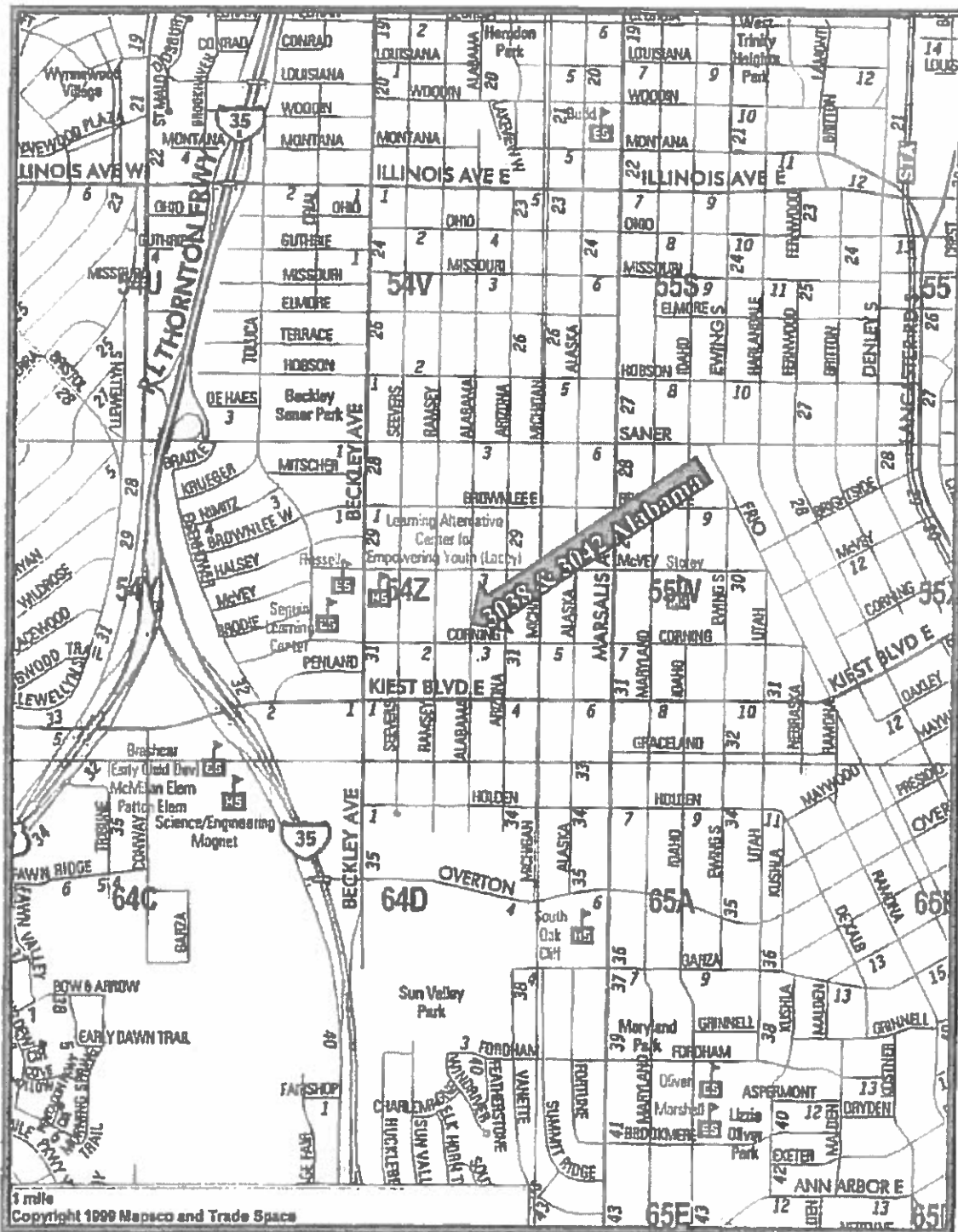
Raul Estrada, Managing Member

**MAP**

Attached

**Land Bank (DHADC) Sale of Lots to  
Marcer Construction Company, LLC**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 3038 Alabama	54Z	4	\$24,697.95
2. 3042 Alabama	54Z	4	\$21,657.37



**MAPSCO 54Z**

April 27, 2016

**WHEREAS**, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

**WHEREAS**, Marcer Construction Company, LLC submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Marcer Construction Company, LLC and authorize the sale of the said 2 lots from DHADC to Marcer Construction Company, LLC to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Marcer Construction Company, LLC and the sale of 2 lots shown on Exhibit "A" from DHADC to Marcer Construction Company, LLC is approved.

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

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

EXHIBIT "A"

<b>LAND BANK PROPERTY</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>
1	3038 Alabama Lot 10, Fremont Addition Revised Block 18/4114	Marcus Construction Company, LLC	1	\$5,000.00
2	3042 Alabama Lot 11, Fremont Addition Block 18/4114	Marcus Construction Company, LLC	1	\$5,000.00
<b>TOTAL</b>				<b>\$10,000.00</b>

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 2

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

3038 ALABAMA LOT 10 Block 18/4114 Freemont Addition City of Dallas

3042 ALABAMA LOT 10 Block 18/4114 Freemont Addition City of Dallas.

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

Number of homes to be built 2  
Square Footage range of each home 1100 - 1300  
Number of Bedrooms/Baths in each home 3 / 1 / 2  
Number of Garages 2 Number of Carports 0 Detached \_\_\_\_\_ Attached X  
Type of Exterior Veneer 3 Wood Side / 1 Fiber Cement Which sides \_\_\_\_\_  
Your Sales Price range without Subsidies to Qualified Low Income Buyer 110,000 - 145,000

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

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

Start of Construction: 7 days after receiving the deed to the property

Completion of Construction: 60 days after start of construction

Sale of first affordable housing unit to low income household: ASAP days after completion of construction

Sale of last affordable unit to low income households: ASAP days after completion of first house



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 46U 47N

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**SUBJECT**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by South Dallas Fair Park Innercity Community Development Corporation for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to South Dallas Fair Park Innercity Community Development Corporation; (3) the exchange of deed restrictions from the 2 lots proposed to be purchased from the Land Bank to 2 comparable lots owned by the developer; and (4) execution of a release of lien for any non-tax liens that may have been filed by the City – Financing: No cost consideration to the City

**BACKGROUND**

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

South Dallas Fair Park Innercity Community Development Corporation (ICDC) has submitted a proposal and development plan to DHADC for the acquisition of 2 lots, as shown on the attached list, and also for the exchange of the deed restrictions from the 2 lots proposed to be purchased from the Land Bank to 2 comparable lots owned by the developer, as allowed under Section 379C.0105 of the Texas Local Government Code. The DHADC Board has approved the development plan, sale and exchange of deed restrictions, subject to City Council approval.

