

Memorandum



CITY OF DALLAS

DATE December 6, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Items to considered by the Housing and Homelessness Solutions Committee on December 10, 2019 – Department of Housing and Neighborhood Revitalization**

The following Housing and Neighborhood Revitalization Department items will be briefed to the Housing and Homeless Solutions Committee on December 10, 2019 and considered by City Council on the December 11, 2019 City Council agenda.

Sale of Land Transfer Lots, Release of Liens, and Development Funding

Three separate items will authorize the sale of up to a total 63 Land Transfer lots, release of liens, and development funding to Confia Homes, L.L.C.; Dallas Area Habitat for Humanity; and Grand Central Texas Development Corporation dba Texas Community Builders; respectively.

- Authorize the (1) sale of up to 19 Land Transfer lots identified as Cedar Crest Land cluster and as shown in Exhibit A, to Confia Homes, L.L.C and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program and Section 34.051 of the Texas Property Tax Code; (2) release of lien for all non-tax City liens, notices, or orders that were filed on up to 19 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 19 single-family homes on the Land Transfer lots – Estimated Revenue: General Fund \$22,129.20
- Authorize the (1) sale of up to 33 Land Transfer lots identified as Ideal clusters No. 2 and No. 3, and the Joppa Land cluster, as shown in Exhibit A, to Dallas Area Habitat for Humanity, Inc. and/or its affiliates (Developer), subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program and Sections 272.001(g) and 34.051 of the Texas Property Tax Code; (2) release of lien for all non-tax City liens, notices, or orders that were filed on up to 33 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 33 single-family homes on the Land Transfer lots - Estimated Revenue: General Fund \$33,444.33
- Authorize the (1) sale of up to 11 Land Transfer identified as Jeffries-Myers cluster 2 as shown in Exhibit A, to Grand Central Texas Development Corporation dba Texas Community Builders (Developer), subject to restrictive covenants, a right of

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reverter, and execution of all necessary documents pursuant to the City's Land Transfer Program, Section 34.051 of the Texas Tax Property Code, and Section 272.001 of the Texas Local Government Code; (2) release of all non-tax City liens, notices, or orders that were filed on the 11 Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a conditional grant agreement with Developer and/or its affiliates in an amount not to exceed \$741,730.00 - Not to exceed \$741,730.00 - Financing: ECO (I) Fund (2017 Bond Funds)

Amend the Comprehensive Housing Policy to add a Community Land Trust Program

- Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to add a Community Land Trust Program for the operation of community land trusts, the purpose of which is to develop and preserve long-term affordable housing through an alternative to traditional homeownership with less barriers but some built in equity restrictions pursuant to state guidelines - Financing: No cost consideration to the City

Amend the Comprehensive Housing Policy related to the Housing Policy Task Force, Range of Incomes to be Served, Mixed Income Housing Development Bonus, Accessory Dwelling Units, and Appendices

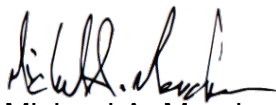
- Authorize an amendment to the City of Dallas Comprehensive Housing Policy (CHP), previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to (1) delete Section 8 of Resolution No. 18-0704 relating to the housing policy task force, add new provisions for a housing policy task force to the CHP, and delegate authority to the City Manager to amend the composition and structure of the housing policy task force outlined in Appendix 1; (2) amend the range of income bands to be served from 30% to 120% of the area median income (AMI) to include housing for people at 0% to 120% of the AMI; (3) update the language to comply with the mixed income housing development bonus previously approved by city council on March 27, 2019; (4) update the language related to accessory dwelling units to comply with provisions approved by city council on June 27, 2018; (5) remove Exhibit A - the City CHDO Application from the Community Housing Development Organization (CHDO) Policy, Procedure, and Standards appendix; and (6) remove the Owner-Occupied Housing Rehabilitation/Reconstruction Program General Contractor/Homebuilder Application appendix - Financing: No cost consideration to the City

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The committee briefing materials and the Council agenda materials are available here:
<https://cityofdallas.legistar.com/Calendar.aspx>

For additional details, please contact David Noguera, Director of Housing and Neighborhood Revitalization, at david.noguera@dallascityhall.com or 214-670-3619.



Michael A. Mendoza

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors