

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65E K M V 66K N S

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Camden Homes, LLC for the construction of affordable houses; (2) the sale of 18 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Camden Homes, LLC; and (3) execution of a release of lien for any non-tax liens on the 18 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) 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.

Camden Homes, LLC has submitted a proposal and development plan to DHADC for 18 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 18 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Camden Homes, LLC to DHADC, the sale of those lots from DHADC to Camden Homes, 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 Camden Homes, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Camden Homes, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Camden Homes, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 2,100 square feet and from \$110,000 to \$150,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$90,000.00 for the sales price of the vacant lots to Camden Homes, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, 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 by Resolution No. 04-0458.

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 April 21, 2016, the DHADC board of directors approved the development plan and sale of 18 lots from DHADC to Camden Homes, LLC.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Camden Homes, LLC

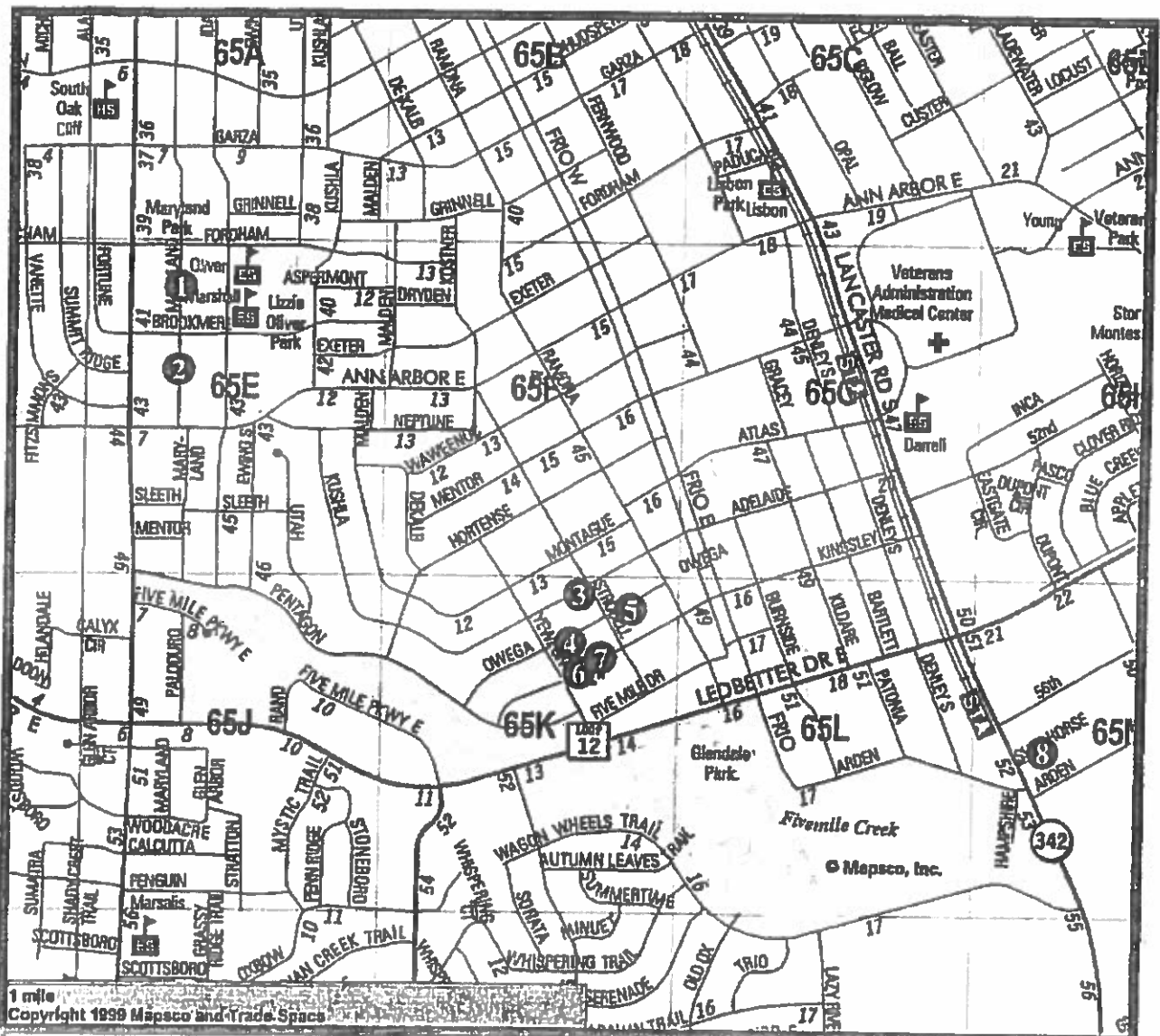
M. T. Akhavizadeh, Director

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Camden Homes, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4030 Maryland	65E	4	\$12,266.14
2. 4250 Maryland	65E	4	\$18,125.64
3. 1439 Adelaide	65K	4	\$ 3,964.36
4. 1418 Owega	65K	4	\$21,639.88
5. 1510 Owega	65K	4	\$15,563.89
6. 1507 Kingsley	65K	4	\$ 8,473.44
7. 1511 Kingsley	65K	4	\$12,221.03
8. 2130 Shellhorse	65M	8	\$14,666.79
9. 2517 Kool	66N	8	\$ 7,608.53
10. 2631 Kool	66N	8	\$ 6,585.65
11. 2656 Pall Mall	66N	8	\$11,203.99
12. 6214 Teague	66S	8	\$ 9,593.04
13. 6510 Teague	66V	8	\$ 9,040.64
14. 2441 Lyola	66V	8	\$ 9,343.09
15. 2517 Kirkley	66V	8	\$ 3,523.75
16. 6043 Plum Dale	66N	8	\$ 9,079.92
17. 6047 Plum Dale	66N	8	\$ 8,228.98
18. 3508 Keyridge	66K	8	\$ 6,924.67



Property Address

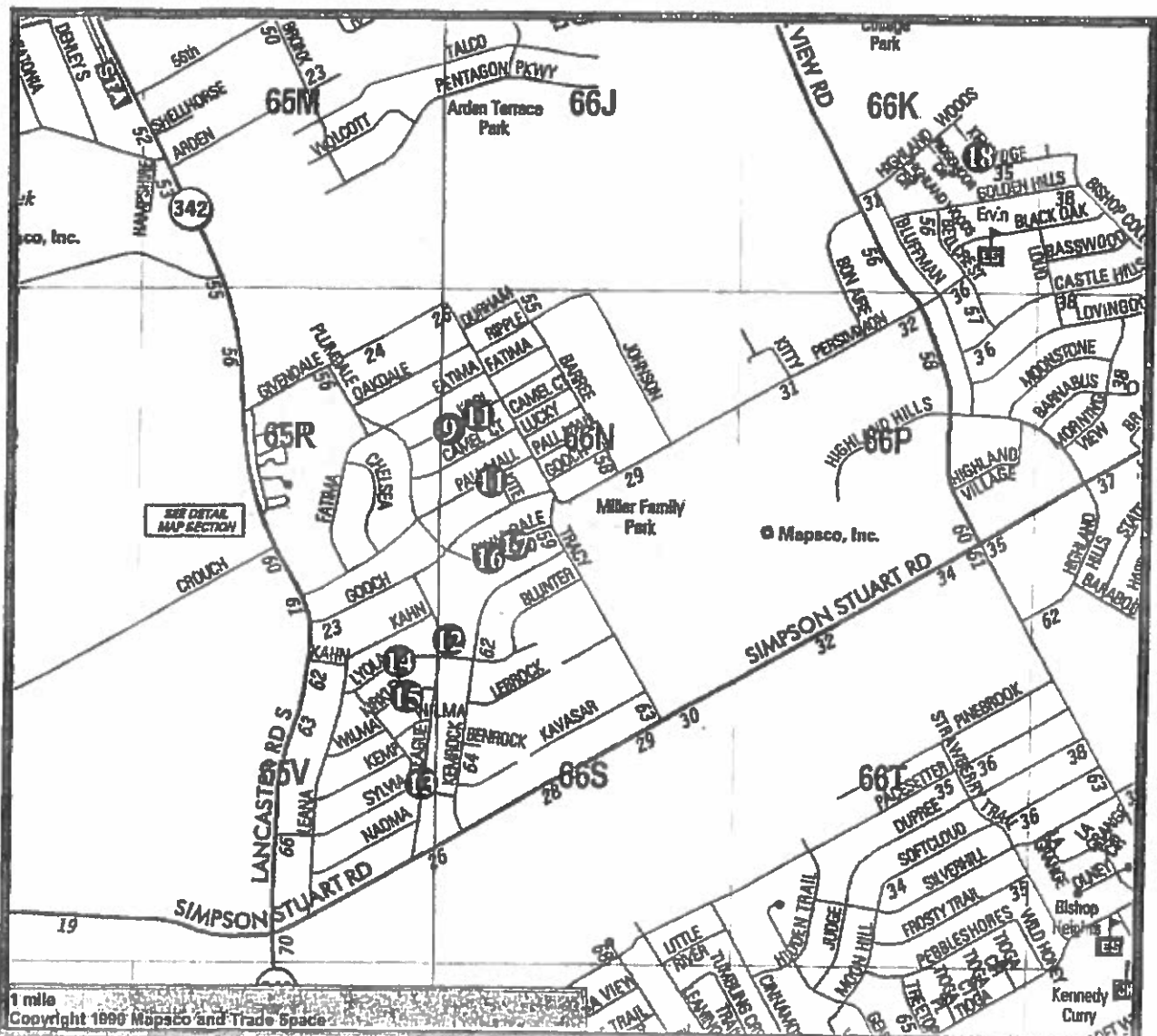
Mapsco

Council District

1. 4030 Maryland
2. 4250 Maryland
3. 1439 Adelaide
4. 1418 Owega
5. 1510 Owega
6. 1507 Kingsley
7. 1511 Kingsley
8. 2130 Shellhorse

- 65E
65E
65K
65K
65K
65K
65K
65M

- 4
4
4
4
4
4
4
8



<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
9. 2517 Kool	66N	8
10. 2631 Kool	66N	8
11. 2656 Pall Mall	66N	8
12. 6214 Teague	66S	8
13. 6510 Teague	65V	8
14. 2441 Lyola	65V	8
15. 2517 Kirkley	65V	8
16. 6043 Plum Dale	66N	8
17. 6047 Plum Dale	66N	8
18. 3508 Keyridge	66K	8

May 25, 2016

WHEREAS, on January 28, 2004, 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, Camden Homes, LLC submitted a proposal and development plan to DHADC for 18 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 Camden Homes, LLC and authorize the sale of the said 18 lots from DHADC to Camden Homes, 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 Camden Homes, LLC and the sale of 18 lots shown on Exhibit "A" from DHADC to Camden Homes, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases 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	4030 Maryland Lot 7, Green Acres Addition No. 2 Block E/6005	Camden Homes, LLC	1	\$5,000.00
2	4250 Maryland Lot 11, Green Acres Addition No. 2 Block D/6005	Camden Homes, LLC	1	\$5,000.00
3	1439 Adelaide Lot 9, Glendale Park Addition Block 7/4348	Camden Homes, LLC	1	\$5,000.00
4	1418 Owega Lot 5, Glendale Park Addition Block 9/4350	Camden Homes, LLC	1	\$5,000.00
5	1510 Owega Lot C, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	\$5,000.00
6	1507 Kingsley Part of Lot 3, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	\$5,000.00
7	1511 Kingsley Part of Lot 3, Glendale Acres Addition Block 2/4343	Camden Homes, LLC	1	\$5,000.00
8	2130 Shellhorse Lot N Block 3/5839	Camden Homes, LLC	1	\$5,000.00
9	2517 Kool Lot 6, Carver Heights Addition No. 1 Block 9/6889	Camden Homes, LLC	1	\$5,000.00
10	2631 Kool Lot 19, Carver Heights Addition No. 1 Block 9/6889	Camden Homes, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	2656 Pall Mall Lot 18, Carver Heights Addition Block 5/6889	Camden Homes, LLC	1	\$5,000.00
12	6214 Teague Lot 4, Alameda Heights Addition No. 1 Block 16/6887	Camden Homes, LLC	1	\$5,000.00
13	6510 Teague Lot 1, Alameda Heights Addition Block 5/6887	Camden Homes, LLC	1	\$5,000.00
14	2441 Lyola Lot 7, Alameda Heights Addition Block 14/6887	Camden Homes, LLC	1	\$5,000.00
15	2517 Kirkley West 40 Feet of Lot 16, Alameda Heights Addition Block 13/6887	Camden Homes, LLC	1	\$5,000.00
16	6043 Plum Dale Lot 11, Carver Heights Addition No. 1 Block 3/6889	Camden Homes, LLC	1	\$5,000.00
17	6047 Plum Dale Lot 12, Carver Heights Addition No. 1 Block 3/6889	Camden Homes, LLC	1	\$5,000.00
18	3508 Keyridge Lot 6, Highland Woods No. 2 Addition Block 18/6866	Camden Homes, LLC	1	\$5,000.00
TOTAL				\$40,000.00
GRAND TOTAL				\$90,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 18

