

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 7, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 56V Z 57W 65R 66N

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by C & C Corporation for the construction of houses; (2) the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to C & C Corporation; and (3) execution of a release of lien for any non-tax liens on the 10 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 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.

C & C Corporation has submitted a proposal and development plan to DHADC for 10 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 10 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by C & C Corporation to DHADC, the sale of those lots from DHADC to C & C Corporation 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 C & C Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by C & C Corporation and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

C & C Corporation will build houses on the lots. The approximate square footage and sales prices of the houses will be from 1,300 to 1,600 square feet and from \$160,000 to \$165,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$50,000.00 for the sales price of the vacant lots to C & C Corporation, as calculated from the 2016-17 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to C & C Corporation.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

C & C Corporation

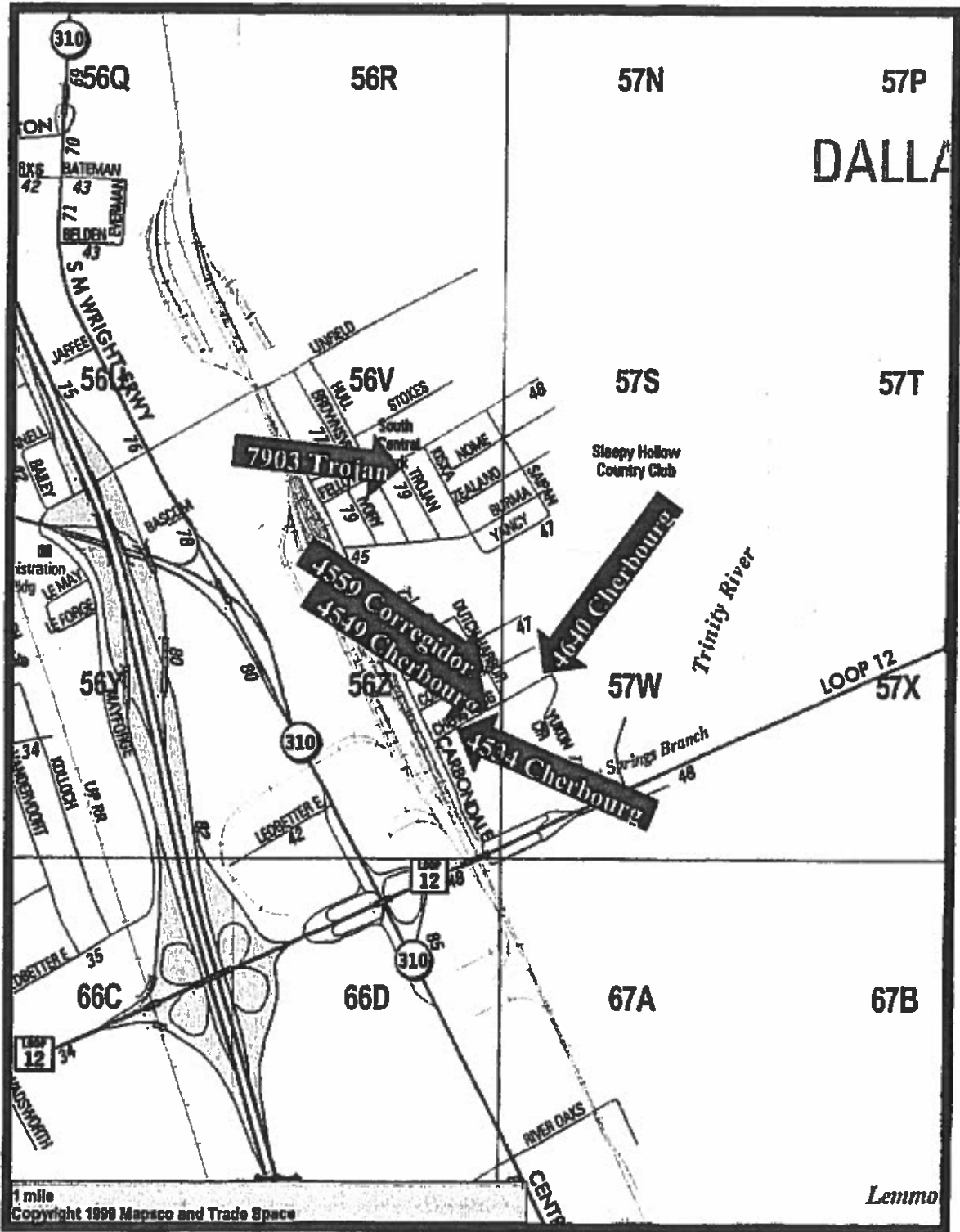
Stacie Stewart, Chief Operating Officer

MAPS

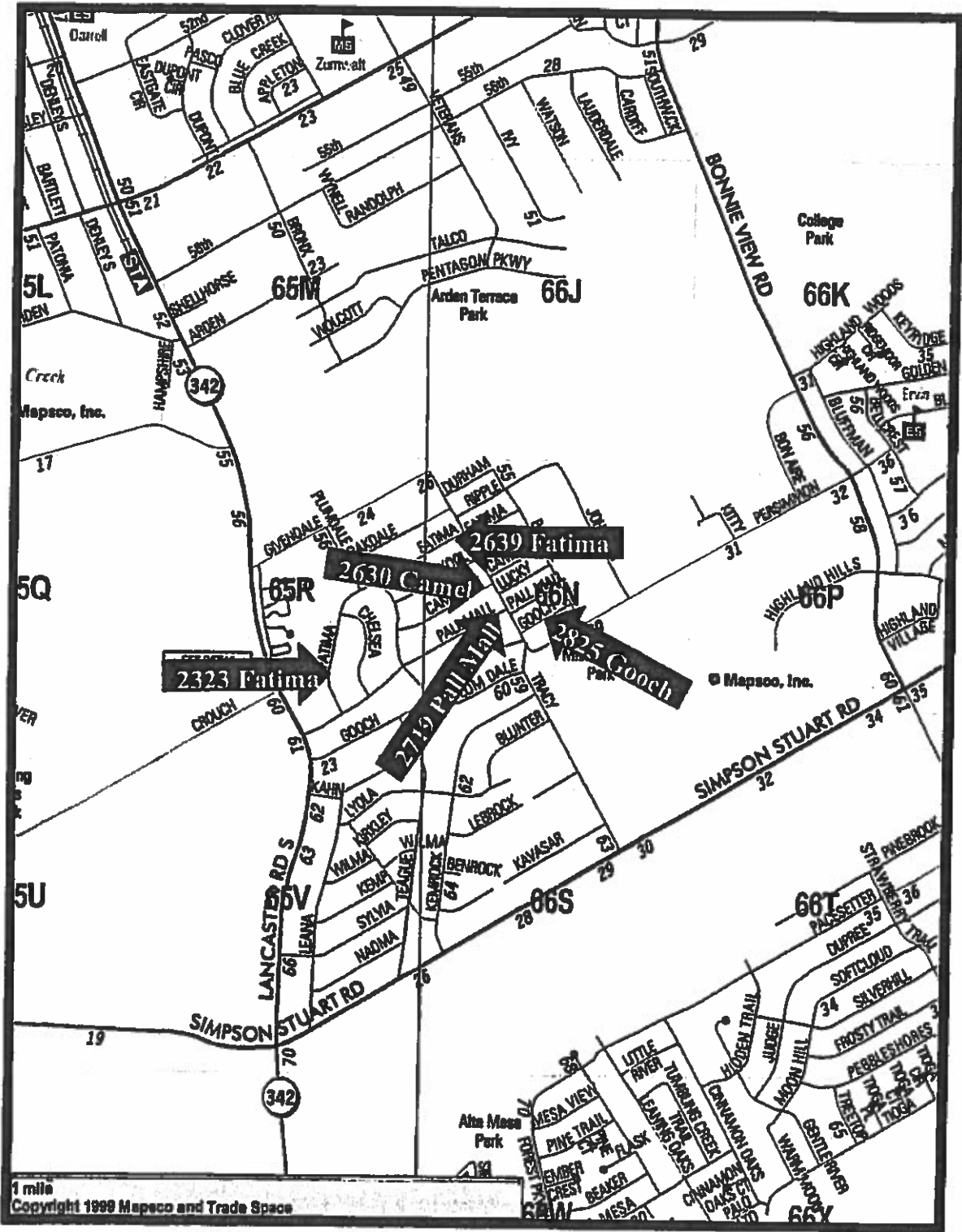
Attached

**Land Bank (DHADC) Sale of Lots to
C & C Corporation**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2630 Camel	66N	8	\$ 4,948.24
2. 4534 Cherbourg	56Z	7	\$ 3,983.66
3. 4549 Cherbourg	56Z	7	\$ 6,109.79
4. 4640 Cherbourg	57W	7	\$ 9,444.73
5. 4559 Corregidor	56Z	7	\$ 9,243.24
6. 2323 Fatima	65R	8	\$ 909.45
7. 2639 Fatima	66N	8	\$ 9,411.56
8. 2825 Gooch	66N	8	\$16,262.89
9. 2719 Pall Mall	66N	8	\$ 7,839.11
10. 7903 Trojan	56V	7	\$ 6,727.99