## **BACKGROUND (continued)**

This item will authorize City Council approval of the development plan submitted by ICDC to the City's Land Bank, the sale of those lots from DHADC to ICDC, the exchange of deed restrictions and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to ICDC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by ICDC and construction financing is not closed within three years of conveyance.

The approximate square footage and sales prices of the houses will be 1,330 square feet and from \$90,000 to \$100,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$10,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

## **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

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

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On March 24, 2016, DHADC approved the development plan, the sale of 2 lots from DHADC to South Dallas Fair Park Inncity Community Development Corporation and the exchange of deed restrictions.

Information about this item will be provided to the Housing Committee on April 18, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City

**DEVELOPER**

**South Dallas Fair Park Innercity Community Development Corporation**

Lewis Rhone, Chairman

**MAP**

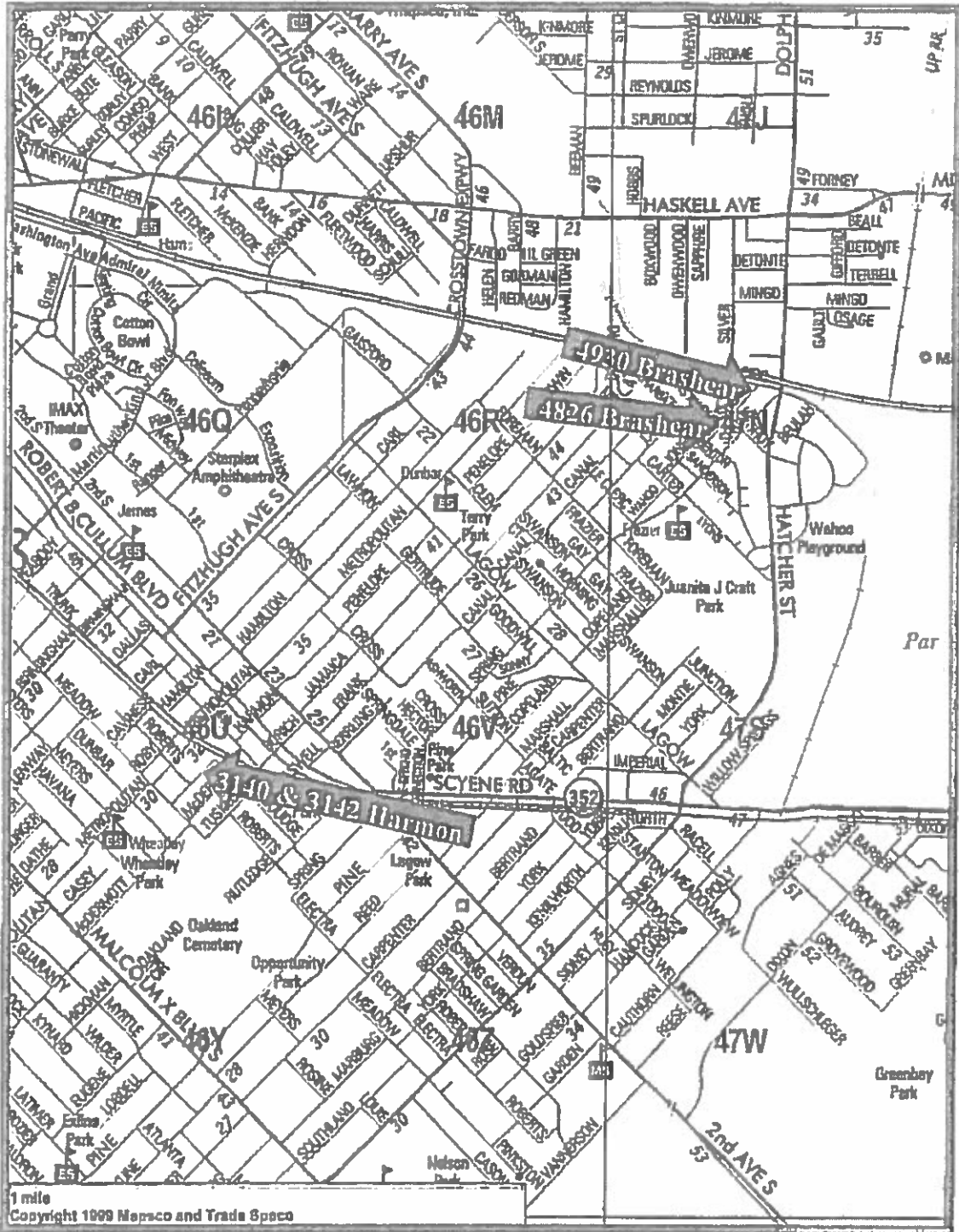
Attached

**Land Bank (DHADC) Sale of Lots to  
South Dallas Fair Park Innercity Community Development Corporation**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4826 Brashear	47N	7	\$9,841.64
2. 4930 Brashear	47N	7	\$1,981.52

**Lots Owned by  
South Dallas Fair Park Innercity Community Development Corporation  
To be Exchanged for Land Bank Lots**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 3140 Harmon	46U	7
2. 3142 Harmon	46U	7



MAPSCO 46U & 47N

April 27, 2016

**WHEREAS**, on January 28, 2004, by Resolution No. 04-0458, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code; and

**WHEREAS**, South Dallas Fair Park Innerscity Community Development Corporation (ICDC) submitted a proposal and development plan to DHADC for the acquisition of 2 lots shown on Exhibit A and the exchange of the deed restrictions from the 2 lots proposed to be purchased from the Land Bank to 2 comparable lots owned by the developer, as permitted under Section 379C.0105 of the Texas Local Government Code and the DHADC Board has approved the development plan and the sale and exchange of the deed restrictions, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit B indicating the approximate square footage and sales price ranges of the proposed houses submitted by ICDC and authorize the sale of the said 2 lots from DHADC to ICDC and exchange of the deed restrictions to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit B indicating the approximate square footage and sales price ranges of the proposed houses submitted by ICDC and the sale of 2 lots shown on Exhibit A from DHADC to ICDC and the exchange of the deed restrictions from the 2 lots proposed to be purchased from the Land Bank to 2 comparable lots owned by the developer.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4826 Brashear Lot 51, Parks and Friedman's Spring Avenue Addition Block 2421	South Dallas Fair Park Inequality Community Development Corporation	1	\$5,000.00
2	4930 Brashear Lot 14, Parks and Friedman's Spring Avenue Addition Block 2419	South Dallas Fair Park Inequality Community Development Corporation	1	\$5,000.00
<b>TOTAL</b>				<b>\$10,000.00</b>

**EXHIBIT B**

**SECTION II: DEVELOPMENT PLAN**

**A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT**

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

1. 4826 Brashear St., Parks & Freedman, Spring Avenue, BLK 2421 Lot 5L, VOL 87013 PG2859 CO-DC 2421 000 05100 1002421 000.