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

see attached

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 9
Square Footage range of each home 1,200 - 1,700
Number of Bedrooms/Baths in each home 3 1 2
Number of Garages 0-2 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick/Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$110K - \$140K

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

Number of homes to be built 9
Square Footage range of each home 1,600 - 2,100
Number of Bedrooms/Baths in each home 4 1 2
Number of Garages 0-2 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick/Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$115K - \$150K

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: 90 days after start of construction

Sale of first affordable housing unit to low income household: 120 days after completion of construction

Sale of last affordable unit to low income households. TBD days after completion of first house

4030 MARYLAND	Dallas	Texas	Camden Homes	1
4250 MARYLAND	Dallas	Texas	Camden Homes	2
1439 ADELAIDE	Dallas	Texas	Camden Homes	3
1418 OWEGA	Dallas	Texas	Camden Homes	4
1510 OWEGA	Dallas	Texas	Camden Homes	5
1507 KINGSLEY	Dallas	Texas	Camden Homes	6
1511 KINGSLEY	Dallas	Texas	Camden Homes	7
2130 SHELLHORSE	Dallas	Texas	Camden Homes	8
2517 KOOL	Dallas	Texas	Camden Homes	9
2631 KOOL	Dallas	Texas	Camden Homes	10
2656 PALL MALL	Dallas	Texas	Camden Homes	11
6214 TEAGUE	Dallas	Texas	Camden Homes	12
6510 TEAGUE	Dallas	Texas	Camden Homes	13
2441 LYOLA	Dallas	Texas	Camden Homes	14
2517 KIRKLEY	Dallas	Texas	Camden Homes	15
6043 PLUM DALE	Dallas	Texas	Camden Homes	16
6047 PLUM DALE	Dallas	Texas	Camden Homes	17
3508 KEYRIDGE	Dallas	Texas	Camden Homes	18

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 3, 4, 5, 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 43J K 55P 57Q V 64U

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Confia Homes, L.L.C. for the construction of affordable houses; (2) the sale of 11 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C.; and (3) execution of a release of lien for any non-tax liens on the 11 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) 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.

Confia Homes, L.L.C. has submitted a proposal and development plan to DHADC for 11 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 11 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Confia Homes, L.L.C. to DHADC, the sale of those lots from DHADC to Confia Homes, L.L.C. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Confia Homes, L.L.C. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Confia Homes, L.L.C. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Confia Homes, L.L.C. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,300 to 1,400 square feet and from \$90,000 to \$115,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$55,000.00 for the sales price of the vacant lots to Confia Homes, L.L.C., as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, 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 by Resolution No. 04-0458.

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 April 21, 2016, the DHADC board of directors approved the development plan and sale of 11 lots from DHADC to Confia Homes, L.L.C.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Confia Homes, L.L.C.

RobertsCarrillo Management, Inc., Manager

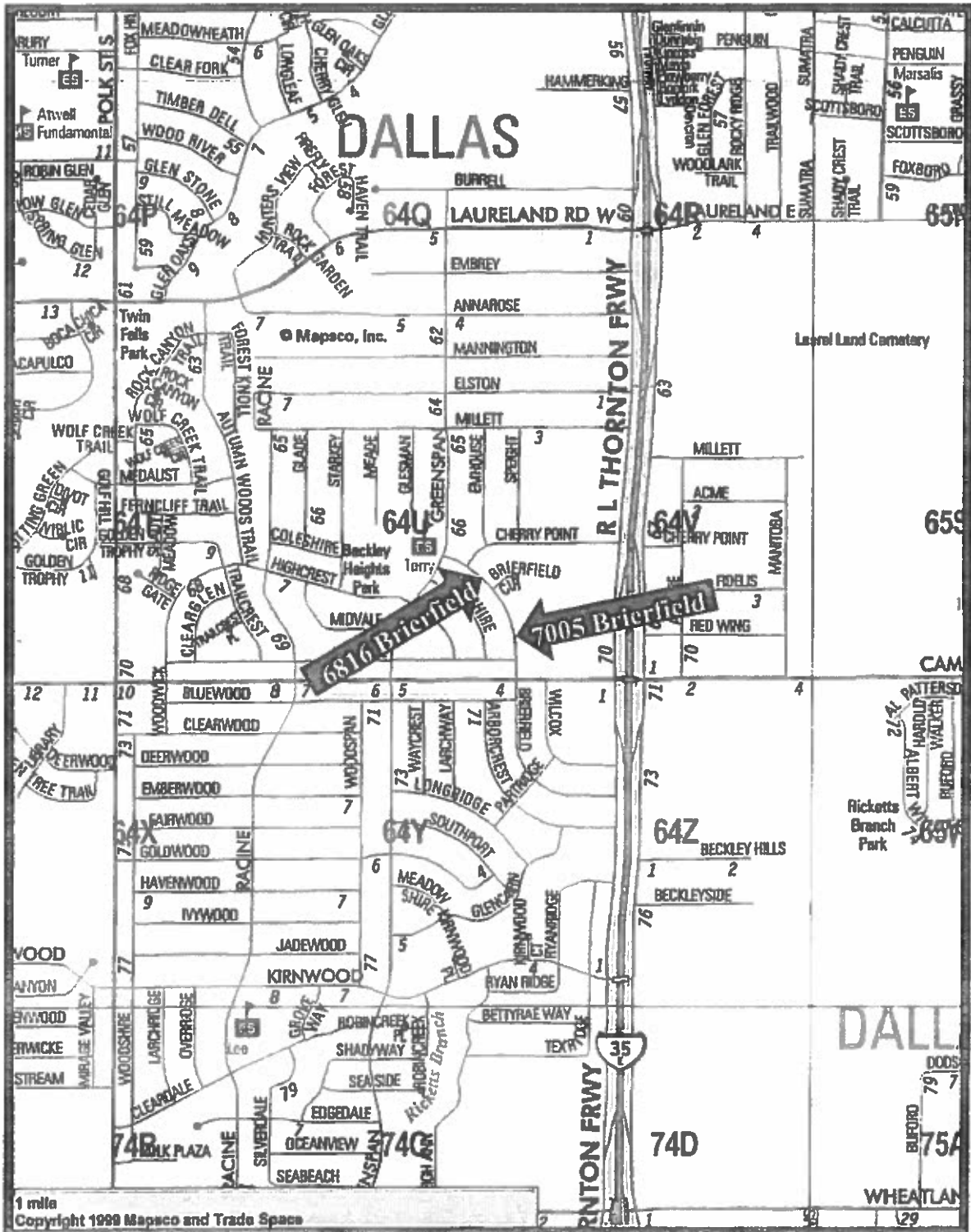
Kenneth E. Roberts, Chief Operating Officer
Ricardo Alonso-Carrillo, President