MAPSCO 56V,56Z,57W



MAPSCO 65R & 66N

December 14, 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, C & C Corporation submitted a proposal and development plan to DHADC for 10 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, 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 C & C Corporation and authorize the sale of 10 lots from DHADC to C & C Corporation to build 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 C & C Corporation and the sale of 10 lots shown on Exhibit "A" from DHADC to C & C Corporation 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	2630 Camel Lot 27, Carver Heights Addition Block 7/6889	C & C Corporation	1	\$5,000.00
2	4534 Cherbourg Lot 10, Central Avenue Addition No. 4 Block A/7649	C & C Corporation	1	\$5,000.00
3	4549 Cherbourg Lot 27, Central Avenue Addition No. 2 Block F/7647	C & C Corporation	1	\$5,000.00
4	4640 Cherbourg Lot 6, Seely Circle Addition Block A/7654	C & C Corporation	1	\$5,000.00
5	4559 Corregidor Lot 30, Central Avenue No. 2 Addition Block D/7647	C & C Corporation	1	\$5,000.00
6	2323 Fatima Lot 12, Alameda Heights Addition No. 2 Block 1/6888	C & C Corporation	1	\$5,000.00
7	2639 Fatima Lot 24, Carver Heights Addition Block 10/6889	C & C Corporation	1	\$5,000.00
8	2825 Gooch Lot 12, Chesterfield Heights Addition Block H/6881	C & C Corporation	1	\$5,000.00
9	2719 Pall Mall Lot 23, Carver Heights No. 1 Addition Block 7/6889	C & C Corporation	1	\$5,000.00
10	7903 Trojan Lot 31, Central Avenue No. 1 Addition Block C/7646	C & C Corporation	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 10
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See Exhibit A

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 1 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 10
Square Footage range of each home 1,300-1,600
Number of Bedrooms/Baths in each home 3 to 4 / 2
Number of Garages 1 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer Brick Which sides Brick
Your Sales Price range without Subsidies to Qualified Low Income Buyer 160-165k

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: 60

Completion of Construction: 60

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

EXHIBIT A

2630 Camel

4534 Cherbourg

4549 Cherbourg

4640 Cherbourg

4559 Corregidor

2323 Fatima

2639 Fatima

2825 Gooch

2719 Pall Mall

7903 Trojan

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 2, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 43F K 44N S 46L W 47J 57R 66N

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 houses; (2) the sale of 10 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 10 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 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 10 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 10 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 houses on the lots. The approximate square footage and sales prices of the houses will be from 1,236 to 1,600 square feet and from \$109,900 to \$134,900. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$50,000.00 for the sales price of the vacant lots to Confia Homes, L.L.C., as calculated from the 2016-17 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to Confia Homes, L.L.C.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Confia Homes, L.L.C.

RobertsCarrillo Management, Inc., Manager

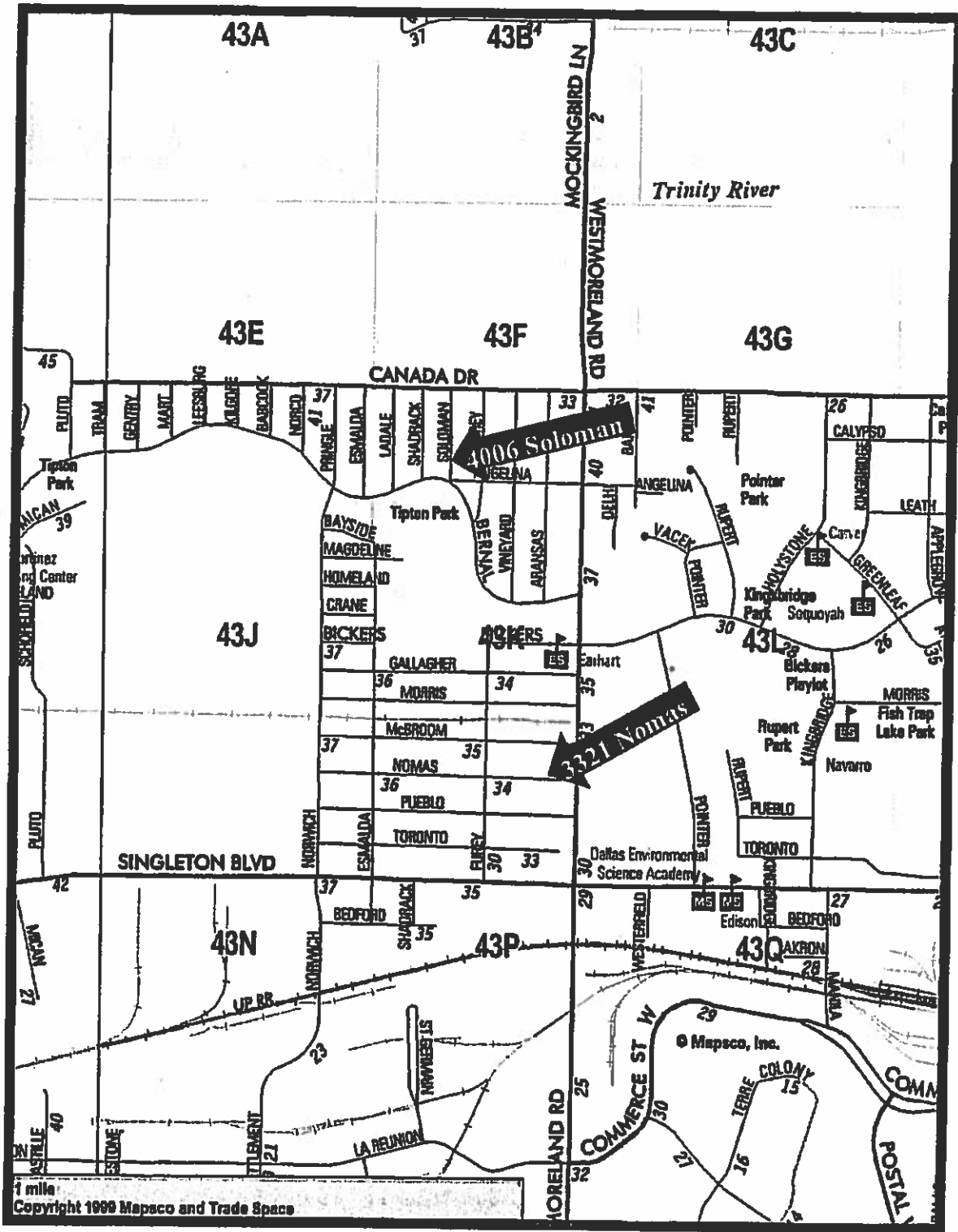
Kenneth E. Roberts, Chief Operating Officer
Ricardo Alonso-Carrillo, President