2. 4930 Brashear St. Parks & Freedman Spring Avenue BLK 2914 LT 14, INT201600005710 DD 12312015, CO-DC 2419 00001400 1002419 000.

**B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT**

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

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

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

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

Number of homes to be built  2   
 Square Footage range of each home  1330sq ft   
 Number of Bedrooms/Baths in each home  3/2   
 Number of Garages        Number of Carports  1  Detached        Attached  1   
 Type of Exterior Veneer  Hardi Siding  Which sides  All   
 Your Sales Price range without Subsidies to Qualified Low Income Buyer  \$90,000 - \$100,000.

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

Number of homes to be built  0   
 Square Footage range of each home                                   
 Number of Bedrooms/Baths in each home                     /                      
 Number of Garages        Number of Carports        Detached        Attached         
 Type of Exterior Veneer    Which sides                       
 Your Sales Price range without Subsidies to Qualified Low Income Buyer                                 

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

**PROVIDE FLOOR PLANS AND ELEVATIONS.**



### C. CONSTRUCTION TIMETABLE

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

Start of Construction: 270 days after receiving the deed to the property

Completion of Construction: 180 days after start of construction

Sale of first affordable housing unit to low income household: 300 days after completion of construction

Sale of last affordable unit to low income households: 330 days after completion of first house

**KEY FOCUS AREA:** Clean, Healthy Environment  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 45W

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### **SUBJECT**

Authorize **(1)** the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development in the amount of \$288,401, to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 1, 2016 through April 30, 2017; **(2)** a contract with Hillcrest House Partnership, Ltd. (as Owner) and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (as Subrecipient) in the amount of \$288,401 to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 1, 2016 through April 30, 2017; **(3)** a cash match in the amount of \$72,101 from Housing Opportunities for Persons with AIDS grant funds; and **(4)** execution of any and all agreements and other documents required by the grant - Total not to exceed \$360,502 - Financing: U.S. Department of Housing and Urban Development Grant Funds

### **BACKGROUND**

Hillcrest House is a four-story residential facility with 64 single room occupancy (SRO) units serving homeless persons with HIV/AIDS. The facility is owned by Hillcrest House Partnership, Ltd., a Texas limited partnership with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) as sole general partner and, through a wholly owned subsidiary, sole limited partner.

In 1992, the City of Dallas as grantee, together with ASD as project sponsor, applied for and were awarded a Shelter Plus Care/SRO grant for ten years of rental assistance commencing in May 1995, in connection with the moderate rehabilitation of Hillcrest House located at 834 North Marsalis Avenue, Dallas, Texas. Beginning in May 2006, the Hillcrest House grant has been renewed annually by the U.S. Department of Housing and Urban Development (HUD) to provide ongoing support for the facility.

**BACKGROUND** (Continued)

Under new HUD regulations issued June 2012, the grant was converted from Shelter Plus Care to Continuum of Care funding for project-based rental assistance effective May 2013, and was amended to reallocate funding for supportive services effective May 2014.

This FY2015 renewal grant (Grant No. TX0060L6T001508 and CFDA No. 14.267) continues funding for project-based rental assistance, supportive services, and project administration at Hillcrest House. The City of Dallas administers the rental assistance (including inspections) at Hillcrest House, with residents paying 30% of monthly adjusted income toward their own rent and the grant paying the remainder. ASD provides on-site supportive services (consisting of transportation) for residents funded through this grant, but residents also receive home health care, comprehensive case management, food services, volunteer support, employment services, and HIV disease management funded through other sources.

All recipients are required to match 25 percent of Continuum of Care grant funds with cash or in-kind contributions from other sources. Cash match in the amount of \$72,101 will be provided through Housing Opportunities for Persons with AIDS (HOPWA) grant funds, consisting of partial salary and benefits for a City of Dallas case worker stationed at Hillcrest House providing homeless outreach services for the facility, as well as HOPWA facility based housing assistance funds awarded and contracted to ASD for operations and supportive services at Hillcrest House.

**PERFORMANCE MEASURES**

Number of Persons Assisted

	2015-16 <u>Goal</u>	2015-16 <u>Actual*</u>	2016-17 <u>Goal</u>
Persons served at Hillcrest	77	81	77
Persons in stable housing at Hillcrest	67	71	67

\*YTD data through 1/31/16 (9 months)

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

Authorized the FY2013 renewal of a Continuum of Care Grant (formerly Shelter Plus Care Grant) to provide rental assistance funds for single room occupancy for homeless persons living with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue on June 25, 2014, by Resolution No. 14-1000.

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

Authorized the first amendment to the FY2013 renewal of the Continuum of Care Grant for Hillcrest House located at 834 North Marsalis Avenue, to establish a category for supportive services and shift funds from rental assistance to supportive services, on February 11, 2015, by Resolution No. 15-0276.

Authorized the FY2014 renewal of a Continuum of Care Grant (formerly Shelter Plus Care Grant) to provide rental assistance funds for single room occupancy for homeless persons living with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue on April 22, 2015, by Resolution No. 15-0752.

Authorized the second amendment to FY2013 renewal of the Continuum of Care Grant for Hillcrest House located at 834 North Marsalis Avenue, to shift funds from supportive services to rental assistance, on August 12, 2015, by Resolution No. 15-1381.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

\$360,502 - U. S. Department of Housing and Urban Development Grant Funds

**ETHNIC COMPOSITION**

**PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (Board)**

Black Female	1	Black Male	1
White Female	2	White Male	15
Hispanic Female	2	Hispanic Male	1
Other Female	0	Other Male	2

**OWNER(S)**

**PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas**

Board of Directors

Don Neubauer, Chair	Dennis Kershner
Donald Mercer, Vice Chair	James Lightfoot
Karen Charleston, Secretary	Arlen Miller
William Early, Treasurer	David Nelson
Jacque Borel	Ashley Peña
Debbie Ochoa Duncan	Rich Perry
Mark Edgell	Budi Sutomo
Samuel W. Etheridge	Wayne Thomas

**OWNER(S)** (Continued)

Robert Helm  
Bruce Jaster  
Domingo Jimenez  
Matthew Jones

Jonathan Thorne  
Jennifer Thornton  
Sharon Valenti  
Hon. Ernie White

April 27, 2016

**WHEREAS**, there is a need to assist the homeless population with HIV/AIDS by providing rental assistance in conjunction with supportive services; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) provides Continuum of Care Grant funds to assist homeless persons living with HIV/AIDS with project-based rental assistance; and

**WHEREAS**, HUD has approved the City of Dallas FY2015 renewal application for Continuum of Care Grant funds to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue;

**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 hereby authorized to: **(1)** accept a Continuum of Care Grant from the U.S. Department of Housing and Urban Development in the amount of \$288,401 (Grant No. TX0060L6T001508 and CFDA No. 14.267), to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 1, 2016 through April 30, 2017; **(2)** enter into a contract with Hillcrest House Partnership, Ltd. (as Owner) and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (as Subrecipient) in the amount of \$288,401, to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue, for the period May 1, 2016 through April 30, 2017; **(3)** a cash match in the amount of \$72,101 from Housing Opportunities for Persons with AIDS grant funds; and **(4)** execute any and all agreements and other documents required by the grant.