MAP

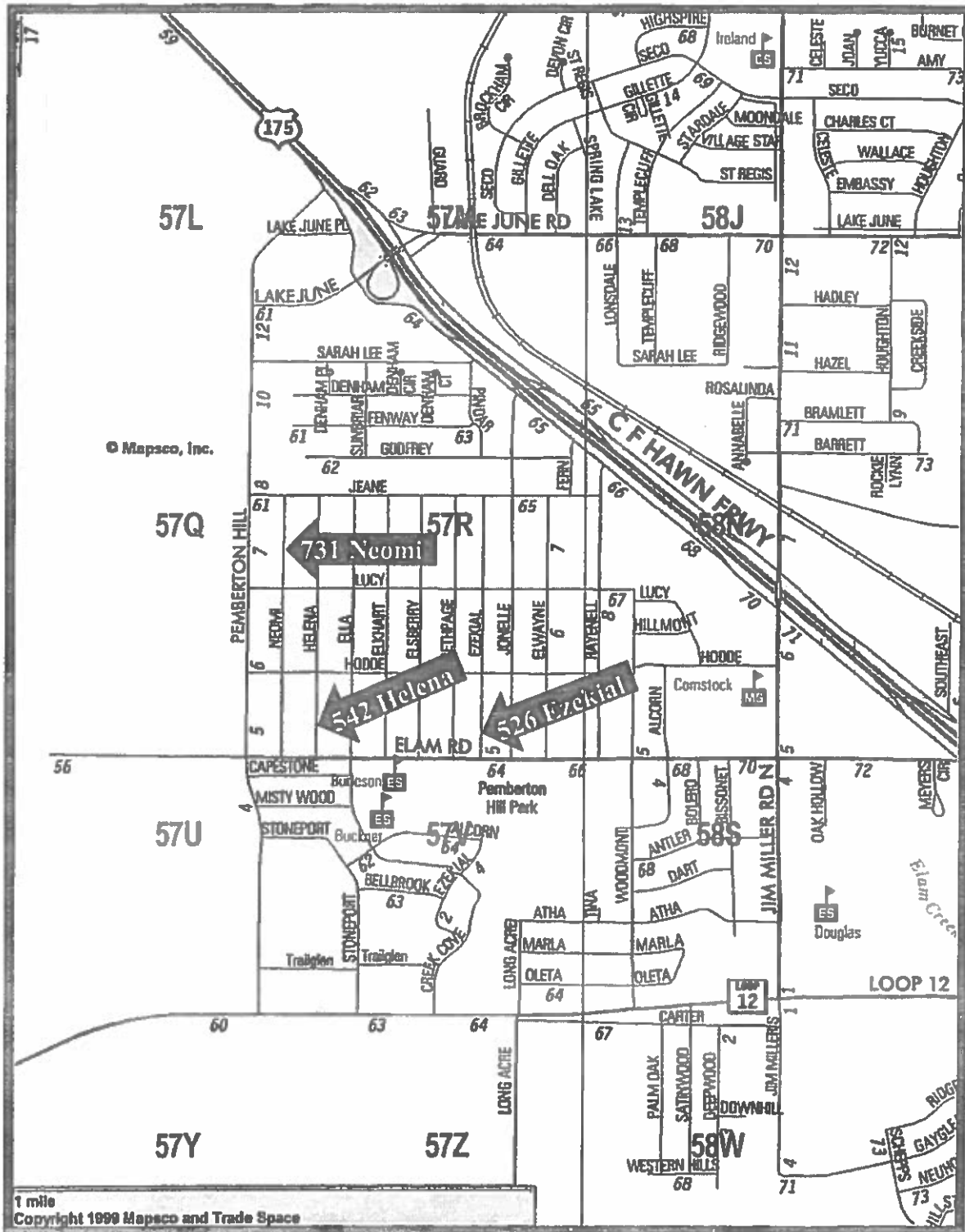
Attached

**Land Bank (DHADC) Sale of Lots to
Confia Homes, L.L.C.**

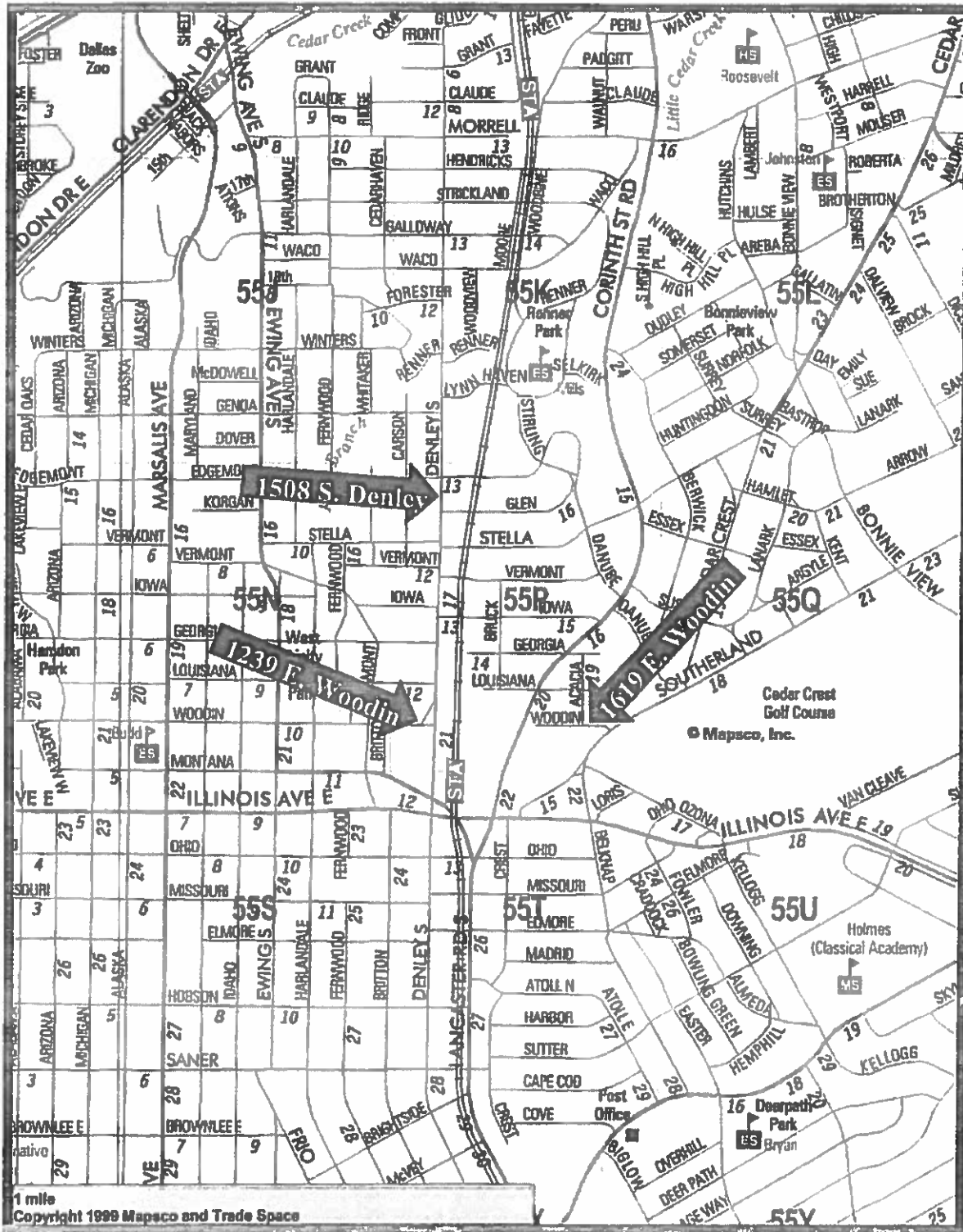
<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 7005 Brierfield	64U	3	\$14,703.00
2. 6816 Brierfield	64U	3	\$ 9,939.69
3. 731 Neomi	57Q	5	\$ 4,758.00
4. 526 Ezekial	57V	5	\$20,464.00
5. 542 Helena	57V	5	\$ 8,171.00
6. 1239 E. Woodin	55P	4	\$18,430.49
7. 1508 S. Denley	55P	4	\$ 5,068.87
8. 1619 E. Woodin	55P	4	\$ 9,669.33
9. 3529 Nomas	43K	6	\$14,668.65
10. 3715 Nomas	43J	6	\$ 7,234.32
11. 3718 Nomas	43J	6	\$17,189.69



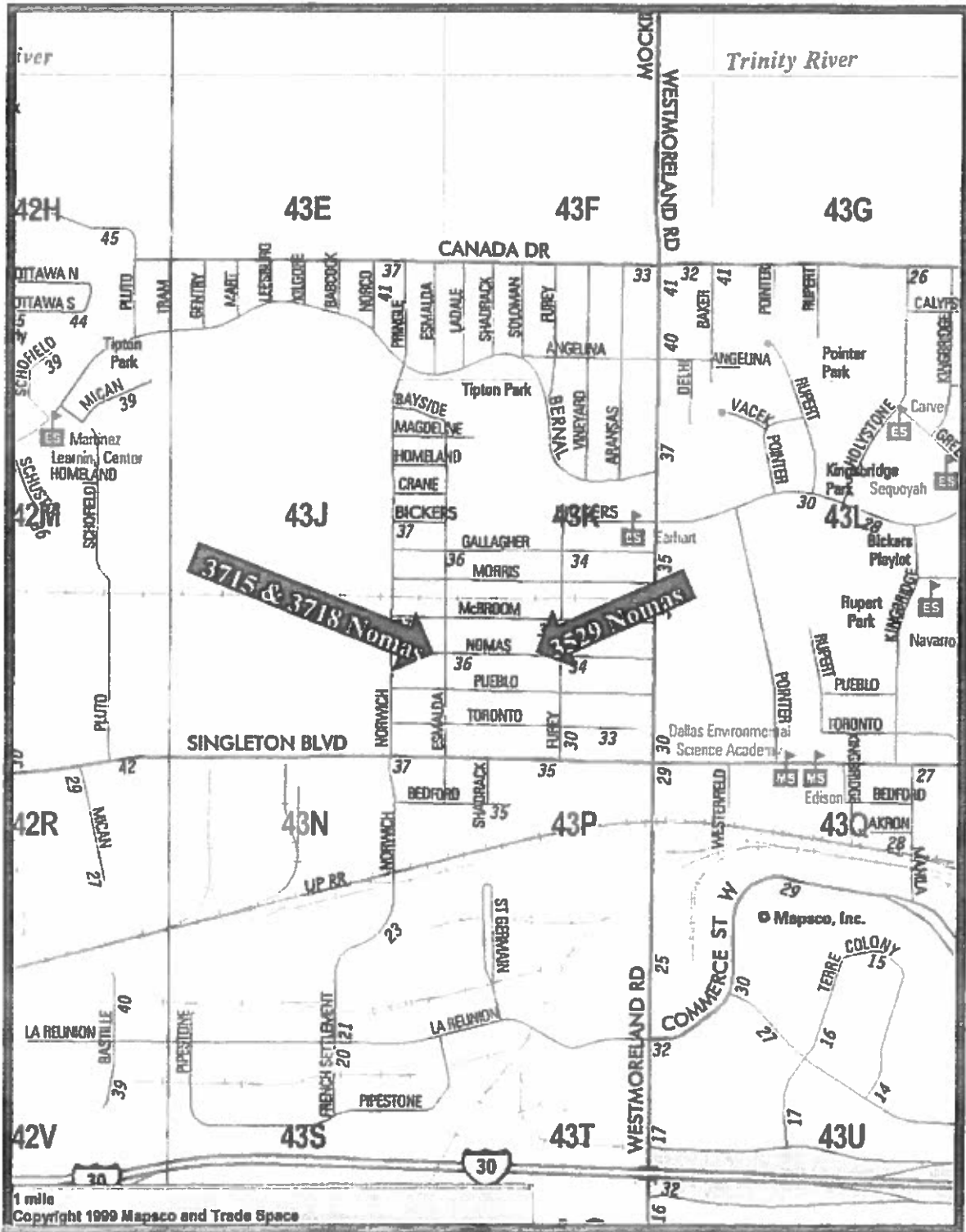
MAPSCO 64U



MAPSCO 57Q & 57V



MAPSCO 55P



1 mile
Copyright 1999 MapSCO and Trade Space

MAPSCO 43J & 43K

May 25, 2016

WHEREAS, on January 28, 2004, 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, Confia Homes, L.L.C. submitted a proposal and development plan to DHADC for 11 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 Confia Homes, L.L.C. and authorize the sale of the said 11 lots from DHADC to Confia Homes, L.L.C. to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Confia Homes, L.L.C. and the sale of 11 lots shown on Exhibit "A" from DHADC to Confia Homes, L.L.C. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases 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	7005 Brierfield Lot 17, Oakland Hills Addition, 1st Section Block E/6637	Confia Homes, L.L.C.	1	\$5,000.00
2	6816 Brierfield Lot 26, Oakland Hills, 1st Addition Block D/6637	Confia Homes, L.L.C.	1	\$5,000.00
3	731 Neomi Lot 29 & North 6 Feet of Lot 30, Home Gardens No. 3 Addition Block E/6256	Confia Homes, L.L.C.	1	\$5,000.00
4	526 Ezekial Lot 10, Home Gardens No. 3 Addition Block 28/6256	Confia Homes, L.L.C.	1	\$5,000.00
5	542 Helena Lot 6, Home Gardens No. 3 Addition Block W/6256	Confia Homes, L.L.C.	1	\$5,000.00
6	1239 E. Woodin Lot 13, Trinity Heights Addition No. 3 Block 37/3709	Confia Homes, L.L.C.	1	\$5,000.00
7	1508 S. Denley Lot 3, Edgemont Addition Block 6/3566	Confia Homes, L.L.C.	1	\$5,000.00
8	1619 E. Woodin Lot 10, Trinity Heights Addition No. 3 Block 55/3729	Confia Homes, L.L.C.	1	\$5,000.00
9	3529 Nomias Lot 8, Westmoreland Park Addition Block 9/7144	Confia Homes, L.L.C.	1	\$5,000.00
10	3715 Nomias Middle 40 Feet of Lot 2, Eagle Ford Gardens Addition Block G/7152	Confia Homes, L.L.C.	1	\$5,000.00
11	3718 Nomias West 40 Feet of Lot 7, Eagle Ford Gardens Addition Block F/7152	Confia Homes, L.L.C.	1	\$5,000.00
TOTAL				\$55,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 11

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

See property list.

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 3
Square Footage of each home 1300-1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick - FS / Siding - R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K - 115K

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

Number of homes to be built on lots 5
Square Footage of each home 1300-1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick - FS / Siding - R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K - 115K

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

Number of homes to be built on lots 3
Square Footage of each home 1300-1400
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick/Siding Which sides Brick - FS / Siding - R
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 90K - 115K

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 120 days
Sale of first affordable housing unit to low income households 30 days
Sale of last affordable unit to low income households 120 days

Proposed Lot Acquisition List for Confia Homes, LLC

	Street #	Address
	7005	BRIERFIELD
	6816	BRIERFIELD
	731	NEOMI
	526	EZEKIAL
	542	HELENA
	1239	E. WOODIN
	1508	S. DENLEY
	1619	E. WOODIN
	3529	NOMAS
	3715	NOMAS
	3718	NOMAS

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S Z 56S 65B D F G M 66E J K

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper Homes, Inc. for the construction of affordable houses; (2) the sale of 17 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper Homes, Inc.; and (3) execution of a release of lien for any non-tax liens on the 17 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) 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.

Cooper Homes, Inc. has submitted a proposal and development plan to DHADC for 17 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 17 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Cooper Homes, Inc. to DHADC, the sale of those lots from DHADC to Cooper Homes, 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 Cooper Homes, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Cooper Homes, Inc. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Cooper Homes, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,500 square feet and from \$120,000 to \$150,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$95,000.00 for the sales price of the vacant lots to Cooper Homes, Inc., as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, 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 by Resolution No. 04-0458.

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 April 21, 2016, the DHADC board of directors approved the development plan and sale of 17 lots from DHADC to Cooper Homes, Inc.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Cooper Homes, Inc.