MAPS

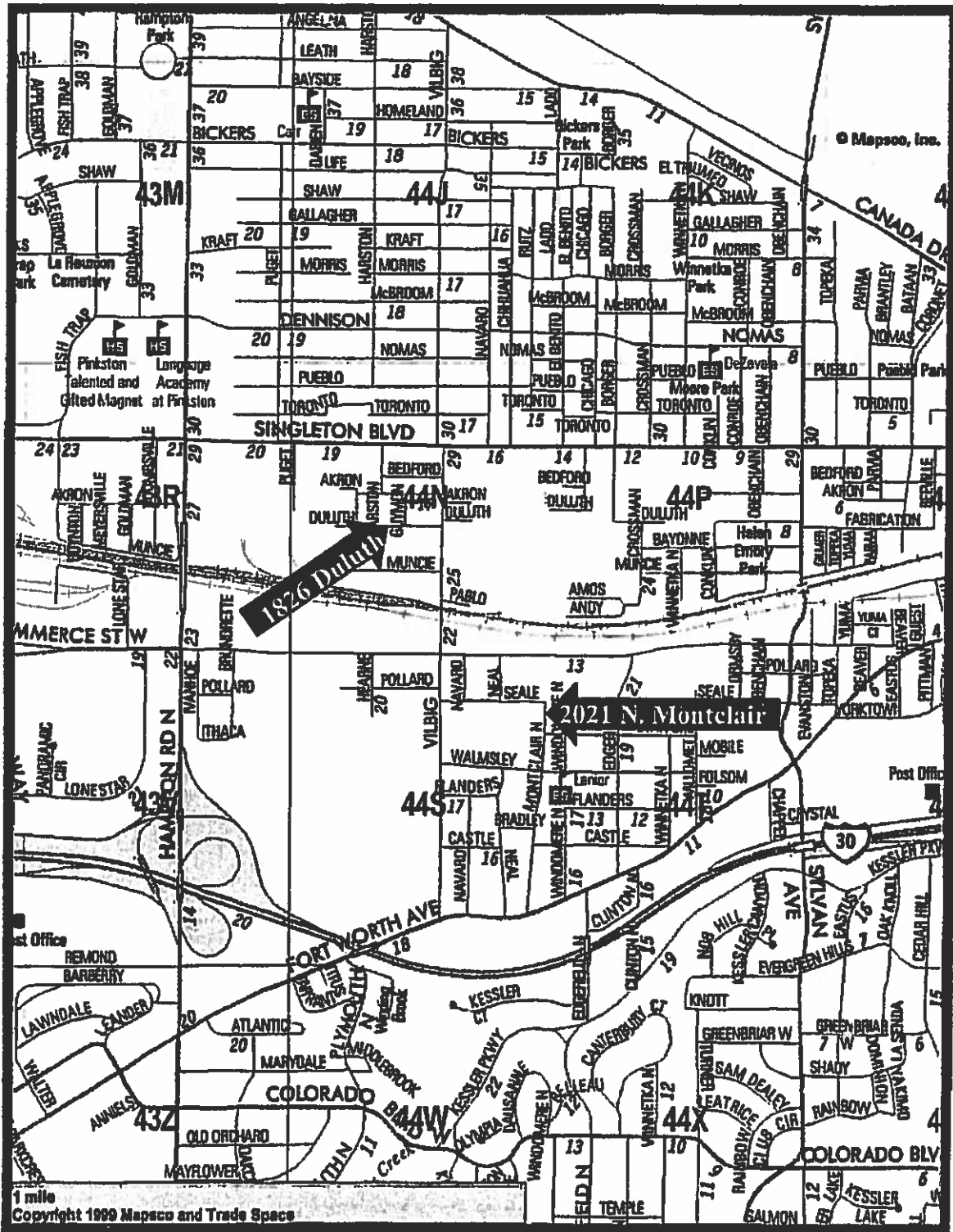
Attached

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

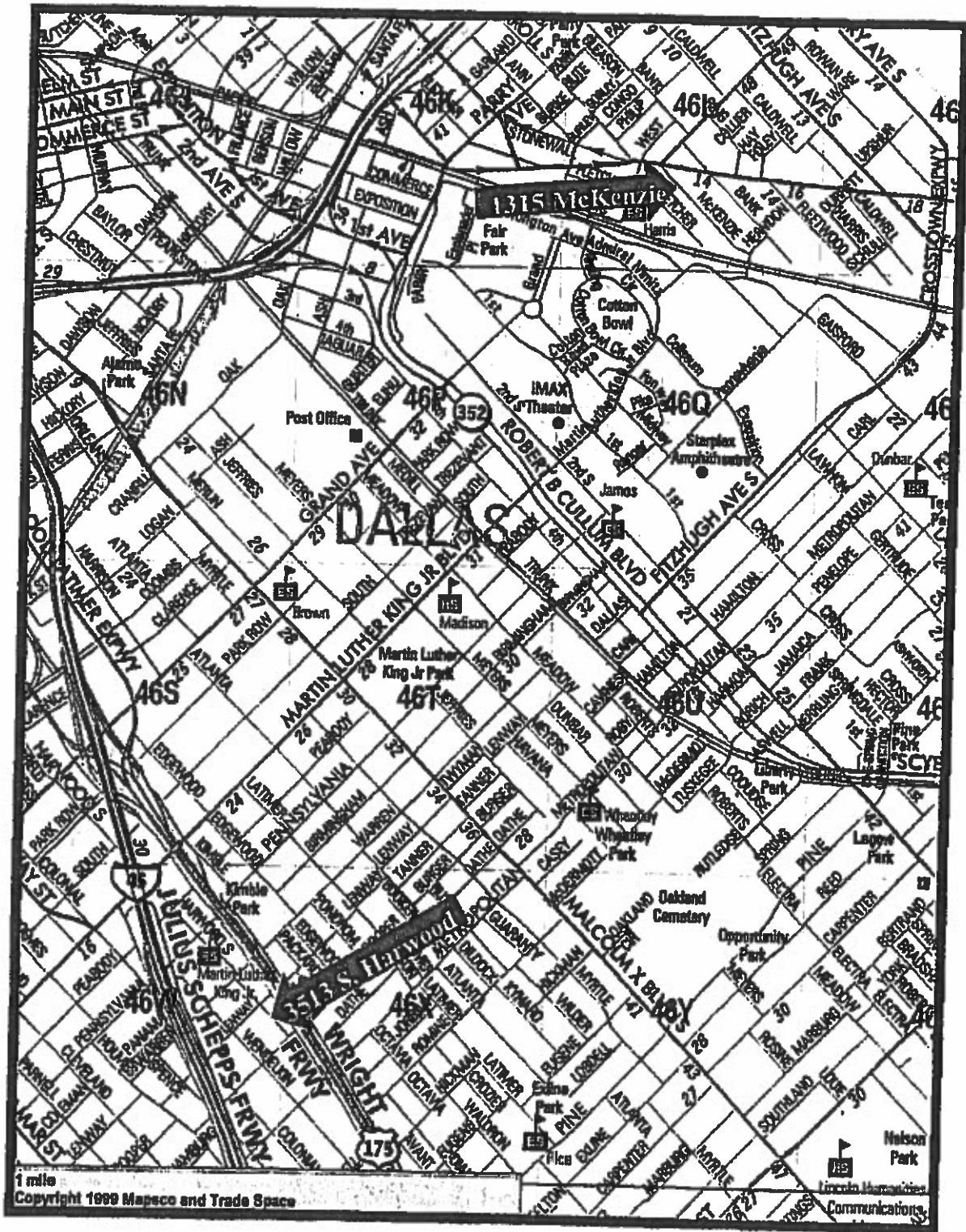
<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3107 Reynolds	47J	2	\$39,303.21
2. 2021 N. Montclair	44S	6	\$14,082.47
3. 1826 Duluth	44N	6	\$ 2,868.55
4. 3321 Nomas	43K	6	\$15,150.73
5. 1315 McKenzie	46L	7	\$ 6,417.30
6. 3513 S. Harwood	46W	7	\$ 1,094.20
7. 3212 S. Haskell	47J	7	\$ 2,470.33
8. 2611 Kool	66N	8	\$ 7,948.74
9. 4006 Soloman	43F	6	\$17,372.42
10. 734 Elwayne	57R	5	\$15,172.39



