

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 76 D

SUBJECT

Authorize a real property tax abatement agreement with ATC Realty Investments, LLC and/or its affiliate Premier Truck Group, granting an eight-year abatement of 75 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new body shop facility located on 17.2 acres at 4500 Langdon Road, Dallas, Texas within the International Inland Port of Dallas and a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,933; eight-year revenue estimated at \$143,464 (Estimated revenue forgone for the eight-year real property abatement estimated at \$430,384)

BACKGROUND

In October 2015, Premier Truck Group ("Premier") approached city staff regarding development of a new body shop that would result in the consolidation of two existing body shop operations currently located in DFW, one in Fort Worth, Texas and the second on Irving Boulevard in Dallas, Texas. Premier, which now has a contract to purchase a 17.2 acre site at 4500 Langdon Road, Dallas, Texas, considered several competing sites in the cities of Lancaster, Euless and Grand Prairie for the project. The proposed new facility would enable Premier to double its current body shop work. Likewise, the consolidation of the body shop operations will afford the company an ability to expand its truck maintenance operations and increase the number of service technicians at the two referenced existing locations.

Premier, through its wholly owned subsidiary ATC Realty Investments, LLC will purchase the site and develop a new full service commercial vehicle body shop at least 50,000 square feet at a total cost of approximately \$14 million. In addition to body repair, services at the facility will include painting, alignment, inspections, used truck make ready and inventory parking.

BACKGROUND (Continued)

Premier Truck Group requests City Council consideration of the proposed eight-year 75 percent tax abatement. To receive the proposed tax abatement, Premier is required to substantially complete the facility on or before June 30, 2017 and verify that a minimum of \$9 million is expended on real property improvements and related soft costs. Additionally, the company will be required to maintain at least 30 jobs at the facility during the tax abatement period.

Net fiscal impact from the project after incentives, is estimated at \$903,849 over 10 years and \$2,884,147 over 20 years. The proposed project conforms with the City's Public/Private Partnership Program guidelines and criteria as it has a private investment exceeding \$1 million and has at least 25 associated jobs. Staff recommends the proposed incentives be approved.

Premier Truck Group, headquartered in southern Dallas, is a \$1 Billion leading commercial Truck Dealership dealing exclusively in Daimler Heavy Duty and Medium Duty Trucks. The brand names supported include Freightliner, Western Star, Sprinter, Thomas Built Buses and Freightliner Custom Chassis Corporation. The company has 16 locations throughout Oklahoma, Texas, Tennessee and Georgia. Premier Truck Group is a majority owned subsidiary of Penske Automotive Group (NYSE:PAG), a fortune 500 company.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction	March 2016
Complete Construction	June 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

ATC Realty Investments, LLC

Chinta Hari, Chief Financial Officer

Premier Truck Group

Rich Shearing, President

MAP

Attached.

PREMIER TRUCK GROUP

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



BONNIE VIEW RD

INTERSTATE 20

LANGDON RD


APPROX.
17.2 ACRES

CLEVELAND RD



DALLAS
ECONOMIC
DEVELOPMENT
Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

 PROJECT SITE - 4500 LANGDON ROAD

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Housing/Community Services
CMO: Ryan S. Evans, 671-9837
Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 72E

SUBJECT

Authorize an amendment for a seven-year lease agreement with Cash Flow Management, Inc. for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail, Duncanville, TX to be used as a Women, Infants and Children Clinic for the period April 1, 2016 through March 31, 2023 - Not to exceed \$429,264 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes an amendment to an existing four-year lease agreement with Cash Flow Management, Inc. to extend the lease agreement for an additional seven years for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail. The seven-year extension will provide for the continued use of the Women, Infants and Children (WIC) Clinic to serve the residents of the Duncanville area.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Housing/Community Services Department since 1974. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5 and pregnant, postpartum and breastfeeding women.

The lease will begin on April 1, 2016 through March 31, 2023.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a lease agreement with Cash Flow Management, Inc. on February 23, 2005, by Resolution No. 05-0738.

Authorized a First Amendment to the Lease Agreement on November 10, 2008, by Resolution No. 08-3123.

Information about this item will be provided to the Economic Development Committee on February 1, 2016.