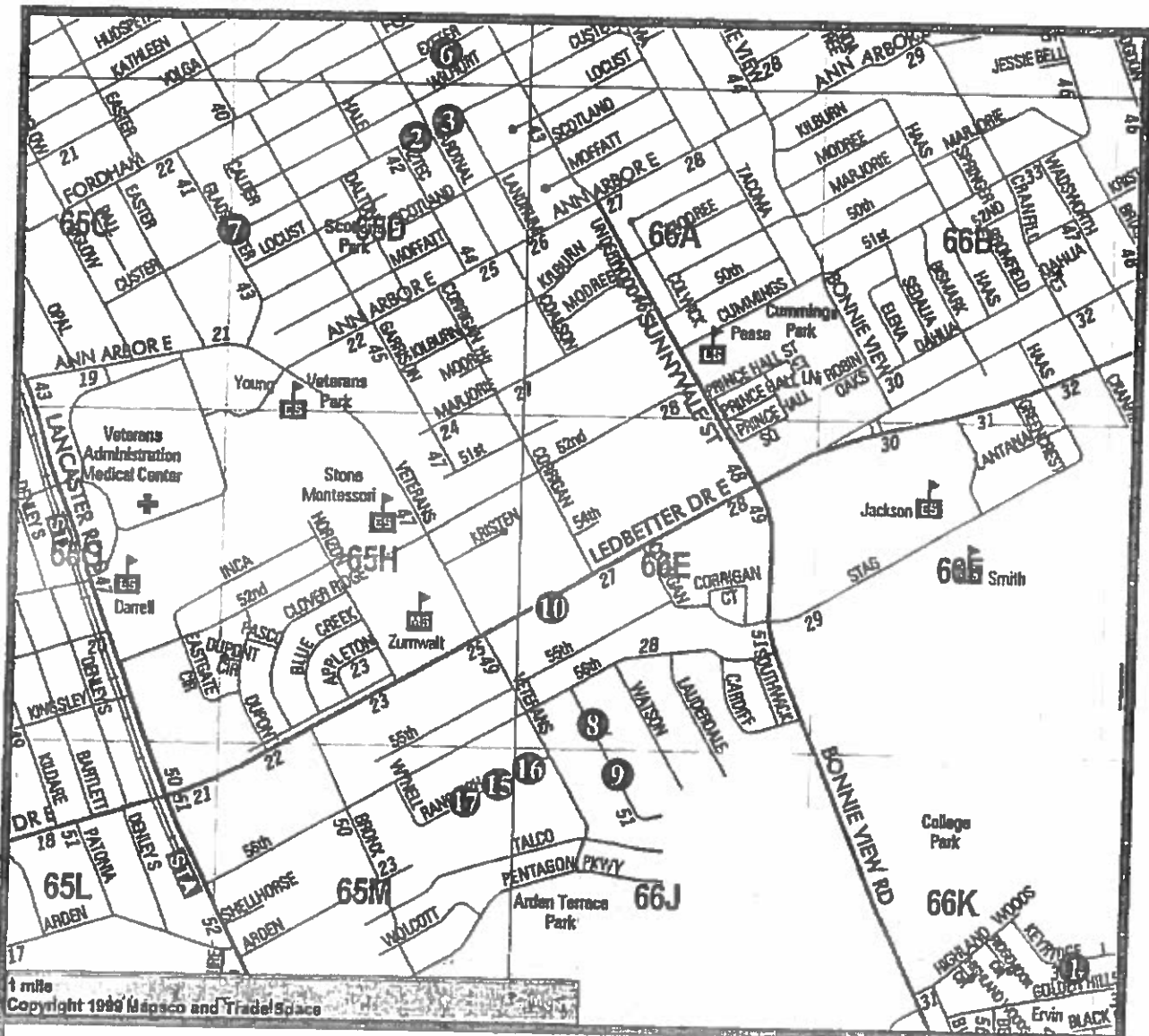
Simmie Cooper, President

MAP

Attached

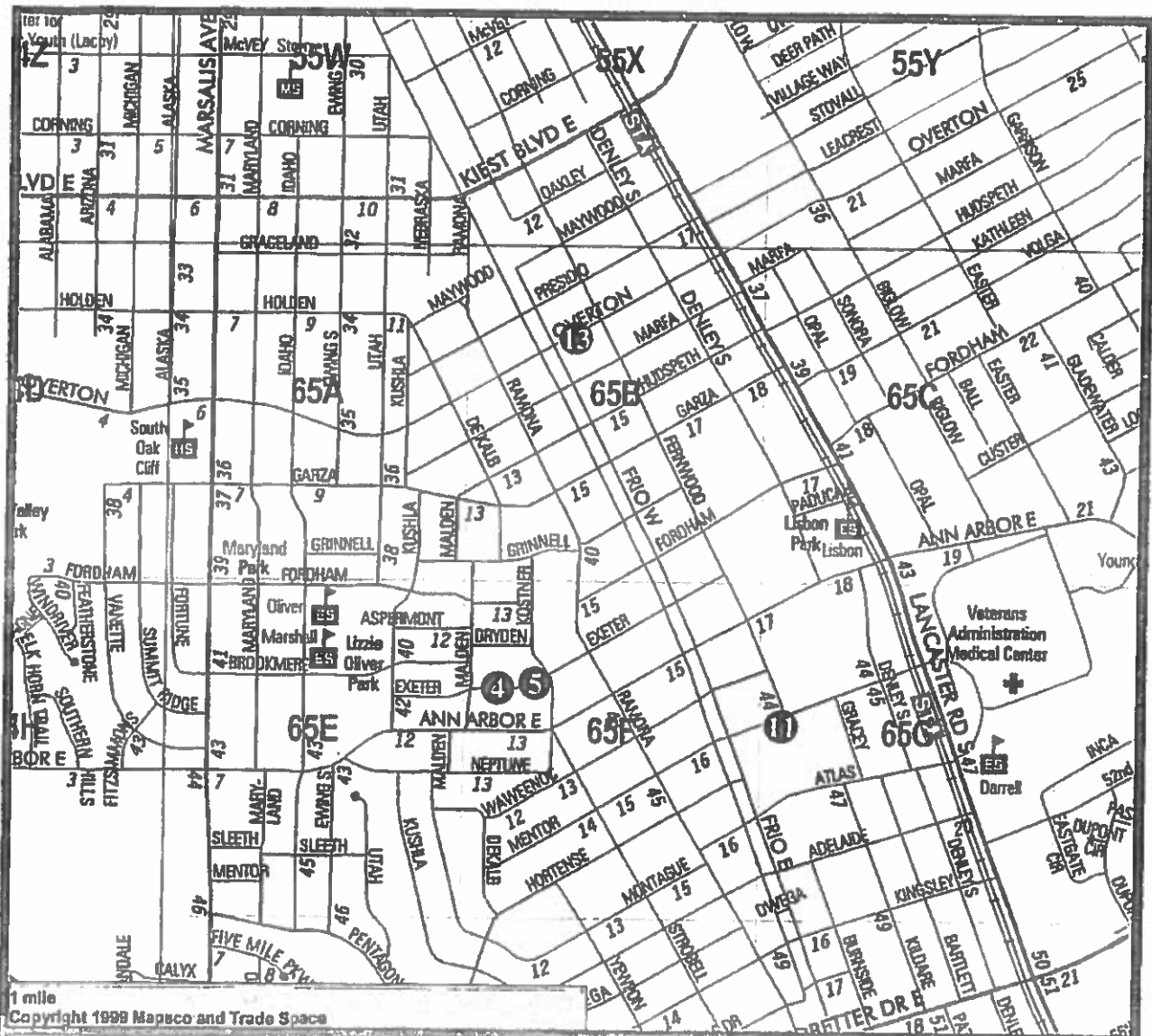
**Land Bank (DHADC) Sale of Lots to
Cooper Homes, Inc.**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3515 Keyridge	66K	8	\$11,788.15
2. 2543 Custer	65D	4	\$16,193.24
3. 2656 Custer	65D	4	\$ 2,521.28
4. 1318 Exeter	65F	4	\$20,826.93
5. 1349 Exeter	65F	4	\$15,438.19
6. 2631 Exeter	55Z	4	\$ 2,424.82
7. 4170 Gladewater	65D	4	\$ 6,809.11
8. 5035 Ivy	66E	8	\$ 5,954.36
9. 5103 Ivy	66J	8	\$11,174.98
10. 2605 E. Ledbetter	66E	4	\$ 1,334.72
11. 1734 Mentor	65G	4	\$19,538.74
12. 1143 E. Missouri	55S	4	\$ 6,953.19
13. 1623 E. Overton	65B	4	\$16,778.11
14. 2835 E. Overton	56S	4	\$30,154.63
15. 2519 Randolph	65M	8	\$ 7,471.23
16. 2551 Randolph	66J	8	\$ 8,108.48
17. 2453 Randolph	65M	8	\$13,478.78

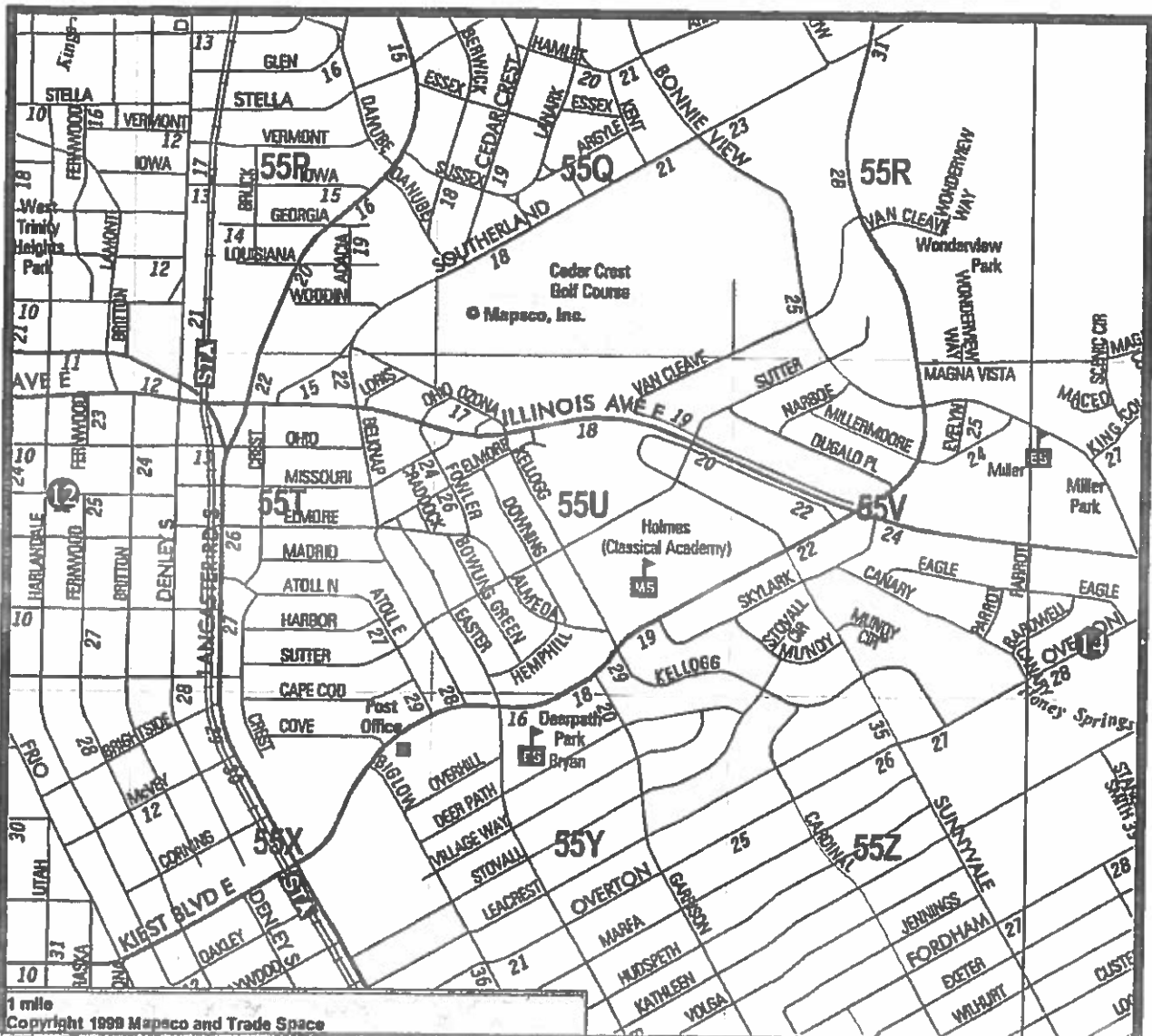


1 mile
Copyright 1989 Mapsco and TradeSpace

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 3515 Keyridge	66K	8
2. 2543 Custer	65D	4
3. 2656 Custer	65D	4
6. 2631 Exeter	55Z	4
7. 4170 Gladewater	65D	4
8. 5035 Ivy	66E	8
9. 5103 Ivy	66J	8
10. 2605 E. Ledbetter	66E	4
15. 2519 Randolph	65M	8
16. 2551 Randolph	66J	8
17. 2453 Randolph	65M	8