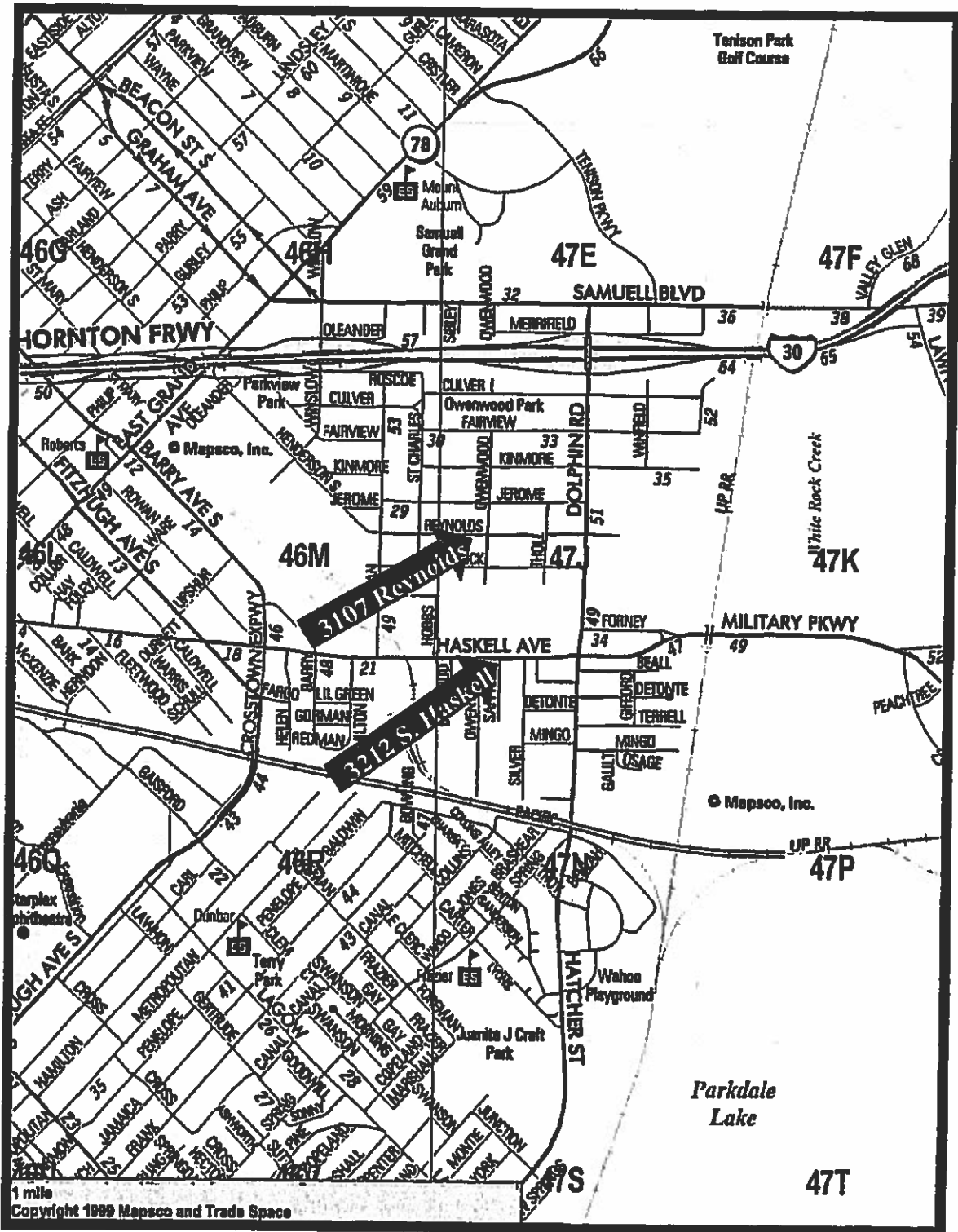
MAPSCO 43F & 43K



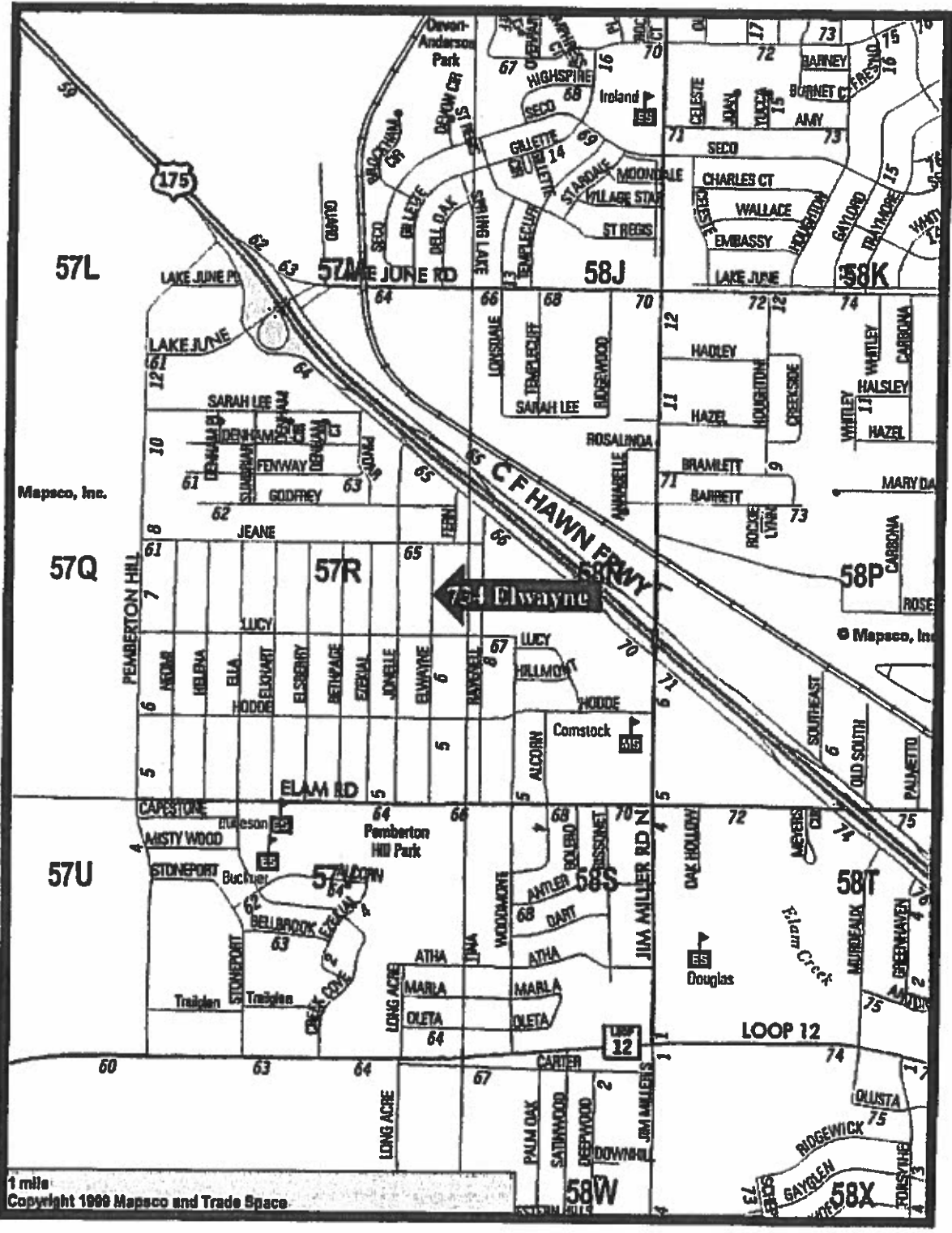
MAPSCO 44N & 44S

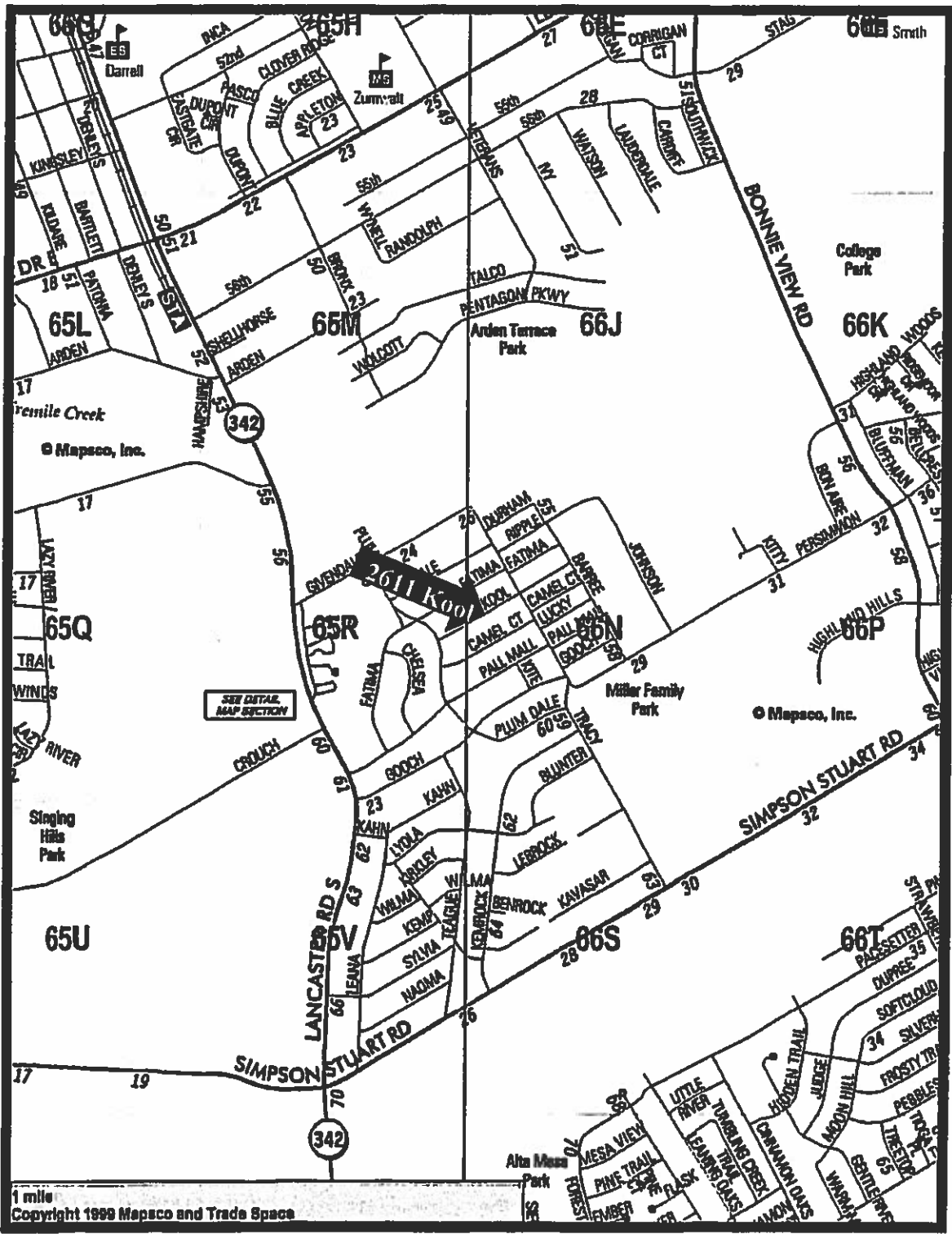


MAPSCO 46L & 46W



MAPSCO 47J





MAPSCRO 66N

December 14, 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 10 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, 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 10 lots from DHADC to Confia Homes, L.L.C. to build 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 10 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	3107 Reynolds Lot 22, Parkview Annex Addition Block D/2134	Confia Homes, L.L.C.	1	\$5,000.00
2	2021 N. Montclair Lot 8, Cedar Dale Addition Block 3961	Confia Homes, L.L.C.	1	\$5,000.00
3	1826 Duluth Lot 6, Riggins College Park Addition Block H/7238	Confia Homes, L.L.C.	1	\$5,000.00
4	3321 Nomas Lot 33, Westmoreland Park Addition Block 2/7144	Confia Homes, L.L.C.	1	\$5,000.00
5	1315 McKenzie Lot 11, Donovans Addition Block 1438	Confia Homes, L.L.C.	1	\$5,000.00
6	3513 S. Harwood Part of Lot 3, W.C. & B. Doerring's Addition Block 4/1187	Confia Homes, L.L.C.	1	\$5,000.00
7	3212 S. Haskell 60x90' Tract in John Beeman Section of Thomas Lagow League Block 2619	Confia Homes, L.L.C.	1	\$5,000.00
8	2611 Kool Lot 14, Carver Heights Addition Block 9/6889	Confia Homes, L.L.C.	1	\$5,000.00
9	4006 Soloman Lot 2, Westmoreland Park No. 3 Addition Block 18/7146	Confia Homes, L.L.C.	1	\$5,000.00
10	734 Elwayne Lot 10, Pleasant Heights Addition Block 2/6251	Confia Homes, L.L.C.	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal 10
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See Attachment # 2.

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 1,238-1,800
Number of Bedrooms/Baths in each home 3 or 4 / 2 or 2.5
Number of Garages 0 or 1 Number of Carports 0 or 1 Detached _____ Attached X
Type of Exterior Veneer Brick and Siding Which sides _____
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$109,900-\$134,900

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

Number of homes to be built 7
Square Footage range of each home 1,238-1,800
Number of Bedrooms/Baths in each home 3 or 4 / 2 or 2.5
Number of Garages 0 or 1 Number of Carports 0 or 1 Detached _____ Attached X
Type of Exterior Veneer Brick and Siding Which sides Brick - FR, Siding - R
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$109,900-\$134,900

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: 30 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: 120 days after completion of first house



Attachment # 2 – Land Requested for Development

No.	Address	Legal Description
1	3107 Reynolds	BLK D/2134 LT 22, PARK VIEW ANNEX
2	2021 Montclair	BLK 3961 LT 8, CEDAR DALE
3	1826 Duluth	BLK H/7238 LT 6, COLLEGE PARK (RIGGINS)
4	3321 Nomas	BLK 2/7144 LT 33, WESTMORELAND PARK
5	1315 McKenzie	BLK 1438 LT 11, D S DONOVAN
6	3513 S Harwood	BLK 4/1187 PT LT 3 50X160, W C & B DOERING
7	3212 S Haskell	BLK 2619 60X90, SAPPHIRE
8	2611 Kool	BLK 9/6889 LT 14, CARVER HEIGHTS
9	4006 Soloman	BLK 18/7146 LT 2, WESTMORELAND PARK NO 3
10	734 Elwayne	BLK 2/6251 LOT 10, PLEASANT HEIGHTS

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S 66E

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 houses; **(2)** the sale of 2 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 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 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.