**Section 2.** That the City Manager is hereby authorized to establish appropriations in Fund F486, Dept. HOU, Unit 1923, Object Code 3099, in an amount not to exceed \$288,401.

**Section 3.** That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in Fund F486, Dept. HOU, Unit 1923, Revenue Source Code 6506, in an amount not to exceed \$288,401.

**Section 4.** That the Chief Financial Officer is hereby authorized to disburse funds from Fund F486, Dept. HOU, Unit 1923, in periodic payments in an amount not to exceed \$288,401, to Hillcrest House Partnership, Ltd., Vendor No. VC0000011725, and to PWA Coalition of Dallas, Inc., Vendor No. 268632, according to the following:

April 27, 2016

**Section 4. (Continued)**

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object</u>	<u>Category</u>	<u>MASC No.</u>	<u>Vendor No.</u>	<u>Amount</u>
F486	HOU	1923	3099	Rent Asst	FY15Hillcrest1	VC0000011725	\$232,704
F486	HOU	1923	3099	Support Srvc	FY15Hillcrest2	268632	\$ 36,585
F486	HOU	1923	3099	Administration	FY15Hillcrest2	268632	\$ 19,112
Total							\$288,401

**Section 5.** That the City Manager is hereby authorized to provide a cash match in the total amount of \$72,101, with \$34,130 from Fund HW15, Dept. HOU, Unit 672H (for HOPWA Facility Based Housing Assistance - at Hillcrest House, Operations & Supportive Services), and \$37,971 from Fund HW15, Dept HOU, Unit 673H for City of Dallas HOPWA Caseworker II - at Hillcrest House, Homeless Outreach (Partial Salary/Benefits).

**Section 6.** That the City Manager is hereby authorized to make non-significant changes to the grant/contract, in accordance with HUD regulations, including shifting not more than 10 percent of the total amount awarded under the grant/contract for one approved eligible activity category to another eligible activity category, and to provide additional information, make adjustments, and take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

**Section 7.** That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD audit reports not later than 30 days after the receipt of the report.

**Section 8.** 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:** April 27, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 55B

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**SUBJECT**

A resolution declaring two unimproved properties located at 410 Sparks Street and 411 Hart Street unwanted and unneeded and authorizing their conveyance to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, through the Land Transfer Program (list attached) - Revenue: \$2,000

**BACKGROUND**

This item will declare two (2) unimproved properties located at 410 Sparks Street and 411 Hart Street unwanted and unneeded and authorize their conveyance to Dallas Housing Acquisition and Development Corporation (DHADC), a qualified non-profit organization, through the Land Transfer Program.

This property is being sold to a qualified non-profit organization that provides affordable housing. DHADC will construct two (2) single-family homes for purchase by low to moderate income homebuyers. The anticipated commencement date of construction is Fall 2016.

The deed to this property will include deed restrictions which prohibit the placement of industrialized housing on the property.

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

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

Revenue - \$2,000



**OWNER**

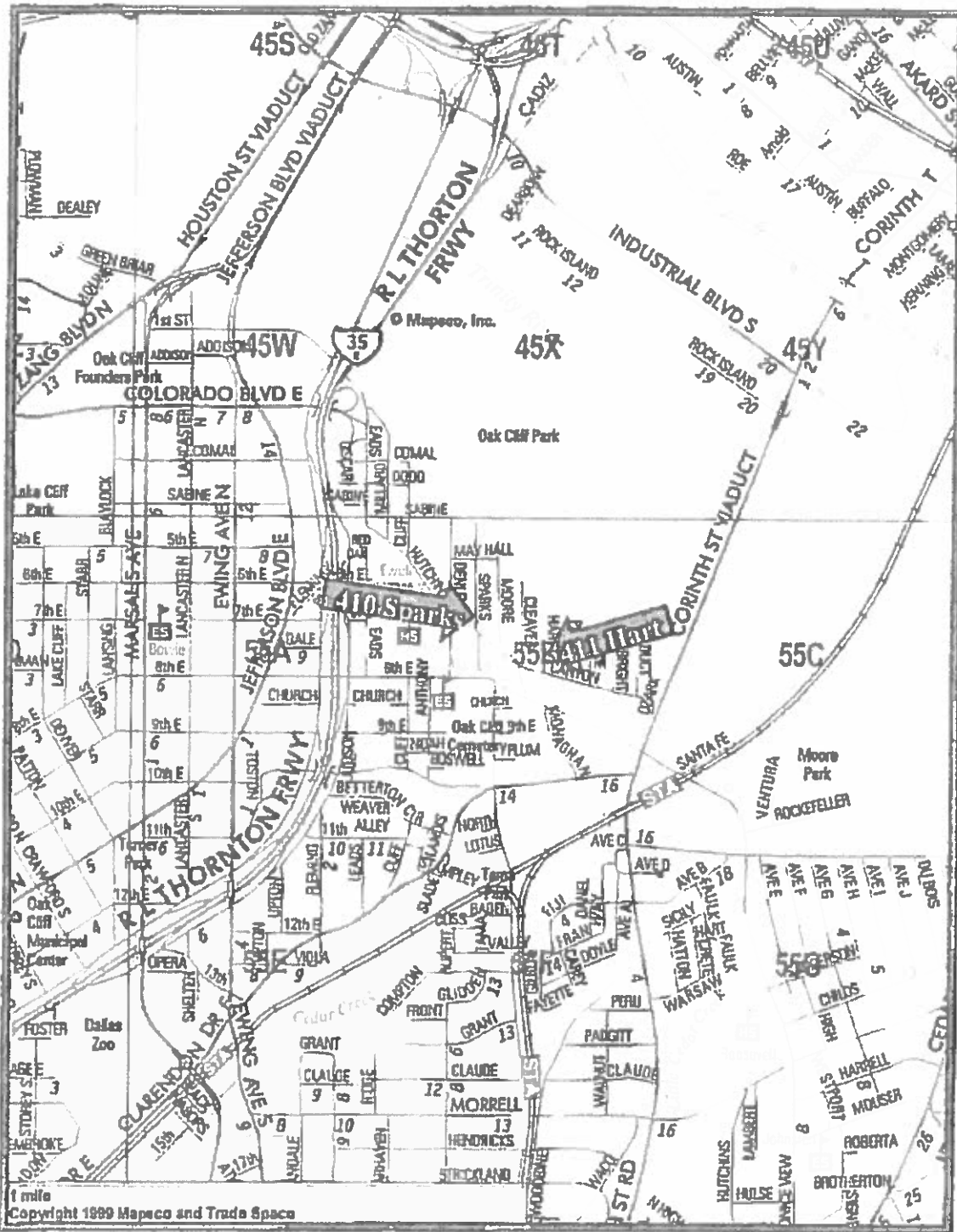
**Dallas Housing Acquisition and Development Corporation**