<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
4. 1318 Exeter	65F	4
5. 1349 Exeter	65F	4
11. 1734 Mentor	65G	4
13. 1623 E. Overton	65B	4



Property Address

Mapsco

Council District

12. 1143 E. Missouri
 14. 2835 E. Overton

55S
 56S

4
 4

May 25, 2016

WHEREAS, on January 28, 2004, 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, Cooper Homes, Inc. submitted a proposal and development plan to DHADC for 17 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 Cooper Homes, Inc. and authorize the sale of the said 17 lots from DHADC to Cooper Homes, 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 Cooper Homes, Inc. and the sale of 17 lots shown on Exhibit "A" from DHADC to Cooper Homes, Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases 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	3515 Keyridge Lot 9, Highland Woods Subdivision No. 2 Addition Block 1/6865	Cooper Homes, Inc.	1	\$5,000.00
2	2543 Custer Lot 22, Lisbon Heights Addition Block 5/5852	Cooper Homes, Inc.	1	\$5,000.00
3	2656 Custer Lot 5, Southgate Annex No. 2 Addition Block 12/6081	Cooper Homes, Inc.	1	\$5,000.00
4	1318 Exeter Lots 11 & 12, Belmeade Addition Block M/4870	Cooper Homes, Inc.	2	\$10,000.00
5	1349 Exeter Lot 20-A of a Resubdivision of Part of Lot 19 and Lots 20 & 21, Belmeade Addition Block L/4869	Cooper Homes, Inc.	1	\$5,000.00
6	2631 Exeter Lot 17, Lisbon Heights Addition Block 2/5852	Cooper Homes, Inc.	1	\$5,000.00
7	4170 Gladewater Lot 6C, Oak Cliff Gardens Addition Block 4/5848	Cooper Homes, Inc.	1	\$5,000.00
8	5035 Ivy North 53 Feet of Lot 5, Goldmine No. 3 Addition Block E/6855	Cooper Homes, Inc.	1	\$5,000.00
9	5103 Ivy North 53 Feet of Lot 6, Goldmine No. 3 Addition Block E/6855	Cooper Homes, Inc.	1	\$5,000.00
10	1734 Mentor Lot 11, Bellevue Addition Block 19/4315	Cooper Homes, Inc.	1	\$5,000.00
TOTAL				\$55,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	1143 E. Missouri Lot 5, Broadmoor Addition Block 27/4226	Cooper Homes, Inc.	1	\$5,000.00
12	1623 E. Overton Lot 19, Liberty Heights Addition Block 19/4074	Cooper Homes, Inc.	1	\$5,000.00
13	2835 E. Overton Lot 27, Honey Crest Heights Revision Addition Block H/6086	Cooper Homes, Inc.	1	\$5,000.00
14	2519 Randolph West 50 Feet of Lot 19, Goldmine #2 Addition Block B/6854	Cooper Homes, Inc.	1	\$5,000.00
15	2551 Randolph West 50 Feet of Lot 15, Goldmine 2nd Addition Block B/6854	Cooper Homes, Inc.	1	\$5,000.00
16	2453 Randolph East 50 Feet of Lot 22, Goldmine No. 2 Addition Block B/6854	Cooper Homes, Inc.	1	\$5,000.00
17	2605 E. Ledbetter Part of Lots 47, 48 & 49 Block 44/5845	Cooper Homes, Inc.	2	\$10,000.00
TOTAL				\$40,000.00
GRAND TOTAL				\$95,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 17

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

See attached

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 4
Square Footage range of each home 1200 - 1500 sq ft.
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports Detached Attached X
Type of Exterior Veneer siding &/ or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

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

Number of homes to be built 12
Square Footage range of each home 1200 - 1500 sq ft.
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports Detached Attached X
Type of Exterior Veneer siding &/ or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

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

Number of homes to be built 1
Square Footage range of each home 1200 - 1500 sq ft
Number of Bedrooms/Baths in each home 3-4 / 1-2
Number of Garages 0-2 Number of Carports Detached Attached X
Type of Exterior Veneer siding &/ or Brick Which sides All sides
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

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: 100 days after start of construction

Sale of first affordable housing unit to low income household: 120 days after completion of construction

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

3515 KEYRIDGE	Dallas	Texas	Cooper Homes	1
2543 CUSTER	Dallas	Texas	Cooper Homes	2
2656 CUSTER	Dallas	Texas	Cooper Homes	3
1318 EXETER	Dallas	Texas	Cooper Homes	4
1349 EXETER	Dallas	Texas	Cooper Homes	5
2631 EXETER	Dallas	Texas	Cooper Homes	6
4170 GLADEWATER	Dallas	Texas	Cooper Homes	7
5035 IVY	Dallas	Texas	Cooper Homes	8
5103 IVY	Dallas	Texas	Cooper Homes	9
2605 LEDBETTER, E.	Dallas	Texas	Cooper Homes	10
1734 MENTOR	Dallas	Texas	Cooper Homes	11
1143 MISSOURI, E.	Dallas	Texas	Cooper Homes	12
1623 OVERTON, E.	Dallas	Texas	Cooper Homes	13
2835 OVERTON, E.	Dallas	Texas	Cooper Homes	14
2519 RANDOLPH	Dallas	Texas	Cooper Homes	15
2551 RANDOLPH	Dallas	Texas	Cooper Homes	16
2453 RANDOLPH	Dallas	Texas	Cooper Homes	17

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65C

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Milton Semper for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Milton Semper; 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) 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.

Milton Semper has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 2 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Milton Semper to DHADC, the sale of those lots from DHADC to Milton Semper 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 Milton Semper will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Milton Semper and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Milton Semper will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,700 to 1,900 square feet and from \$108,000 to \$124,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$10,000.00 for the sales price of the vacant lots to Milton Semper, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, 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 by Resolution No. 04-0458.

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 April 21, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to Milton Semper.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

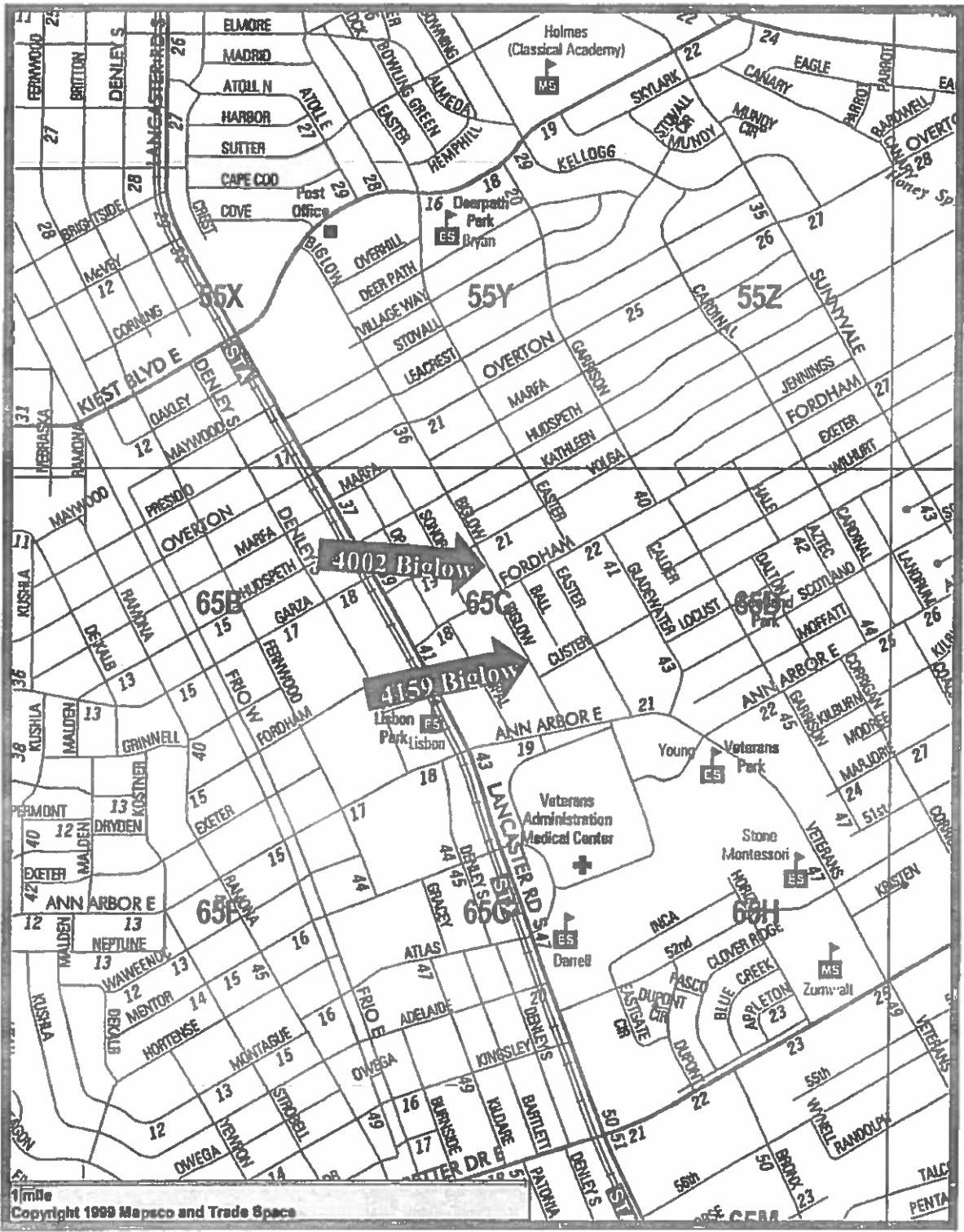
Milton Semper

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Milton Semper**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 4159 Biglow	65C	4	\$14,179.80
2. 4002 Biglow	65C	4	\$12,835.08



MAPSCO 65C

May 25, 2016

WHEREAS, on January 28, 2004, 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, Milton Semper 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 Milton Semper and authorize the sale of the said 2 lots from DHADC to Milton Semper 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 Milton Semper and the sale of 2 lots shown on Exhibit "A" from DHADC to Milton Semper is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases 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	4159 Biglow South 50 Feet of Lot 5, Oak Cliff Gardens Addition Block I/4340 1/2	Milton Semper	1	\$5,000.00
2	4002 Biglow Part of Lots 28, 29 & 30, Fordham Heights Addition Revised Block D/5854	Milton Semper	1	\$5,000.00
TOTAL				\$10,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

4159 + 4002 BIGLOW

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 1 / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

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

Number of homes to be built on lots 2
Square Footage of each home 1,700-1,900
Number of Bedrooms/Baths in each home 3/2
Number of Garages 2 Number of Carports 0 Detached _____ Attached X
Type of Exterior Veneer Brick 80% Which sides ALL SIDES
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 108-124k

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 **90 days**

Completion of Construction **180days**

Sale of first affordable housing unit to low income households **210days**

Sale of last affordable unit to low income households **280days**

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 45Z 46P S W X 56B

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Simply Custom for the construction of affordable houses; (2) the sale of 9 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Simply Custom; and (3) execution of a release of lien for any non-tax liens on the 9 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) 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.

Simply Custom has submitted a proposal and development plan to DHADC for 9 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 9 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Simply Custom to DHADC, the sale of those lots from DHADC to Simply Custom 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 Simply Custom will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Simply Custom and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Simply Custom will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,900 square feet and from \$120,000 to \$180,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$45,000.00 for the sales price of the vacant lots to Simply Custom, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, 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 by Resolution No. 04-0458.

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 April 21, 2016, the DHADC board of directors approved the development plan and sale of 9 lots from DHADC to Simply Custom.