KW New Vision Properties and Land, Inc. 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 KW New Vision Properties and Land, Inc. to DHADC, 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 single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,400 to 1,600 square feet and from \$110,000 to \$140,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$10,000.00 for the sales price of the vacant lots to KW New Vision Properties and Land, Inc., 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, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 2 lots from DHADC to KW New Vision Properties and Land, Inc.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KW New Vision Properties and Land, Inc.

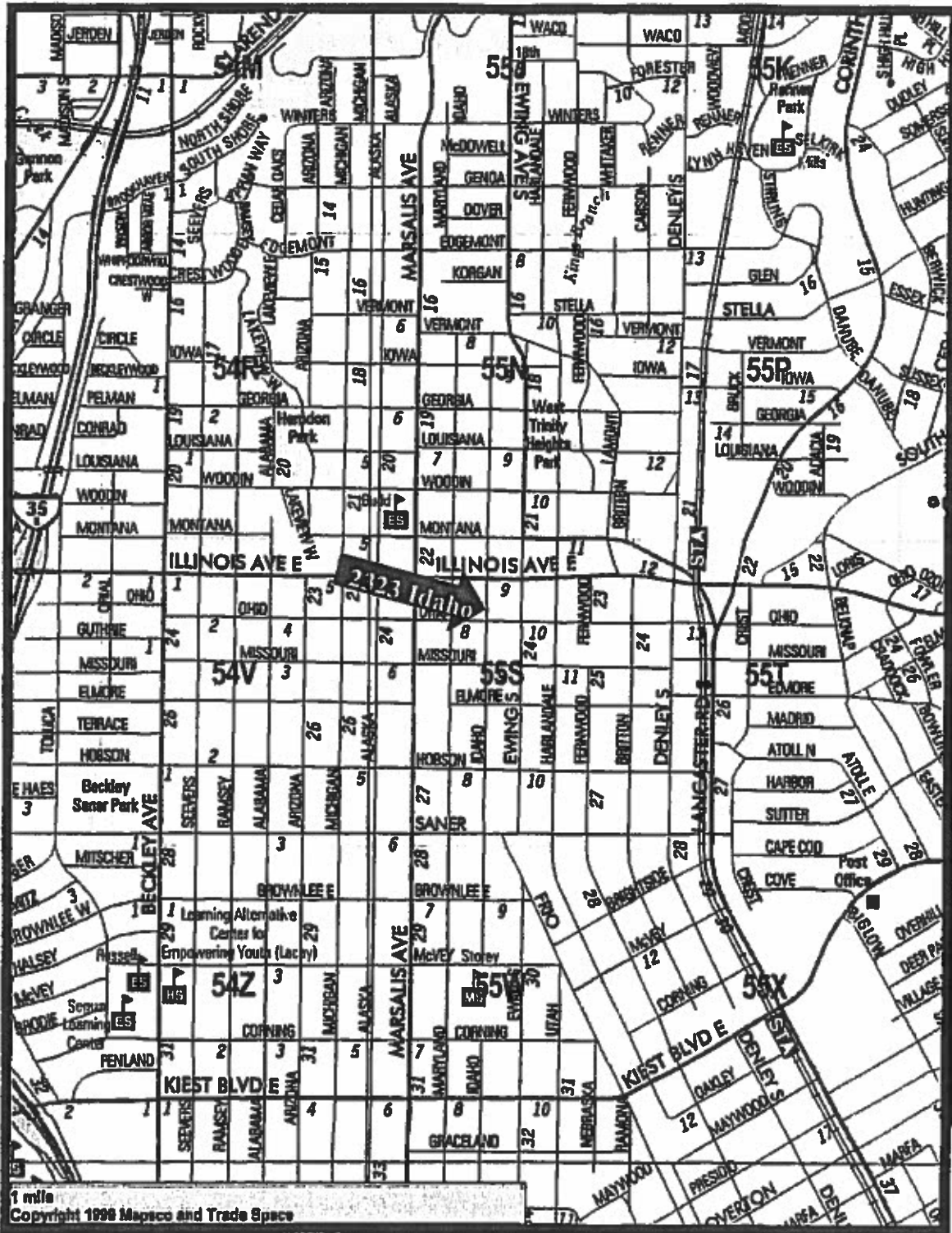
Kelvin Williams, President

MAPS

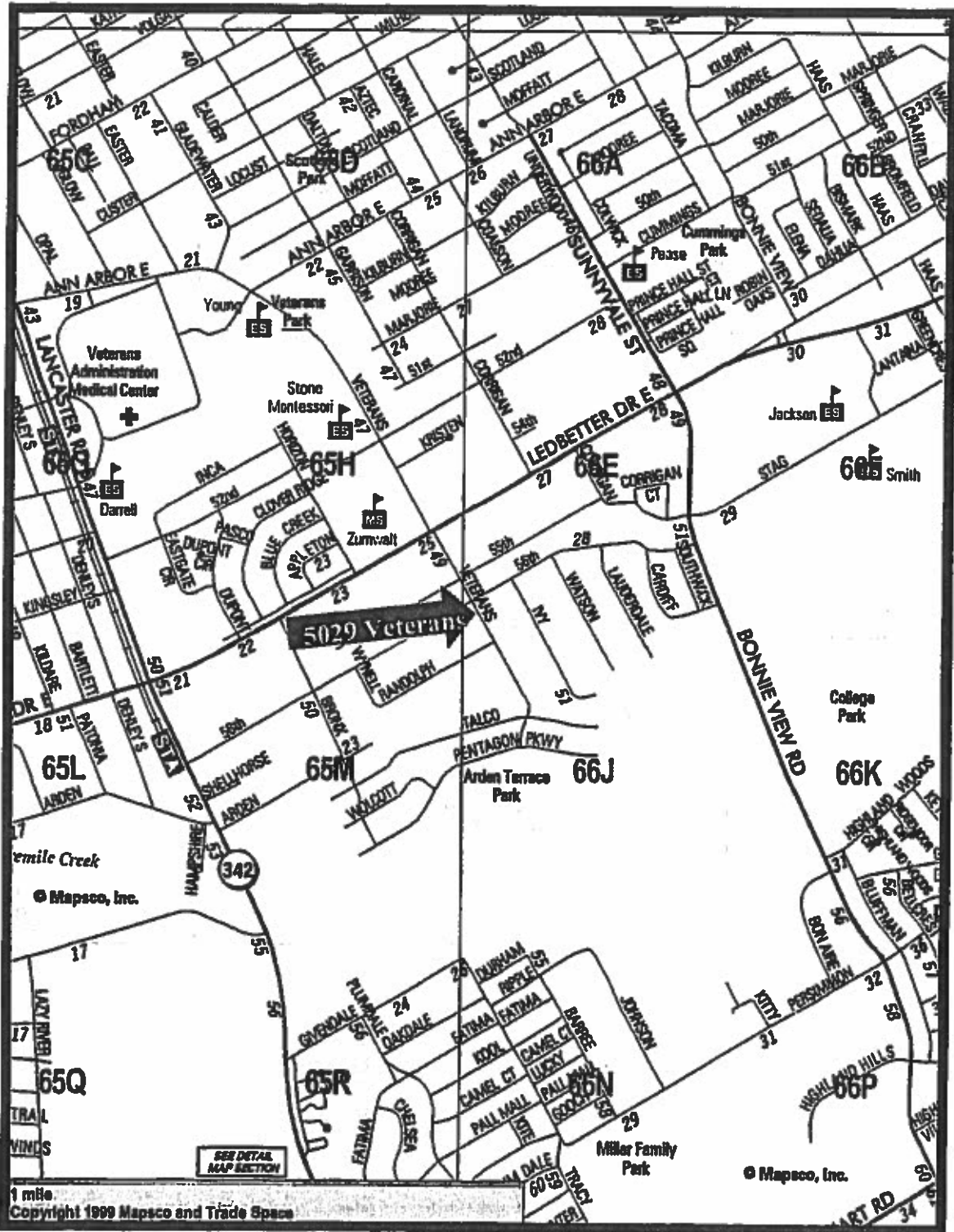
Attached

**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. 2323 Idaho	55S	4	\$19,361.66
2. 5029 Veterans	66E	8	\$ 9,196.61



MAPSCO 55S



MAPSCO 66E

December 14, 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, KW New Vision Properties and Land, Inc. 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, 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 2 lots from DHADC to KW New Vision Properties and Land, Inc. to build 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 range of the proposed houses submitted by KW New Vision Properties and Land, Inc. and the sale of 2 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 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	2323 Idaho Lot 6, Trinity Heights Addition No. 2 Block 34/3656	KW New Vision Properties and Land, Inc.	1	\$5,000.00
2	5029 Veterans Lot 13B, Goldmine Addition #2 Block B/6854	KW New Vision Properties and Land, Inc.	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").