FISCAL INFORMATION

\$429,264 – Department of State Health Services Grant Funds (subject to annual appropriations)

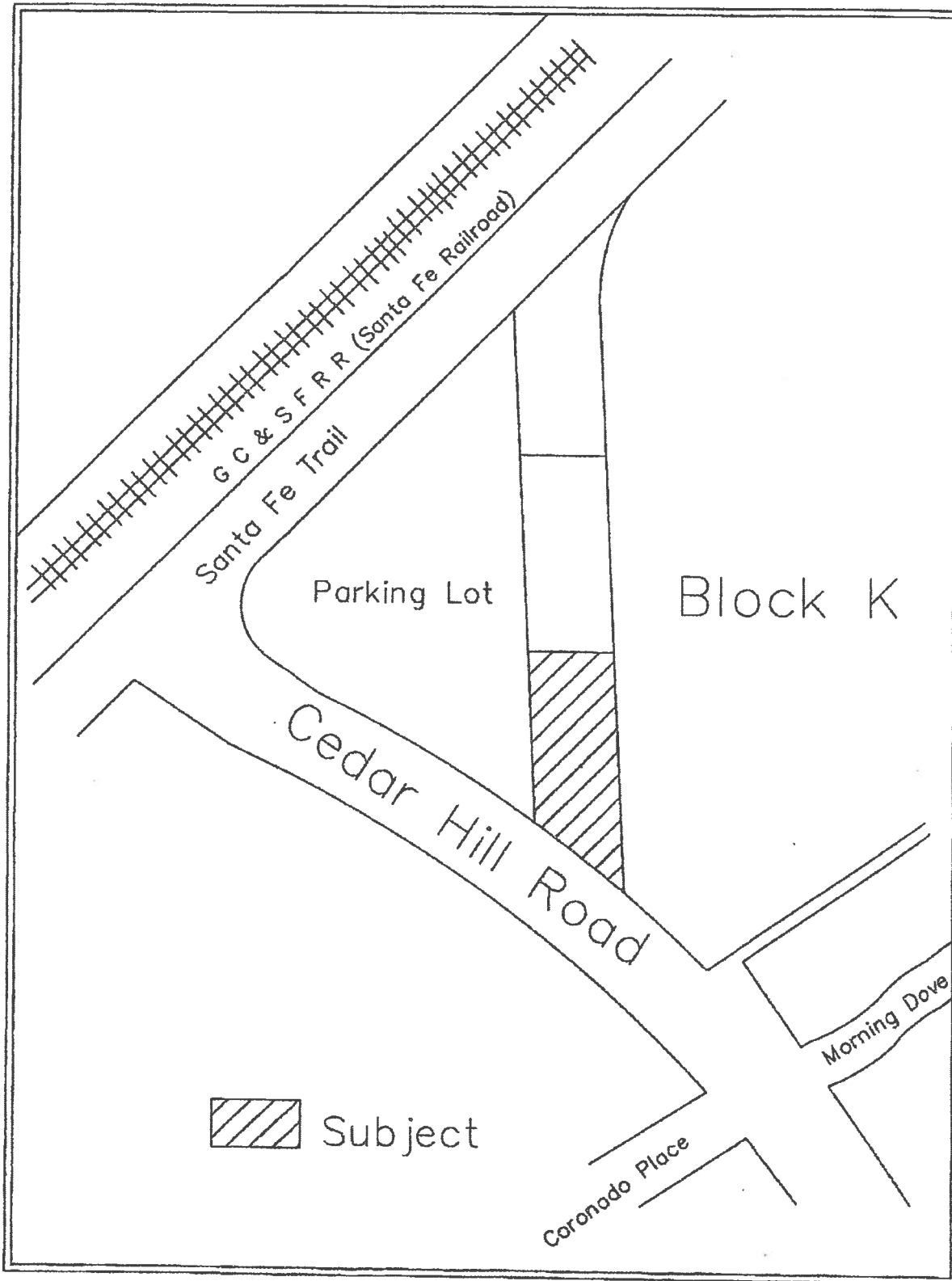
OWNER

Cash Flow Management, Inc.

Cliff Boyd, Owner

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45P

SUBJECT

An ordinance granting a private license to 400 S. Record Street, LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets – Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to 400 S. Record Street, LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize streetscape improvements and two canopies on portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Information about this item will be provided to the Economic Development Committee on February 1, 2016.