Information about this item will be provided to the Housing Committee on May 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Simply Custom

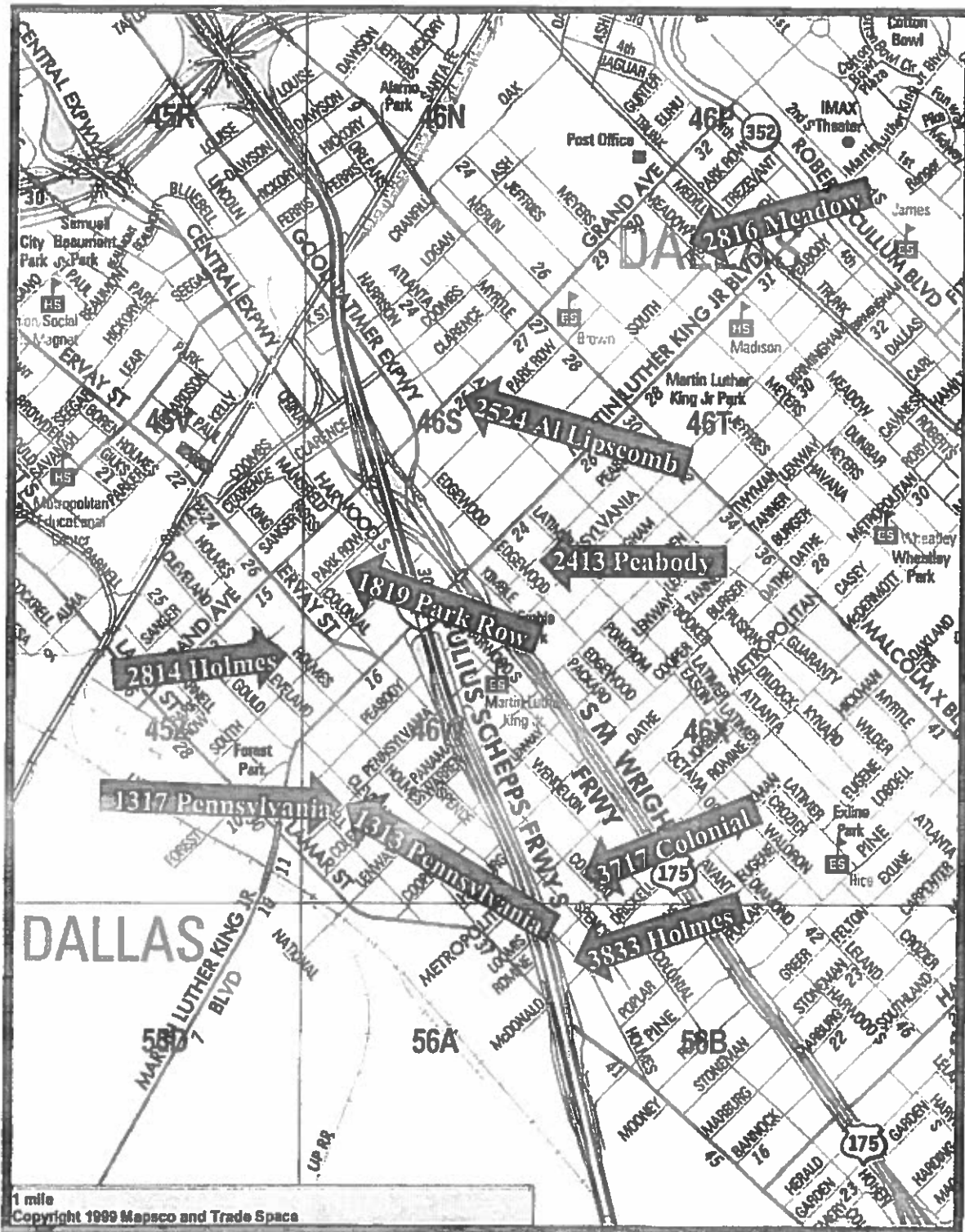
Kevin Brown, Partner
Jeannette Sneed, Partner

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Simply Custom**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1819 Park Row	46S	7	\$ 5,694.77
2. 2413 Peabody	46S	7	\$ 22,334.72
3. 2816 Meadow	46P	7	\$ 19,766.61
4. 3833 Holmes	56B	7	\$105,410.64
5. 3717 Colonial	46X	7	\$ 3,223.31
6. 2524 Al Lipscomb	46S	7	\$ 12,683.91
7. 2814 Holmes	45Z	7	\$ 3,879.80
8. 1313 Pennsylvania	46W	7	\$ 25,574.72
9. 1317 Pennsylvania	46W	7	\$ 48,922.25



45Z, 46P,S,W,X, 56B

May 25, 2016

WHEREAS, on January 28, 2004, 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, Simply Custom submitted a proposal and development plan to DHADC for 9 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 Simply Custom and authorize the sale of the said 9 lots from DHADC to Simply Custom 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 Simply Custom and the sale of 9 lots shown on Exhibit "A" from DHADC to Simply Custom is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases 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	1819 Park Row Lot 13, Edgewood Place Addition Block 1/1123	Simply Custom	1	\$5,000.00
2	2413 Peabody Lots 25 & 26, South Park Addition Block 18/1296	Simply Custom	1	\$5,000.00
3	2816 Meadow Southwest 1/2 of Lot 12, Bomar's Grand Avenue Addition Block A/1346	Simply Custom	1	\$5,000.00
4	3833 Holmes Part of Lot 4, Mechanics Addition Part of Lot 1, Peterson's Addition Block A/1675 Block 1676	Simply Custom	1	\$5,000.00
5	3717 Colonial Lot 16, Ervay Street Heights Addition Block 6/1209	Simply Custom	1	\$5,000.00
6	2524 Al Lipscomb (FKA Grand) Lot 7, Edgewood Addition Block 3/1283	Simply Custom	1	\$5,000.00
7	2814 Holmes Lot 4, Chestnut Hill Addition Block 4/1129	Simply Custom	1	\$5,000.00
8	1313 Pennsylvania Lot 11, E.M. Kahn & Co. Employees Loan & Savings Association Addition Block D/1154	Simply Custom	1	\$5,000.00
9	1317 Pennsylvania Lot 10 & West 10 Feet of Lot 9, E.M. Kahn & Co. Employees Loan & Savings Association Addition Block D/1154	Simply Custom	1	\$5,000.00
TOTAL				\$45,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 9

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

See Attached Addendum for locations.

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 3
Square Footage range of each home 12 00 - 15 00 SF
Number of Bedrooms/Baths in each home 2-3 / 1.5-2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Left, Right (Rear H.)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000-\$140,000

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 14 00 - 16 00 SF
Number of Bedrooms/Baths in each home 3-4 / 2-2.5
Number of Garages 2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Left, Right (Rear H.)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$140,000-\$160,000

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

Number of homes to be built 3
Square Footage range of each home 16 00 - 19 00 SF
Number of Bedrooms/Baths in each home 3-4 / 2-3
Number of Garages 2 Number of Carports _____ Detached _____ Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Lt, Rt (Rear & 2nd F.H)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$150,000-\$180,000

Attach extra sheet(s) breaking out above information for each different model of home.
PROVIDE FLOOR PLANS AND ELEVATIONS .

B. 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: within 30 days after receiving the deed to the property

Completion of Construction: 270 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: 90 days after completion of first house

Addendum

1819 Park Row Dallas, TX

2413 Peabody Dallas, TX

2816 Meadow Dallas, TX

3833 Holmes Dallas, TX

3717 Colonial Ave Dallas, TX

2524 Al Lipscomb Way Dallas, TX

2814 Holmes Dallas, TX

1313 Pennsylvania Dallas, TX

1317 Pennsylvania Dallas, TX

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 9

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

See Attached Addendum for locations.

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 3
Square Footage range of each home 12 00 - 15 00 SF
Number of Bedrooms/Baths in each home 2-3 / 1.5-2
Number of Garages 1-2 Number of Carports Detached Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Left, Right (Rear H.)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000-\$140,000

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 14 00 - 16 00 SF
Number of Bedrooms/Baths in each home 3-4 / 2 - 2.5
Number of Garages 2 Number of Carports Detached Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Left, Right (Rear H.)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$140,000-\$160,000

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

Number of homes to be built 3
Square Footage range of each home 16 00 - 19 00 SF
Number of Bedrooms/Baths in each home 3-4 / 2-3
Number of Garages 2 Number of Carports Detached Attached X
Type of Exterior Veneer Brick & Hardy Which sides Front, Lt, Rt (Rear & 2nd F.H)
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$150,000-\$180,000

Attach extra sheet(s) breaking out above information for each different model of home.
PROVIDE FLOOR PLANS AND ELEVATIONS.

B. 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.

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3717 Colonial Ave Dallas, TX

2524 Al Lipscomb Way Dallas, TX

2814 Holmes Dallas, TX

1313 Pennsylvania Dallas, TX

1317 Pennsylvania Dallas, TX

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4, 5, 6, 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S 46X 65F 65G 58U 42H

SUBJECT

Authorize on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for the properties located at: 2614 South Ewing Avenue in the amount of \$103,000; 3812 Atlanta Street in the amount of \$103,000; 1422 Montague Avenue in the amount of \$103,000; 1822 Mentor Avenue in the amount of \$103,000; 7923 Rilla Avenue in the amount of \$103,000; and 3912 Hammerly Drive in the amount of \$103,000 - Total not to exceed \$618,000 - Financing: 2012-13 Community Development Block Grant Reprogramming Funds (\$91,001); 2012-13 HOME Investment Partnerships Program Grant Funds (\$12,000); 2013-14 Community Development Block Grant Funds (\$139); 2014-15 Community Development Block Grant Funds (\$30,045); 2014-15 HOME Investment Partnerships Program Grant Funds (\$93,000); and 2015-16 Community Development Block Grant Funds (\$391,815)

BACKGROUND

The homeowners and the properties herein described are eligible for Reconstruction Program loans. The homeowners are below 80% AMFI and their names, ages and property addresses are as follows: Mary L. Shaw, a disabled female, 78 years old, residing at 2614 South Ewing Avenue; L.A. Ratcliff, a disabled male, 68 years old, residing at 3812 Atlanta Street; Bennie Frazier & Annie B. Frazier, an elderly couple, 77 & 74 years old, residing at 1422 Montague Avenue; John Lemons, a disabled male, 63 years old, residing at 1822 Mentor Avenue; Shirley Cole, a disabled female, 70 years old, residing at 7923 Rilla Avenue; and George Garcia & Maria O. Garcia, an elderly couple, 66 & 65 years old, residing at 3912 Hammerly Drive.

BACKGROUND (Continued)

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

This action provides the authority to proceed with on-site reconstruction of six (6) single-family homes. Homeowners are allowed to select their builder from a certified list of contractors. The City provides the financing for the complete demolition and reconstruction for eligible homeowners. A lien and deed restrictions are placed on the home for twenty (20) years to ensure occupancy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

Information about this item will be provided to the Housing Committee on May 16, 2016.