2323 Idaho Dallas 75216
5029 Veterans, Dallas, 75241

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 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 _____
Square Footage range of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior _____ 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: 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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65D

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of 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.

Meredith Investment Properties has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Meredith Investment Properties to DHADC, the sale of that lot from DHADC to Meredith Investment Properties and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Meredith Investment Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Meredith Investment Properties and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Meredith Investment Properties will build a single family house on the lot. The approximate square footage and sales price of the house will be from 1,500 to 1,800 square feet and from \$115,000 to \$160,000. The lot will be deed restricted for sale to an eligible family.

DHADC will receive \$5,000.00 for the sales price of the vacant lot to Meredith Investment Properties, 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, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to Meredith Investment Properties.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Meredith Investment Properties

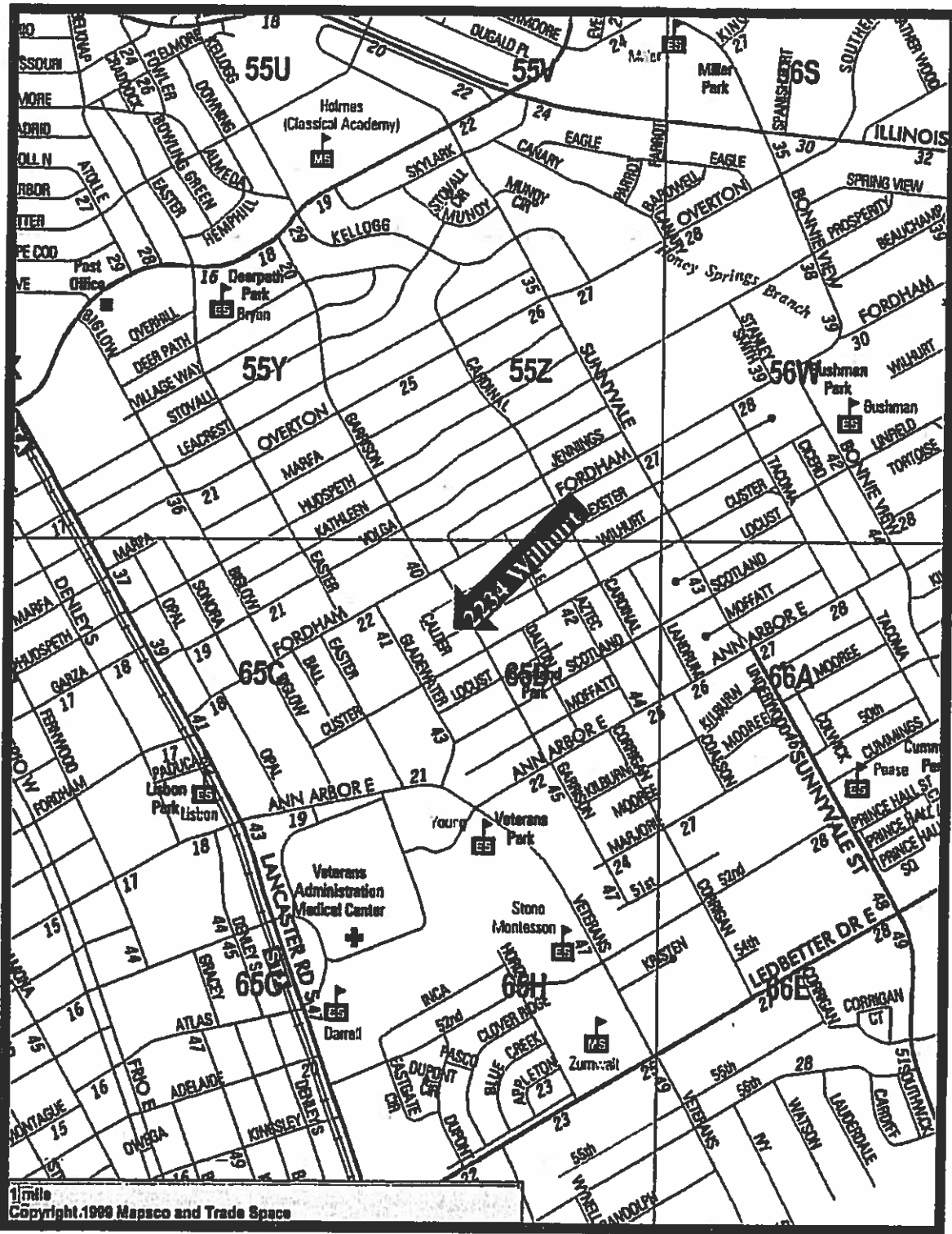
Lessel Meredith, Owner

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Meredith Investment Properties**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2234 Wilhurt Avenue	65D	4	\$8,611.31



MAPSCO 65D

December 14, 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, Meredith Investment Properties submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by Meredith Investment Properties and authorize the sale of 1 lot from DHADC to Meredith Investment Properties to build a house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by Meredith Investment Properties and the sale of 1 lot shown on Exhibit "A" from DHADC to Meredith Investment Properties 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 lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2234 Wilhurt Avenue Lot 3, Lisbon Heights Annex Addition Block 5/5853	Meredith Investment Properties	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

2234 Wilhert Ave. DALLAS TX 75216

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 1
Square Footage range of each home 1500 TO 1800
Number of Bedrooms/Baths in each home 3 TO 4 / 2
Number of Garages N/A Number of Carports N/A Detached N/A Attached N/A
Type of Exterior Veneer BRICK & SIDING Which sides ALL 4
Your Sales Price range without Subsidies to Qualified Low Income Buyer 115K TO 160K

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 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 _____

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: 60 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: 5 days after completion of first house

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65V

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Meredith Investment Properties for the construction of a house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Meredith Investment Properties; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of 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.

Meredith Investment Properties has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Meredith Investment Properties to DHADC, the sale of that lot from DHADC to Meredith Investment Properties and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Meredith Investment Properties will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Meredith Investment Properties and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Meredith Investment Properties will build a single family house on the lot. The approximate square footage and sales price of the house will be from 1,500 to 1,800 square feet and from \$115,000 to \$160,000. The lot will be deed restricted for sale to an eligible family.

DHADC will receive \$5,000.00 for the sales price of the vacant lot to Meredith Investment Properties, as calculated from the 2016-17 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to Meredith Investment Properties.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Meredith Investment Properties

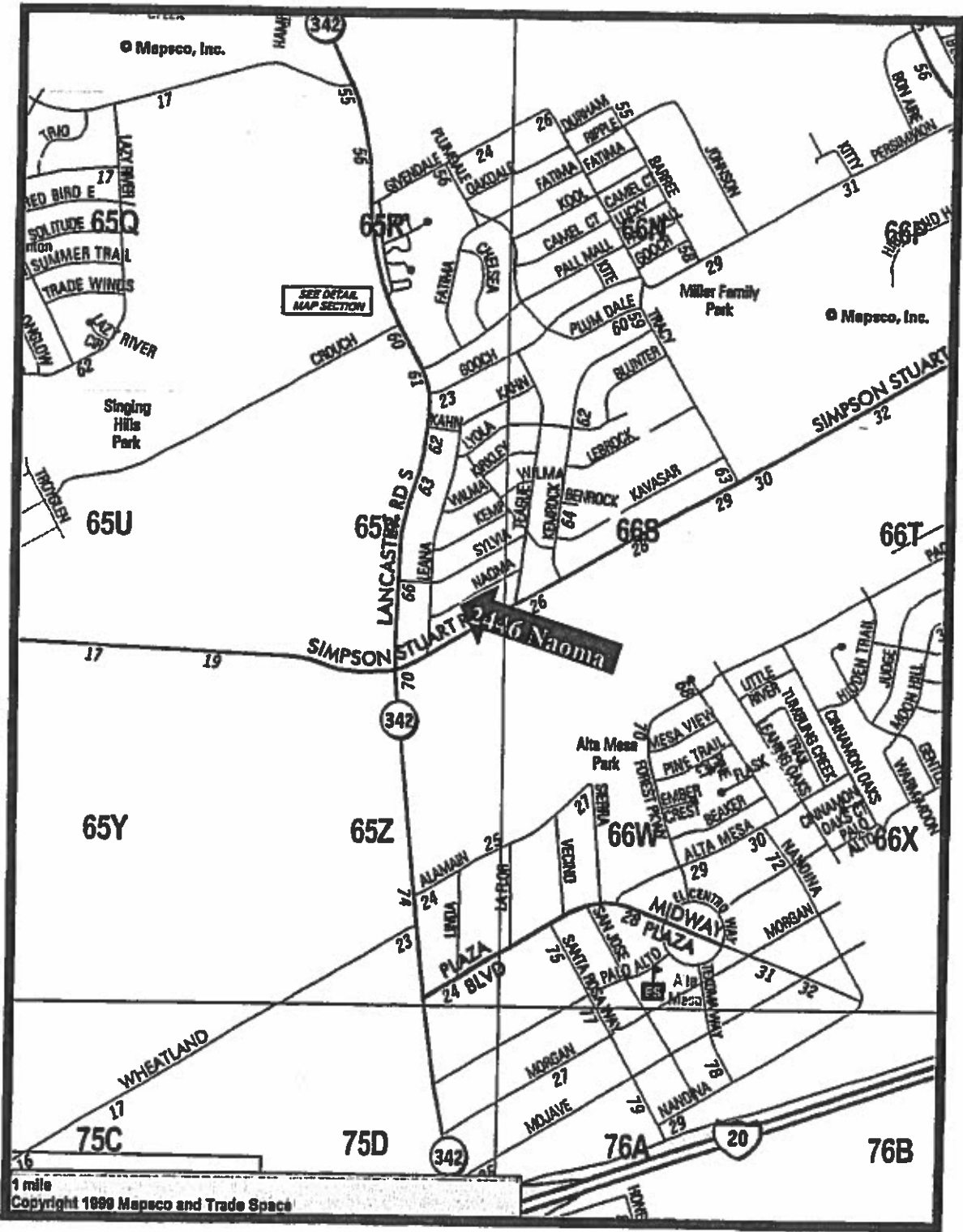
Lessei Meredith, Owner

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Meredith Investment Properties**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2446 Naoma	65V	8	\$8,521.27