**MAP**

Attached

### Surplus 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.	410 Sparks	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000	V	R-5(A)
2.	411 Hart	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000	V	R-5(A)



**MAPSCO 55B**

April 27, 2016

**WHEREAS**, the City acquired title to a certain property, identified on "Exhibit A", attached hereto and made a part hereof, by legal description and the volume and page number of said instrument recorded in the real property records of the county in which the property is located, ("Property"); and

**WHEREAS**, as authorized by Section 272.001(g) of the Texas Local Government Code, the City desires to sell the Property to a qualified "nonprofit organization" for the development of "affordable housing" for low income persons, as those terms are defined for the purposes of this resolution in Section 2-26.5 of the Dallas City Code ("Code") in accordance with the non-profit organization's written proposal for development of the Property by the purchaser; and

**WHEREAS**, the City recognizes certain "qualified nonprofit organizations" as those which:

- (1) are 501(c)(3) corporations, as defined by the U.S. Internal Revenue Service,
- (2) are in good standing with the State of Texas,
- (3) are community based organizations as evidenced by at least one-third (1/3) of their boards being made up of area residents or low income persons,
- (4) have articles of incorporation, charter or bylaws which show the provision of safe, decent, affordable housing to low and moderate income persons is a stated purpose of the organization, and
- (5) owe no outstanding judgements, tax delinquencies, or fees to the City; and

**WHEREAS**, the City Council desires to declare the Property shown on Exhibit "A" unwanted and unneeded and authorize its conveyance to Dallas Housing Acquisition and Development Corporation (DHADC); and

**WHEREAS**, the Deed without Warranty to this Property will contain:

- (1) deed restrictions on the Property, acceptable to the City, requiring the Property to remain affordable to households whose incomes are less than 80% of the area median family income upon resale for five (5) years after initial occupancy, and
- (2) a right of reverter; and

**WHEREAS**, the Deed Restrictions will require the purchaser to:

- (1) restrict the sale and resale of owner-occupied property to low-income individuals or families for five (5) years after the date of filing,
- (2) require the nonprofit organization to develop the proposed housing unit within three (3) years after receiving the Deed without Warranty, and
- (3) require any low-income individual or family to maintain each housing unit and all improvements on the land during the five (5) year period;

April 27, 2016

**NOW, THEREFORE,**

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

**Section 1.** That upon receipt of the monetary consideration from DHADC for the Property on the list as specified on Exhibit "A", the City Manager is hereby authorized to execute a Deed without Warranty, upon approval as to form by the City Attorney, and attested by the City Secretary, conveying the Property to DHADC and the possibility of reverter with right of re-entry, and to the terms and conditions of Code Section 2-26.10 through 2-26.12.

**Section 2.** That the Deed without Warranty to this Property will contain:

- (1) deed restrictions on the Property, acceptable to the City, requiring the Property to remain affordable to households whose incomes are less than 80% of the area median family income upon resale for five (5) years after initial occupancy, and
- (2) a right of reverter.

**Section 3.** That the Deed Restrictions will require the purchaser to:

- (1) restrict the sale and resale of owner-occupied property to low-income individuals or families for five (5) years after the date of filing,
- (2) require the nonprofit organization to develop the proposed housing unit within three (3) years after receiving the Deed without Warranty, and
- (3) require any low-income individual or family to maintain each housing unit and all improvements on the land during the five (5) year period.

**Section 4.** That the City Manager is authorized to execute an instrument, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the Property upon compliance with all terms and conditions of Code Section 2-26.10 through 2-26.12 and the deed restrictions.

**Section 5.** That the purchaser shall be responsible for the pro rata property taxes assessed from the date of closing for the remaining part of the then current calendar year. This Property shall be placed back on the tax rolls effective as of the date of execution of the deed.

**Section 6.** That any and all proceeds for the resale of the Property listed on Exhibit A shall be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519 and the Sustainable Development and Construction Department shall be reimbursed for administrative costs incurred (Fund 0001, Department DEV, Unit 1183, Object 5011). Any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department DEV, Unit 8888, Revenue Source 8118.

April 27, 2016

**Section 7.** That if a title policy is desired, same shall be at the expense of the purchaser.

**Section 8.** That any procedures required by Code Section 2-24 that are not required by state law are hereby waived with respect to these conveyances.

**Section 9.** 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  
SURPLUS PROPERTY**

**April 27, 2016**

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	VACANT/ IMPROVED	Instrument Number	QUALIFIED NONPROFIT PURCHASER	NUMBER OF DWELLING UNITS	TYPE OF DEED	SALE AMOUNT
1	410 Sparks South ½ of Lot 22 and Lot 23, Dewberry's Addition Block 2/7675	V	201400310244	Dallas Housing Acquisition and Development Corporation	1	Deed Without Warranty	\$1,000.00
2	411 Hart Lot 5, Meadowmere Addition Block 3/7677	V	201400310246	Dallas Housing Acquisition and Development Corporation	1	Deed Without Warranty	\$1,000.00
						<b>TOTAL</b>	<b>\$2,000.00</b>

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 45R

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**SUBJECT**

Authorize an amendment to Resolution No. 15-1378, previously approved on August 12, 2015, for the conditional grant agreement in the amount of \$1,500,000 with Central Dallas Community Development Corporation to extend the completion date to September 30, 2016 for construction of the 50 permanent supportive housing units located at 1531 Malcolm X Boulevard - Financing: No cost consideration to the City

**BACKGROUND**

On March 11, 2016, Central Dallas Community Development Corporation (CDC), requested to extend the completion date to September 30, 2016 for the conditional grant to Central Dallas Community Development Corporation in the amount of \$1,500,000 for the development of 50 permanent supportive housing units located at 1531 Malcolm X Boulevard for construction costs. Central Dallas Community Development Corporation will have a 10-year deed restriction on the units to maintain affordability at 140% Area Median Family Income.