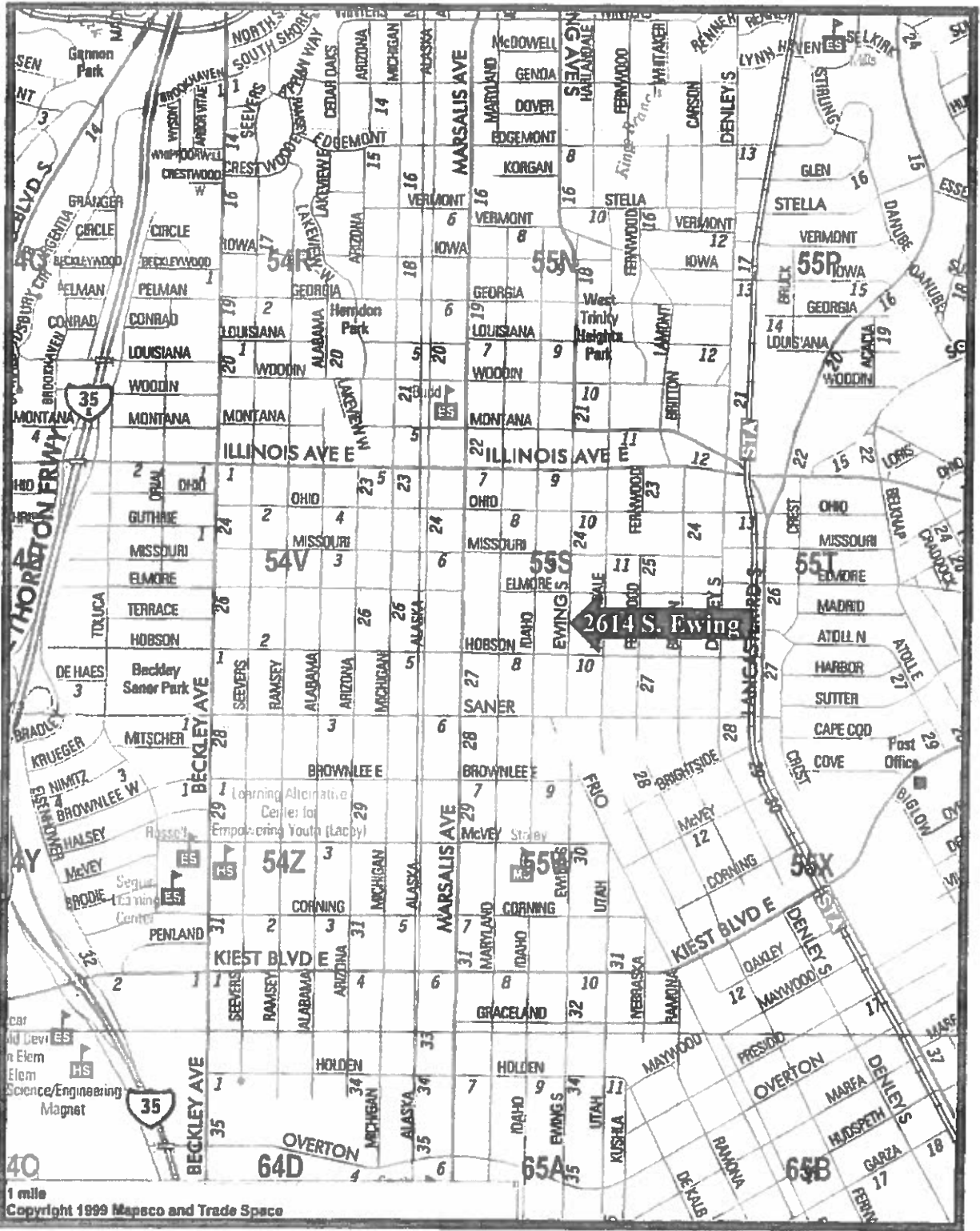
FISCAL INFORMATION

- 2012-13 Community Development Block Grant Reprogramming Funds - \$91,000.47
- 2012-13 HOME Investment Partnerships Program Grant Funds - \$12,000.05
- 2013-14 Community Development Block Grant Funds - \$139.10
- 2014-15 Community Development Block Grant Funds - \$30,045.20
- 2014-15 HOME Investment Partnerships Program Grant Funds - \$93,000
- 2015-16 Community Development Block Grant Funds - \$391,815.18

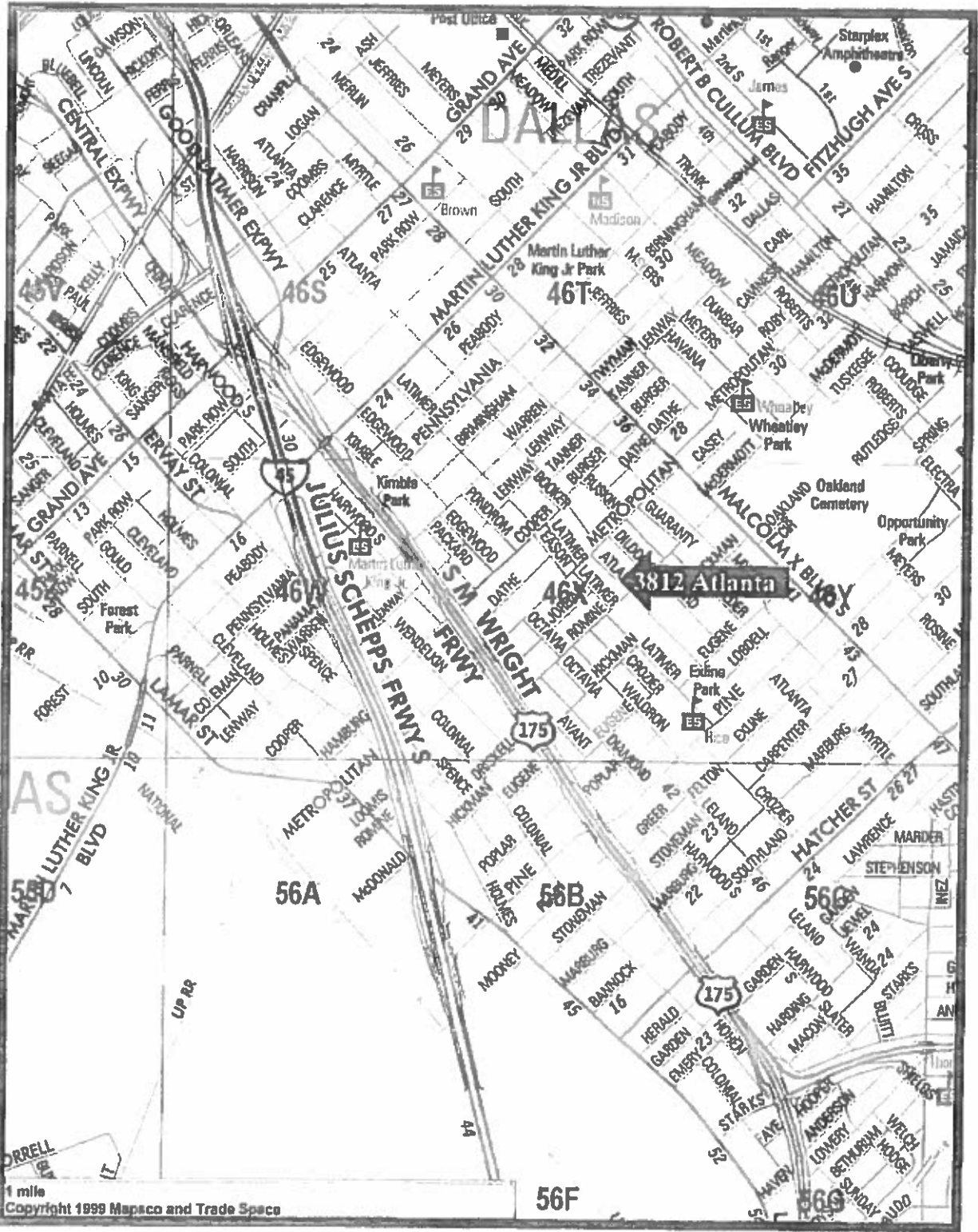
<u>Council District</u>	<u>Amount</u>
4	\$309,000
5	\$103,000
6	\$103,000
7	<u>\$103,000</u>
Total	\$618,000