MAPSCO 65V

1 mile
 Copyright 1989 MapscO and Trade Space

December 14, 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, Meredith Investment Properties submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by Meredith Investment Properties and authorize the sale of 1 lot from DHADC to Meredith Investment Properties to build a house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by Meredith Investment Properties and the sale of 1 lot shown on Exhibit "A" from DHADC to Meredith Investment Properties 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 lot shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2446 Naoma Lot 28, Alameda Heights No. 1 Addition Block 4/6887	Meredith Investment Properties	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 1
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").
2446 Norma

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 1500 TO 1800
Number of Bedrooms/Baths in each home 3 TO 4 1 2
Number of Garages 1 2 Number of Carports 1 2 Detached N/A Attached N/A
Type of Exterior Veneer BRICK & SIDING Which sides ALL 4
Your Sales Price range without Subsidies to Qualified Low Income Buyer 115K TO 160K

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 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 _____

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: 60 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: 5 days after completion of first house

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55G P T 65D 66A

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Sterling Oasis Community and Economic Development Corporation for the construction of houses; (2) the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Sterling Oasis Community and Economic Development Corporation; and (3) execution of a release of lien for any non-tax liens on the 7 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 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.

Sterling Oasis Community and Economic Development Corporation has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 7 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Sterling Oasis Community and Economic Development Corporation to DHADC, the sale of those lots from DHADC to Sterling Oasis Community and Economic Development Corporation and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

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 Sterling Oasis Community and Economic Development Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Sterling Oasis Community and Economic Development Corporation and construction financing is not closed within three years of conveyance.

Sterling Oasis Community and Economic Development Corporation will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,300 to 1,800 square feet and from \$120,000 to \$170,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$35,000.00 for the sales price of the vacant lots to Sterling Oasis Community and Economic Development Corporation, 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, 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 housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 7 lots from DHADC to Sterling Oasis Community and Economic Development Corporation.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on December 5 2016.