Central Dallas Community Development Corporation has completed construction on the underground electrical, plumbing, piers, foundations, framing and a portion of the exterior of the buildings. Remaining to be done are sheetrock, insulation, paint, cabinets, windows, trim, HVAC & flooring. Delays occurred due to weather, including ice and rain that created excessive mud conditions that hindered setting underground utilities and pouring the foundations.

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

On June 12, 2013, City Council approved the conditional grant to Central Dallas Community Development Corporation in the amount of \$1,500,000 for the development to include acquisition, demolition, relocation, predevelopment and construction costs of the project at 1531 Malcolm X Blvd., by Resolution No. 13-0993.



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

On May 28, 2014, City Council approved an amendment to the conditional grant to Central Dallas Community Development Corporation, by Resolution No. 14-0850.

On August 12, 2015, City Council approved an amendment to the conditional grant to Central Dallas Community Development Corporation, by Resolution No. 15-1378.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

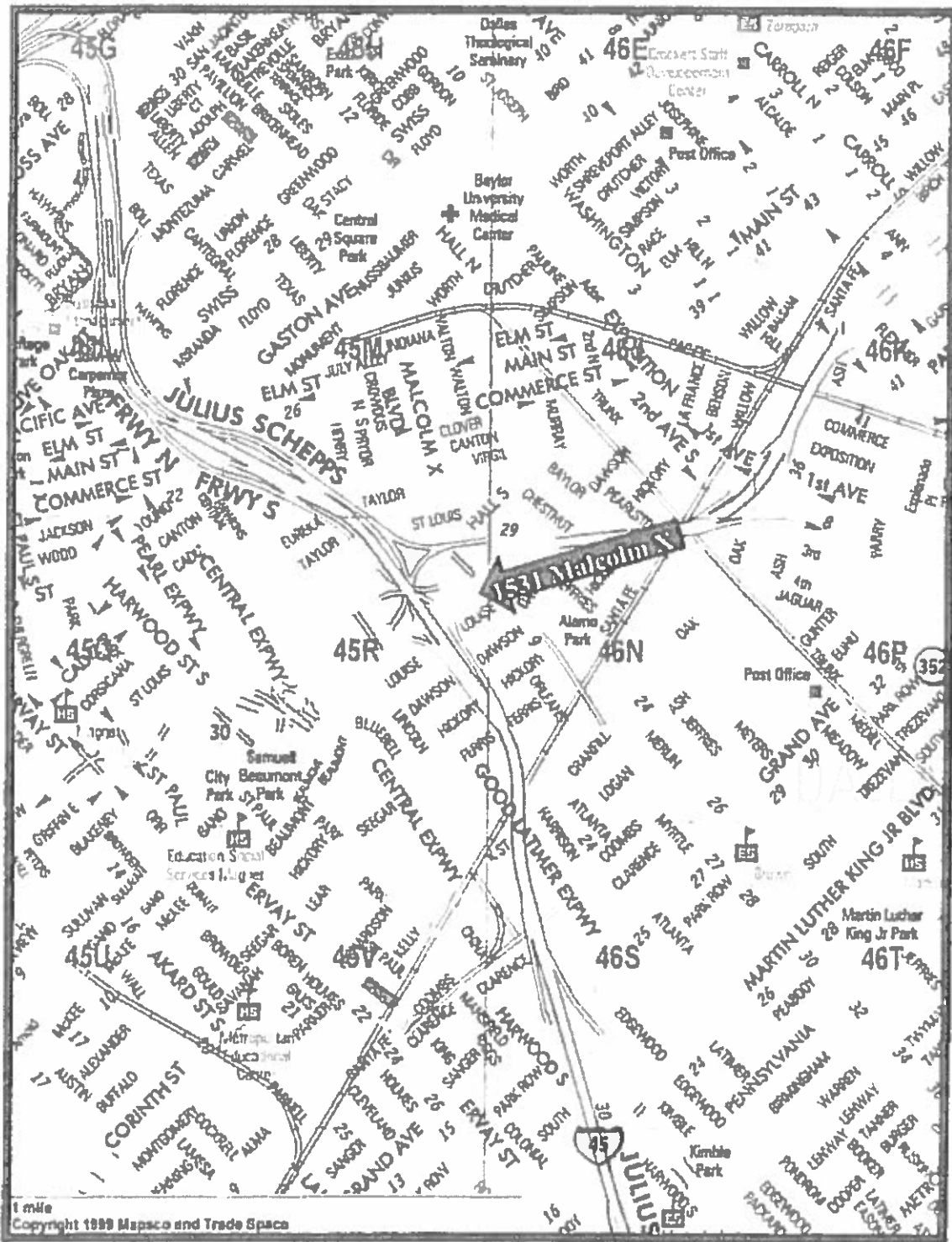
**OWNER/DEVELOPER**

**Central Dallas Community Development Corporation**

John Greenan, Executive Director

**MAP**

Attached



**MAPSCO 45R**

April 27, 2016

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

**WHEREAS**, Central Dallas Community Development Corporation wishes to partner with the City of Dallas to provide 50 permanent supportive housing units in the South Dallas area; and

**WHEREAS**, on June 12, 2013, City Council approved the conditional grant to Central Dallas Community Development Corporation in the amount of \$1,500,000 for the development to include acquisition, demolition, relocation, predevelopment and construction costs of the project at 1531 Malcolm X Blvd., by Resolution No. 13-0993; and

**WHEREAS**, on May 28, 2014, City Council approved an amendment to the conditional grant to Central Dallas Community Development Corporation, by Resolution No. 14-0850; and

**WHEREAS**, on August 12, 2015, City Council approved an amendment to the conditional grant to Central Dallas Community Development Corporation, by Resolution No. 15-1378; 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. 15-1378, previously approved on August 12, 2015, for the conditional grant agreement in the amount of \$1,500,000 with Central Dallas Community Development Corporation to extend the completion date to September 30, 2016 for construction of the 50 permanent supportive housing units located at 1531 Malcolm X Boulevard.

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

- a. Central Dallas Community Development Corporation consents to and files deed restrictions requiring 100% of the units to be rented to low income people for a period of ten (10) years.
- b. The City will subordinate first lien position to the interim construction lender.
- c. Central Dallas CDC shall complete construction and occupancy by September 30, 2016.