MAPS

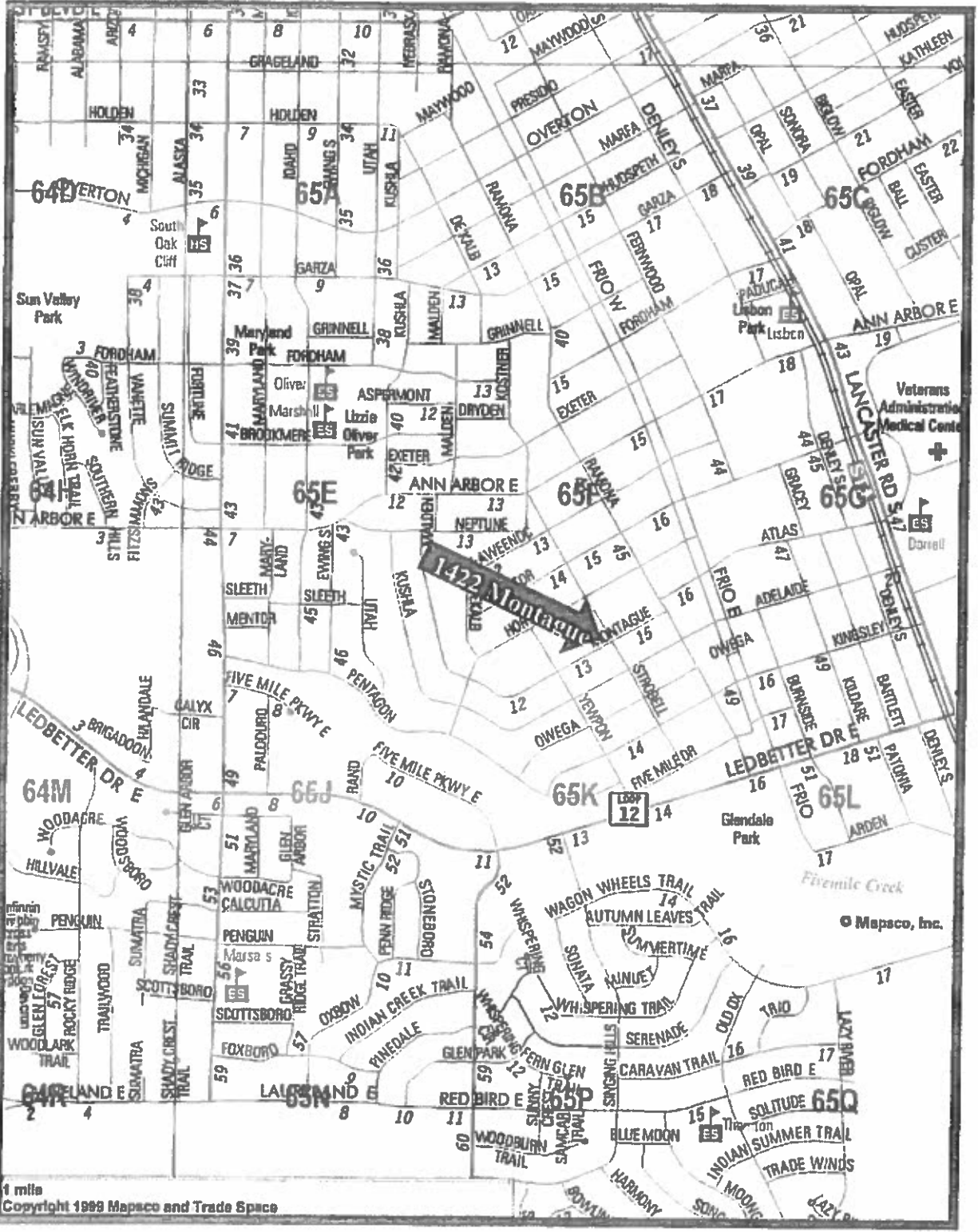
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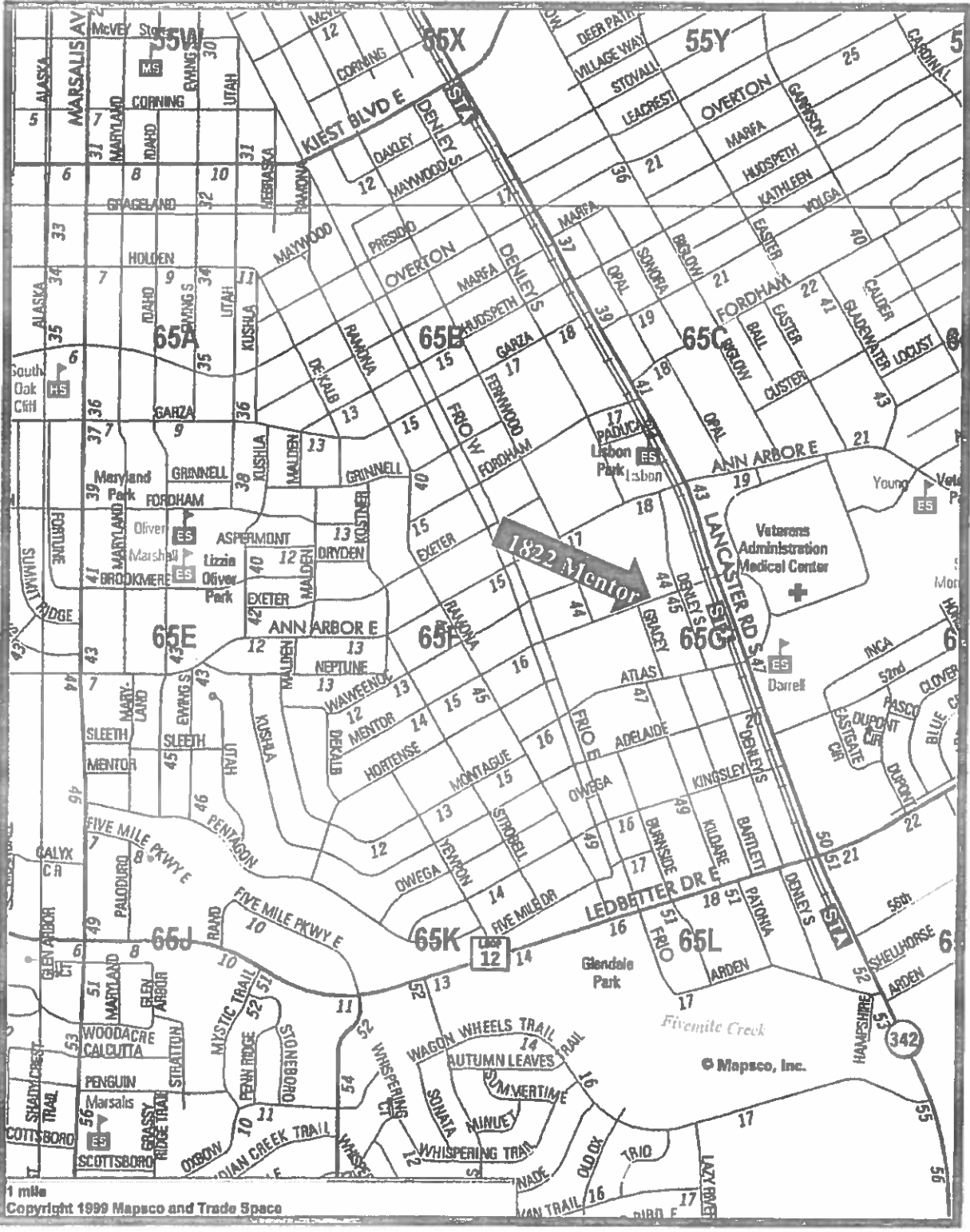
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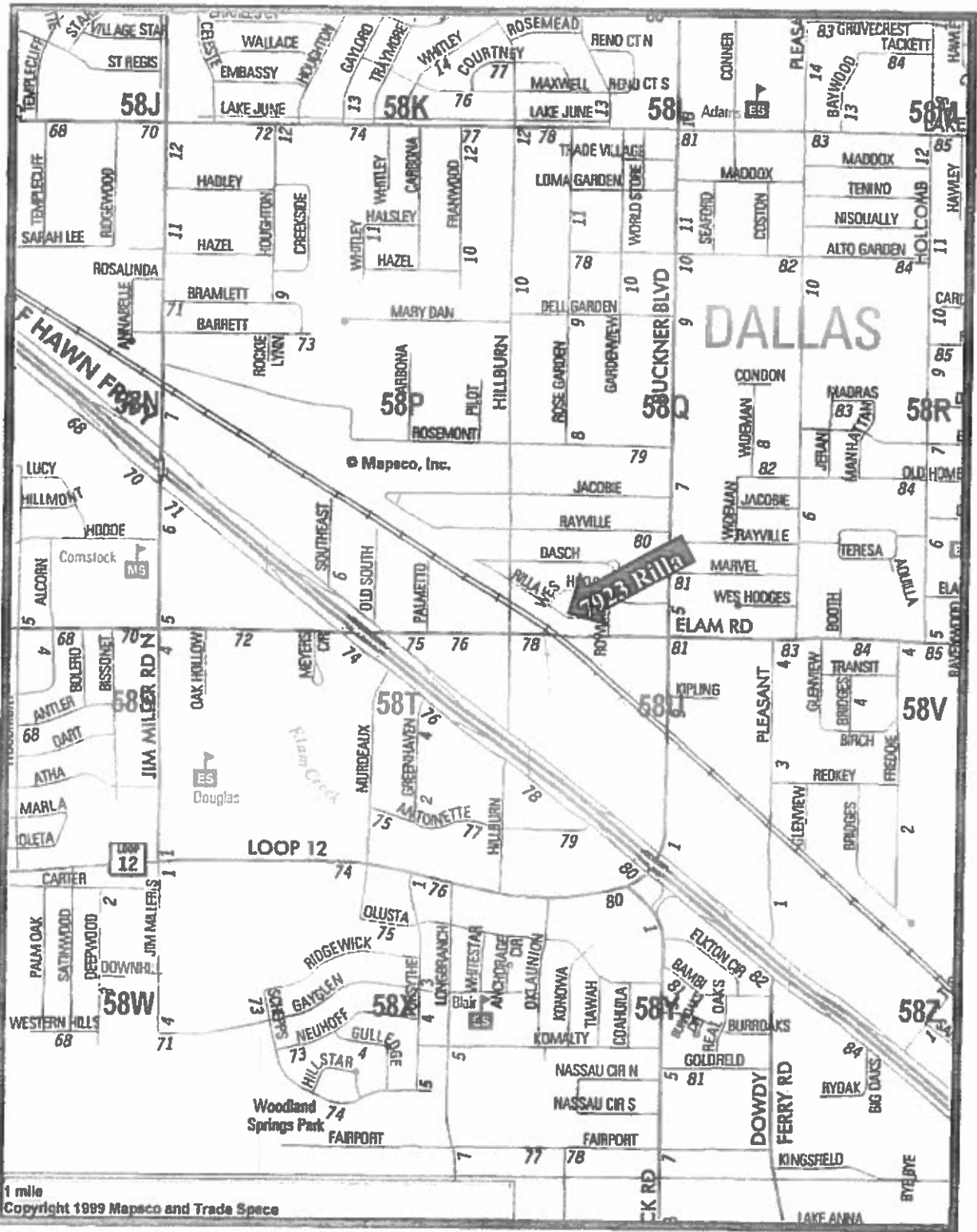
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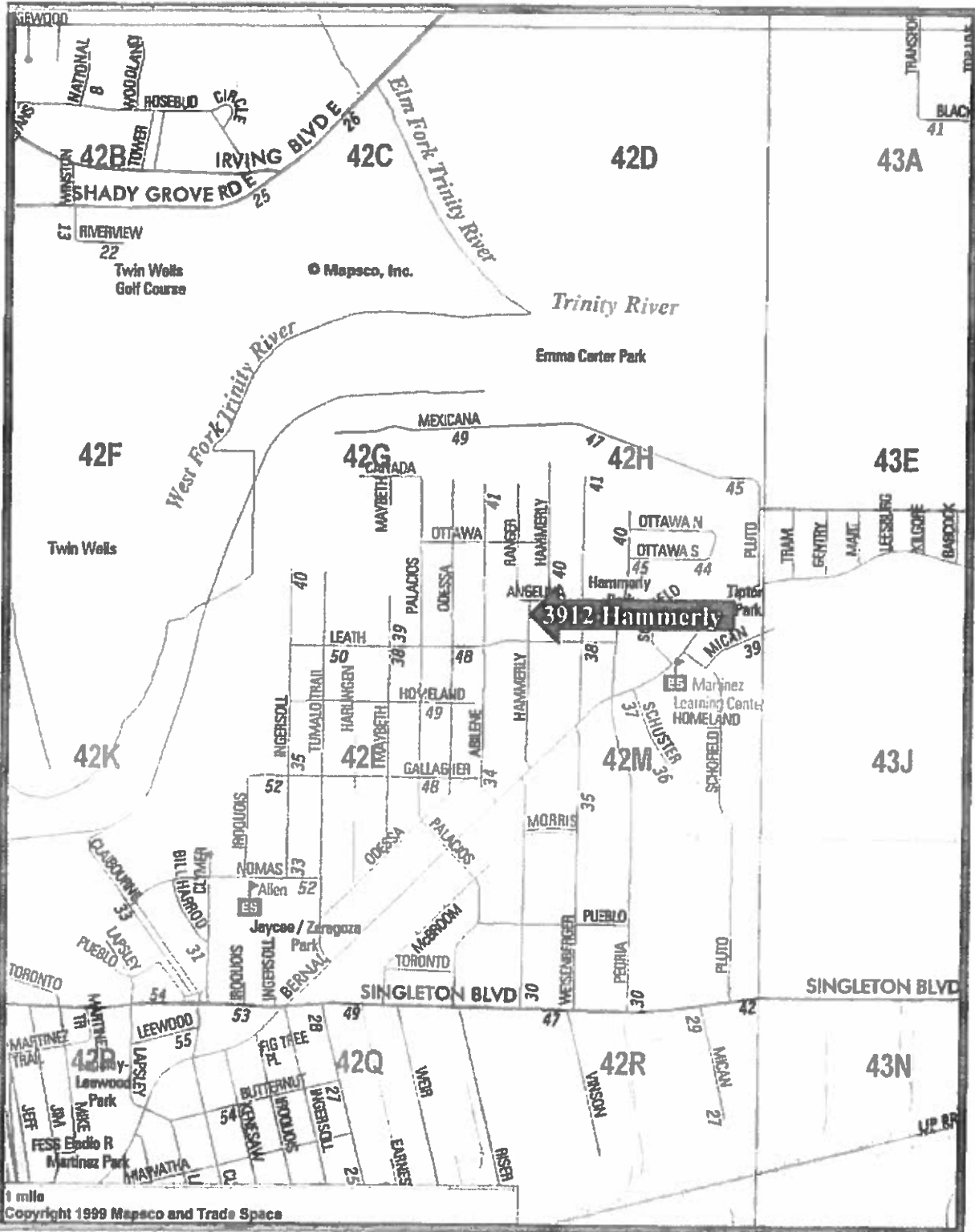
MAPSCO 65F



MAPSCO 65G



MAPSCO 58U



MAPSCO 42H

May 25, 2016

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

WHEREAS, the homeowners at the addresses herein described have made applications to the Home Repair Program: Mary L. Shaw at 2614 South Ewing Avenue; L.A. Ratcliff at 3812 Atlanta Street; Bennie Frazier & Annie B. Frazier at 1422 Montague Avenue; John Lemons at 1822 Mentor Avenue; Shirley Cole at 7923 Rilla Avenue; and George Garcia & Maria O. Garcia at 3912 Hammerly Drive; and

WHEREAS, all three conditions outlined in the Reconstruction Program Statement for on-site reconstruction of the homes were met for the property owners: Mary L. Shaw; L.A. Ratcliff; Bennie Frazier & Annie B. Frazier; John Lemons; Shirley Cole; and George Garcia & Maria O. Garcia;

NOW, THEREFORE,

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

SECTION 1. That the City Manager, can approve the on-site reconstruction of six homes in accordance with the requirements of the Reconstruction Program Statement for properties for: Mary L. Shaw at 2614 South Ewing Avenue; L.A. Ratcliff at 3812 Atlanta Street; Bennie Frazier & Annie B. Frazier at 1422 Montague Avenue; John Lemons at 1822 Mentor Avenue; Shirley Cole at 7923 Rilla Avenue; and George Garcia & Maria O. Garcia at 3912 Hammerly Drive.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the loan documents with each of the reconstruction eligible homeowners.

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

Fund 12R1, Dept. HOU, Unit 954E, Object Code 3100, CT HOU954EH1185 (\$91,000.47)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1186 (\$11,999.53)
Vendor # 337798 - Torres Construction - 2614 South Ewing Avenue

Fund HM12, Dept. HOU, Unit 896E, Object Code 3100, CT HOU896EH1187 (\$12,000.05)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1188 (\$90,999.95)
Vendor # 337798 - Torres Construction - 3812 Atlanta Street

May 25, 2016

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

Fund CD14, Dept. HOU, Unit 455G, Object Code 3100, CT HOU455GH1189 (\$30,045.20)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1190 (\$72,954.80)
Vendor # 337798 - Torres Construction - 1422 Montague Avenue

Fund CD13, Dept. HOU, Unit 225F, Object Code 3100, CT HOU225FH1191 (\$139.10)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1192 (\$102,860.90)
Vendor # 337798 - Torres Construction - 1822 Mentor Avenue

Fund HM14, Dept. HOU, Unit 510G, Object Code 3100, CT HOU510GH1193 (\$93,000)
Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1194 (\$10,000)
Vendor # 337798 - Torres Construction - 7923 Rilla Avenue

Fund CD15, Dept. HOU, Unit 628H, Object Code 3100, CT HOU628HH1195 (\$103,000)
Vendor # 337798 - Torres Construction - 3912 Hammerly Drive

SECTION 4. 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.