FISCAL INFORMATION

No cost consideration to the City

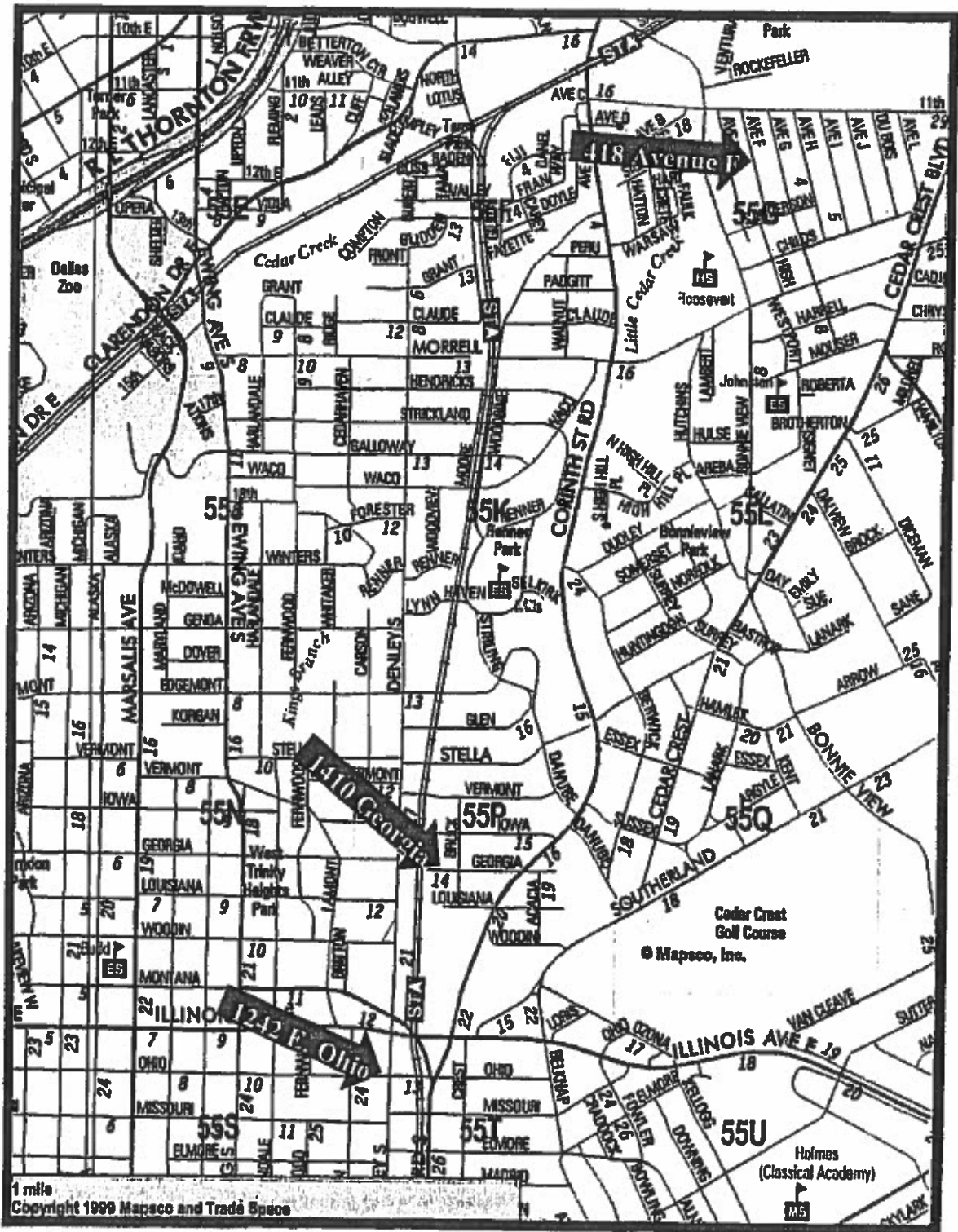
DEVELOPER

Sterling Oasis Community and Economic Development Corporation

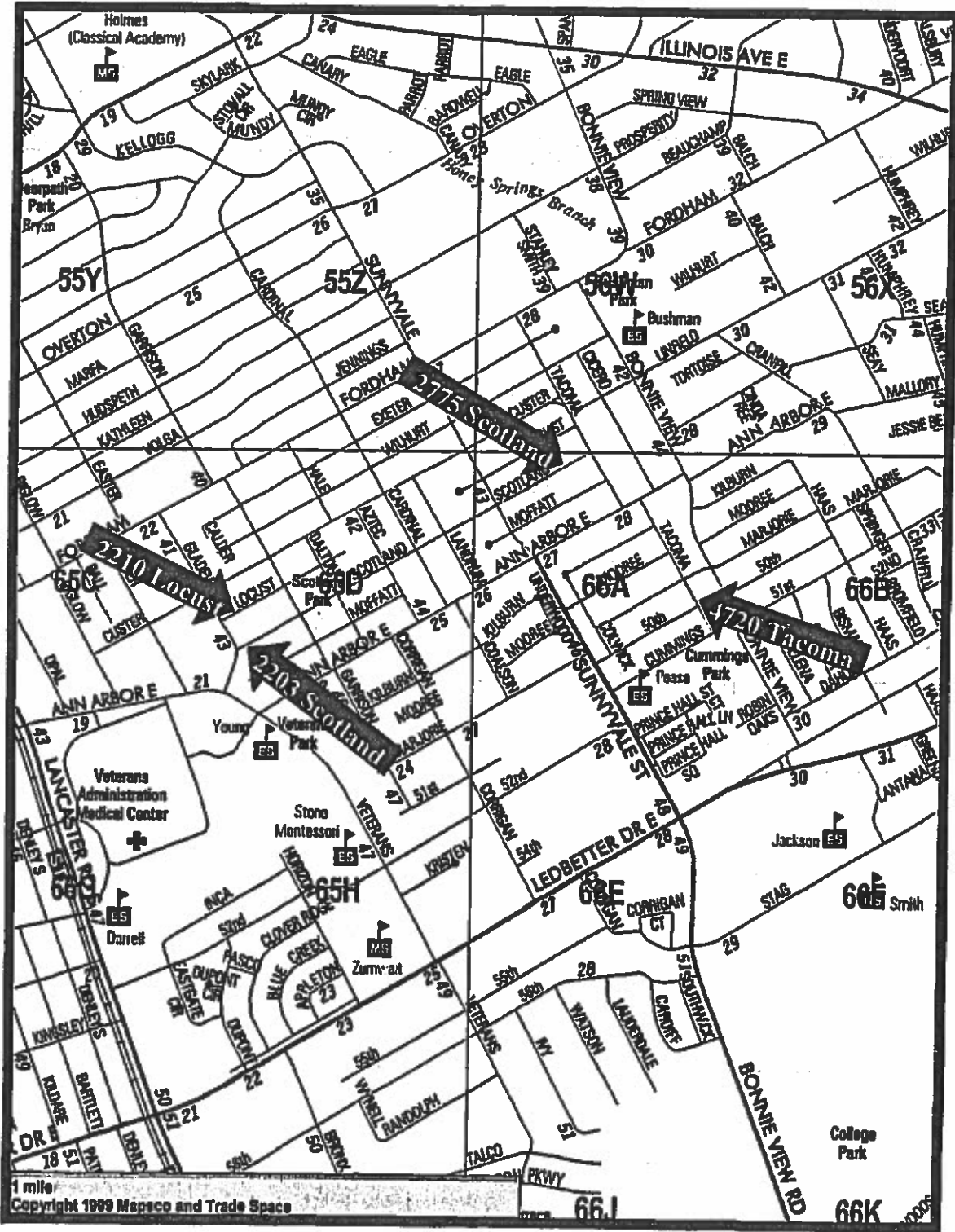
Delisa Rose, President

MAPS

Attached



MAPSCO 55G, 55P, 55T



MAPSCO 65D & 66A

December 14, 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, Sterling Oasis Community and Economic Development Corporation submitted a proposal and development plan to DHADC for 7 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, 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 Sterling Oasis Community and Economic Development Corporation and authorize the sale of 7 lots from DHADC to Sterling Oasis Community and Economic Development Corporation to build 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 range of the proposed houses submitted by Sterling Oasis Community and Economic Development Corporation and the sale of 7 lots shown on Exhibit "A" from DHADC to Sterling Oasis Community and Economic Development Corporation 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 B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 7
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). SEE ATTACHED EXHIBIT A

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 2
 Square Footage range of each home 1300-1800
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
 Type of Exterior Veneer wood, brick Which sides 75% - 100%
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 120k-170k

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 1300-1800
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
 Type of Exterior Veneer wood, brick Which sides 75% - 100%
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 120k-170k

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 1300-1800
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 0-2 Number of Carports 0-2 Detached 0-2 Attached 0-2
 Type of Exterior Veneer wood, brick Which sides 75% - 100%
 Your Sales Price range without Subsidies to Qualified Low Income Buyer 120k-170k

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: 90 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: 200 days after completion of construction

Sale of last affordable unit to low income households: 380 days after completion of first house

UNIMPROVED CONTRACT FOR LANDBANK LOTS

EXHIBIT A

The address for the lots to be purchased:

418 Avenue F

1410 Georgia Avenue

2210 Locust Avenue

1242 E Ohio Avenue

2203 Scotland Drive

2775 Scotland Drive

4720 Tacoma Street

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: December 14, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, which funds programs that provide housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity to better reflect the nature of the services provided, with no change in the grant amount - Financing: No cost consideration to the City

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) administers the Housing Opportunities for Persons with AIDS (HOPWA) program to provide housing for persons with HIV/AIDS. The HOPWA program includes both formula entitlement grants and competitive grants.

The City of Dallas is the grantee for the formula entitlement grant for the Dallas Eligible Metropolitan Statistical Area (covering the City of Dallas and seven surrounding counties) through its Consolidated Plan. For FY 2016-17, the City's annual HOPWA formula entitlement grant is \$6,409,124.

On November 7, 2011, City Council authorized acceptance of an FY 2011 HOPWA competitive grant from HUD in the amount of \$1,287,500 for the period January 1, 2012 through December 31, 2014 (later extended to December 31, 2016). The grant funds a housing activity and a community planning activity.

BACKGROUND (continued)

The housing activity provides housing placement assistance and ongoing rental assistance (up to 24 months), with housing case management, for ex-offenders with HIV/AIDS in Dallas County through the City's Homeless Services Division. The housing activity of the grant was extended to December 31, 2016, to provide housing placement and rental assistance, with case management, for a second cohort of approximately 30 ex-offenders living with HIV/AIDS.

The community planning activity, which ended on December 31, 2014, funded a community-wide HIV/AIDS housing planning effort for the Dallas Eligible Metropolitan Statistical Area (DEMSA), resulting in the development of an Integrated HIV/AIDS Housing Plan (IHHP).

This amendment authorizes a reallocation of funds remaining in the community planning activity (Resource Identification) in the amount of \$165,175 to the housing activity, as follows:

<u>Activity</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
Tenant Based Rental Assistance	\$ 700,000	\$ 120,000	\$ 820,000
Housing Placement	\$ 45,000	\$ 45,175	\$ 90,175
Supportive Services	\$ 250,000	\$ 00	\$ 250,000
Administrative Costs (limited to 3%)	\$ 37,500	\$ 0	\$ 37,500
Resource Identification	<u>\$ 255,000</u>	<u>(\$165,175)</u>	<u>\$ 89,825</u>
Total	\$1,287,500	\$ 0	\$1,287,500

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 7, 2011, City Council authorized the acceptance of a grant from the U.S. Department of Housing and Urban Development (Grant No. TX-H110001) to provide housing placement and transitional rental assistance for ex-offenders with HIV/AIDS and engage in community planning to develop an integrated HIV/AIDS housing plan, by Resolution No. 11-2965.

Information about this item will be provided to the Housing Committee on December 5, 2016.

FISCAL INFORMATION

No cost consideration to the City

December 14, 2016

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Housing Opportunities for Persons with AIDS (HOPWA) funds to assist persons living with HIV/AIDS; and

WHEREAS, on November 7, 2011, the City of Dallas accepted an FY 2011 HOPWA Competitive Grant from HUD providing housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, in the amount of \$1,287,500 for the period January 1, 2012 through December 31, 2014 (extended to December 31, 2016); and

WHEREAS, the City of Dallas requested, and HUD agreed, to amend the Performance Grant Agreement to reallocate funds, with no change in the grant 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 an amendment to the Performance Grant Agreement for the FY 2011 Housing Opportunities for Persons with AIDS (HOPWA) Competitive Grant No. TX-H11-0001 from the U.S. Department of Housing and Urban Development for the period January 1, 2012 through December 31, 2016, providing housing for ex-offenders living with HIV/AIDS and HIV/AIDS community planning, to reallocate funds remaining in the community planning activity in the amount of \$165,175 to the housing activity, with no change in the grant amount, and execute any and all documents required by the amendment.

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

<u>Fund</u>	<u>Dept.</u>	<u>Unit</u>	<u>Description</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
F348	HOU	1482	Housing	\$ 745,000	\$ 165,175	\$ 910,175
F348	HOU	1483	Supportive Services	\$ 250,000	\$ 0	\$ 250,000
F348	HOU	1484	Administration	\$ 37,500	\$ 0	\$ 37,500
F348	HOU	1485	Resource Identification	\$ 255,000	(\$165,175)	\$ 89,825
			Total	\$1,287,500	\$ 0	\$1,287,500

Section 3. 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 monitoring reports not later than 30 days after the receipt of the report.

December 14, 2016

Section 4. That the City Manager be authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

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.

Memorandum



CITY OF DALLAS

DATE December 2, 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 Agenda Item on the December 14, 2016 Council Agenda – Authorizes an amendment to Resolution No. 08-3056, previously approved on November 10, 2008, for a loan in the amount of \$928,473 with (1%) interest to Carpenters Point, L.P. for the property at 4645 Dolphin Rd. for the Carpenter's Point Senior Living apartments**

This item authorizes an amendment to Resolution No. 08-3056, previously approved on November 10, 2008 **(1)** to provide for refinancing of the developer's first lien loan for development of the Carpenter's Point Senior Apartments project located at 4645 Dolphin Rd. to increase the senior loan from \$2.1M to \$3.3M and authorize subordination of the City's lien to the first lender; **(2)** to accept partial payment of \$256,306.75 in principal and interest toward the City's current loan amount of \$995,478.73 for the seven and a half year period that has lapsed, note that this amount could change subject to closing on the loan; and **(3)** to change the terms of the loan to (a) a new loan balance of \$745,041.13 after the current payment of \$256,306.75; (b) include an annual accrued interest payment in the amount of \$7,450.41 due on January 15th starting January 15, 2018 and out of available cash flow for the term of the loan until 2040 and (c) increase the replacement reserves at closing of the refinance by \$110,000 for a total of \$250,000 to be maintained through the life of the loan

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
Larry Casto, 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager - Mayor and Council

Memorandum



CITY OF DALLAS

DATE December 2, 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 Agenda Item on the December 14, 2016 Council Agenda – Authorizes an amendment to Resolution No. 11-1391, previously approved on May 25, 2011, for a loan in the amount of \$927,140.59 to LifeNet Community Behavioral Healthcare for the property at 4515 Live Oak Street for the Prince of Wales apartments**

This item authorizes an amendment to Resolution No. 11-1391, previously approved on May 25, 2011, to (1) consent to the sale of the property located at 4515 Live Oak Street to RP Wales Hotel Partnership; (2) allow RP Wales Hotel Partnership to assume the City's loan with LifeNet Community Behavioral Healthcare, (3) amend the Loan Agreement to require certain repairs to the property and additional reserve contributions by the purchaser; and (4) authorize subordination of the City's lien, as amended and assumed, to the new senior lender, Happy State Bank

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
Larry Casto, 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Memorandum



CITY OF DALLAS

DATE December 2, 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 Agenda Item on the December 14, 2016 Council Agenda – Authorize an amendment to Resolution No. 10-0498 approved by City Council on February 10, 2010 for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing**

This item authorizes an amendment to Resolution No. 10-0498 approved by City Council on February 10, 2010 for multifamily projects seeking City of Dallas support for Housing Tax Credit financing to include the Housing Placement Policy and to ensure the projects affirmatively further fair housing.

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
Larry Casto, 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
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council