April 27, 2016

**SECTION 2. (Continued)**

- d. Central Dallas CDC must present documentation for all of the renters to have incomes at or below 140% Area Median Family Income through full lease-up.
- e. Central Dallas CDC shall make best efforts to promote the hiring of neighborhood residents for any new jobs created.
- f. Borrower will be released from liability on the Note at the same time the low-to-moderate income renters are approved.

**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.

**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 of Trust Lien and 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:** Clean, Healthy Environment  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** N/A

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to the FY2014-15 contract with Health Services of North Texas, Inc. to provide Housing Opportunities for Persons with AIDS scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the amount of \$3,362 from the Emergency/Tenant Based Rental Assistance (E/TBRA) – Housing Services budget category to the Emergency/Tenant Based Rental Assistance (E/TBRA) – Financial Assistance budget category, with no net change in the contract amount - Financing: No cost consideration to the City

**BACKGROUND**

On August 13, 2014, City Council by Resolution No. 14-1224 approved the contract with Health Services of North Texas, Inc. for the first twelve month renewal option to provide scattered site housing under the Housing Opportunities for Persons with AIDS (HOPWA) Program.

Under the HOPWA program, Health Services of North Texas, Inc. provides short-term emergency assistance and long-term tenant based rental assistance to low income persons living with HIV/AIDS primarily in Collin, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall counties. In addition to housing assistance, HOPWA clients also receive supportive services through case managers at each location who ensure that clients have access to other services in the Dallas area.

Health Services of North Texas, Inc. is a non-profit agency located in Denton, with offices also located in Plano, providing quality medical and support services to persons living with HIV/AIDS in the rural and outer urban communities of North Texas. The agency was founded in 1988, and has been providing HOPWA scattered site housing assistance through Tarrant County since 1995, and through Dallas County since 1996.

**BACKGROUND** (Continued)

The agency's programs include outpatient medical care assistance; prescription and insurance assistance; HOPWA housing assistance; behavioral health counseling; medical and comprehensive case management assistance; food pantries; and transportation.

The agency had funds remaining in the E/TBRA – Housing Services budget category covering staff costs, and used a portion to meet rental assistance needs. Accordingly, the agency has requested to reallocate funding to the appropriate budget category. Approval of this item will reallocate funding as listed below, with no net change in the contract amount.

	Original	Change	Revised
E/TBRA – Financial Assistance	\$350,000	\$ 3,362	\$353,362
E/TBRA – Housing Services	\$140,000	(\$ 3,362)	\$136,638
Program Admin/Project Sponsors	<u>\$ 34,300</u>	<u>\$ 0</u>	<u>\$ 34,300</u>
	\$524,300	\$ 0	\$524,300

**PERFORMANCE MEASURES**

**Number of Persons Assisted**

	2014-15 <u>Goal</u>	2014-15 <u>Actual</u>
Emergency-unduplicated clients served	37	51
Tenant-based-unduplicated clients served	43	52
Total-unduplicated clients served	80	103

**OUTCOME MEASURES**

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2014-15 <u>Goal</u>	2014-15 <u>Actual</u>
Emergency - percent in stable housing	92%	100%
Tenant-based - percent in stable housing	92%	100%

In FY2014-15, the agency also reported data on access to care and support per HOPWA requirements.

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

Authorized a twelve-month contract, with one twelve-month renewal option, with Health Services of North Texas, Inc. for scattered site housing assistance on September 28, 2011, by Resolution No. 11-2527.

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

Authorized the twelve-month renewal option with Health Services of North Texas, Inc. for scattered site housing assistance on September 12, 2012, by Resolution No. 12-2254.

Authorized a twelve-month contract, with two twelve-month renewal options, with Health Services of North Texas, Inc. for scattered site housing assistance on September 11, 2013, by Resolution No. 13-1558.

Authorized the first twelve month renewal option to the contract with Health Services of North Texas, Inc. for scattered site housing assistance on August 13, 2014, by Resolution No. 14-1224.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**ETHNIC COMPOSITION**

**Health Services of North Texas, Inc. (Board)**

Black Female	1	Black Male	1
White Female	2	White Male	9
Hispanic Female	2	Hispanic Male	0
Other Female	0	Other Male	1

**OWNER(S)**

**Health Services of North Texas, Inc.**

**Board of Directors**

Martin Mainja, President	Glen P. McKenzie
Jacqueline F. Jackson, Vice President	Herman J. Osterwijk
Joe McCarley, Secretary	Christopher Redden
Todd R. Gibson, Treasurer	Randy L. Robinson
Louise Baldwin	Clara Sanchez
Derrell Bulls, Ph.D.	Danny J. Sullivan
Jerry Garrett	Chris Watts
Gloria Herron	
Cordelia Ikegwuoha	

April 27, 2016

**WHEREAS**, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development (HUD) have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

**WHEREAS**, the FY2014-15 Consolidated Plan Budget included the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$5,375,659; and

**WHEREAS**, the City of Dallas entered into the FY2014-15 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance services to eligible persons for the period October 1, 2014 through September 30, 2015 not to exceed \$524,300; and

**WHEREAS**, Health Services of North Texas, Inc. has requested to reallocate \$3,362 from the Housing Services category to the Financial Assistance category, with no net change in the contract amount;

**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 hereby authorized to enter into Supplemental Agreement No. 1 to the FY2014-15 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the amount of \$3,362 from E/TBRA – Housing Services to E/TBRA – Financial Assistance, with no net change in the contract amount, and execute any and all documents required by the agreement.

**Section 2.** That the Chief Financial Officer is hereby authorized to reallocate funds as follows:

<u>Fund</u>	<u>Unit</u>	<u>Object Code</u>	<u>Encumbrance Number</u>	<u>Description</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
HW14	480G	3099	CTGH184656	E/TBRA – Fin Asst	\$350,000	\$ 0	\$350,000
HW14	480G	3099	CTGH184656A	E/TBRA – Fin Asst	\$ 0	\$3,362	\$ 3,362
HW14	481G	3099	CTGH184657	E/TBRA – Hsg Serv	\$140,000	(\$3,362)	\$136,638
HW14	487G	3099	CTGH184658	Prog Admin/Proj Sp	<u>\$ 34,300</u>	<u>\$ 0</u>	<u>\$ 34,300</u>
				Total	\$524,300	\$ 0	\$524,300

**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



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** April 27, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 55B

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**SUBJECT**

A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing jurisdictions from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim one unimproved property to Dallas Housing Acquisition and Development Corporation, under the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$1,000

**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 may 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.

**BACKGROUND (continued)**

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.

Dallas Housing Acquisition and Development Corporation (DHADC) will construct one (1) single-family home on the unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyer with construction to begin in the Fall of 2016.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the one unimproved property to DHADC and, at the close of the public hearing, authorizes the sale of the property to DHADC 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 was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

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

On March 23, 2016, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of one unimproved property acquired by the taxing jurisdictions from the Sheriff to Dallas Housing Acquisition and Development Corporation by Resolution No. 16-0490.

Information about this item will be provided to the Housing Committee on April 18, 2016.

**FISCAL INFORMATION**

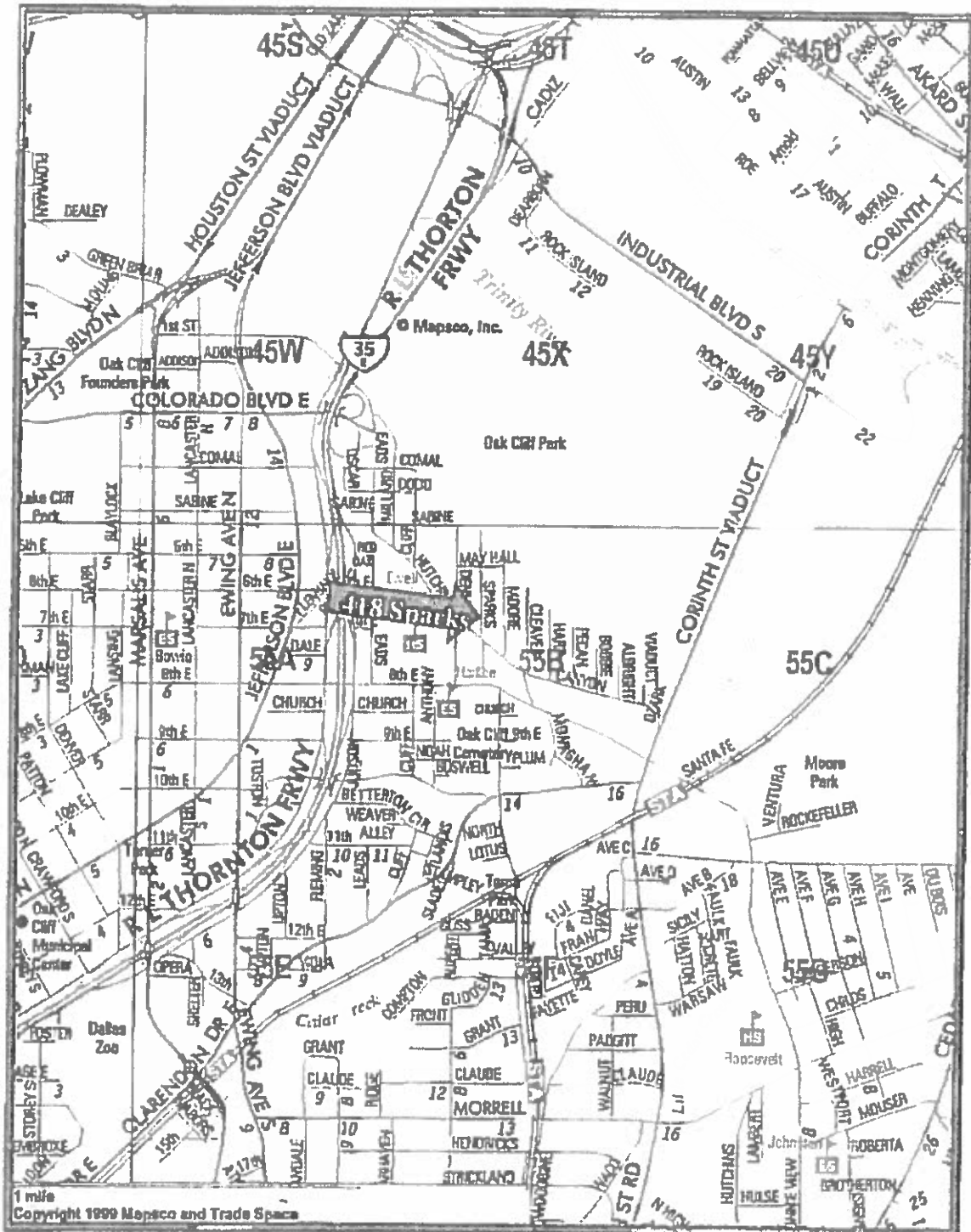
Revenue - \$1,000

**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.	418 Sparks	Dallas Housing Acquisition and Development Corporation	55B	\$7,000	\$1,000	V	R-5(A)



**MAPSCO 55B**

April 27, 2016

**WHEREAS**, 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 may 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 Housing Acquisition and Development Corporation (DHADC) proposes to construct one (1) single-family home on the unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyer with construction to begin in the Fall of 2016; and

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

**NOW, THEREFORE,**

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

April 27, 2016

**Section 1.** That upon receipt of the requisite monetary consideration from DHADC, (hereinafter the "non-profit organization") and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the property, acquired by the taxing jurisdictions from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

**Section 2.** That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

**Section 3.** That the quitclaim deed shall contain:

- (a) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:
  - (i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;
  - (ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;
  - (iii) is unable to develop the land because a request for a zoning change has been denied;
  - (iv) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed ; and
  - (v) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.
- (b) Deed restrictions requiring the purchaser to:
  - (i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

April 27, 2016

**Section 3. (Continued)**

- (ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and
  - (iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.
- (c) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.
  - (d) A statement and acknowledgment that the property is quitclaimed subject to all redemption rights provided by state law.
  - (e) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

**Section 4.** That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

**Section 5.** That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

April 27, 2016

**Section 6.** That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

**Section 7.** That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

**Section 8.** That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

**Section 9.** That upon receipt of the monetary consideration from the non-profit organization, the Chief Financial Officer is authorized to disburse proceeds of the sale of the property in accordance Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 8 above.

**Section 10.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



EXHIBIT "A"

<b>LAND TRANSFER PROPERTY</b>				
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>
1	418 Sparks South 18.75 Ft of Lot 19 & Lot 20, Dewberry's Addition Block 27675	Dallas Housing Acquisition and Development Corporation	1	\$1,000.00
<b>TOTAL</b>				<b>\$1,000.00</b>

# Memorandum



CITY OF DALLAS

**DATE** April 15, 2016

**TO** Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

**SUBJECT** Upcoming Addendum Item April 27, 2016 - Authorize (1) the rejection of a single proposal received for a one-year service contract for a clinical dental care program; and (2) the re-advertisement for new proposals.

This addendum item authorizes (1) the rejection of a single proposal received for a one-year service contract for a clinical dental care program; and (2) the re-advertisement for new proposals. This item has no cost consideration to the City.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims  
Chief of Neighborhood Plus

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