FISCAL INFORMATION

Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee

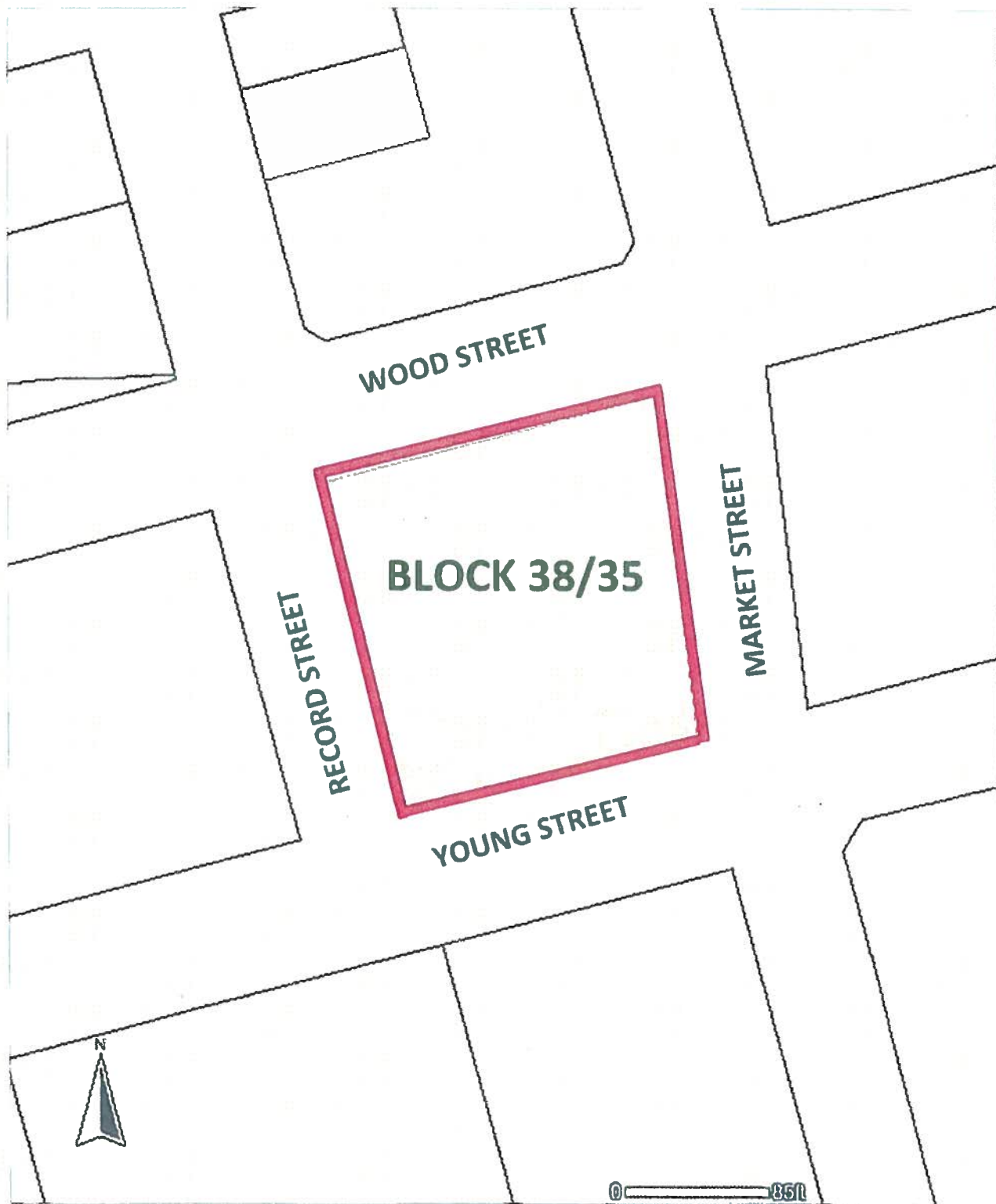
OWNER

400 S. Record Street, LLC

Thomas A Hartland-Mackie, Governing Person

MAP

Attached



LICENSING AREA

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46B

SUBJECT

Authorize (1) the sale of the property located at 5444 Gaston Avenue, containing 11 apartment units, (the "Property") from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and (2) the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property, owed by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,779 - Financing: No cost consideration to the City

BACKGROUND

On June 27, 2001, the City Council approved Resolution No. 01-2049, authorizing the City of Dallas Housing/Community Services Department to provide Community Housing Development Organization (CHDO) loans to certified organizations for the creation of affordable housing.

In 2004, the City of Dallas Housing/Community Services Department provided a CHDO loan in the amount of \$50,000.00 to Central Dallas Community Development Corporation to rehabilitate the Property with a 0% interest rate and a maturity date of May 1, 2021. The loan would be forgiven monthly over a period of 15 years upon completion and occupancy of the units. The current amortized balance of the loan to the City is \$17,778.78.

At this time, Central Dallas Community Development Corporation, wishes to sell the property at 5444 Gaston Avenue, to Azur Commercial Capital, LLC and has requested that the City of Dallas allow the sale, and the assumption of the City's loan to Azur Commercial Capital, LLC.

This Council action will allow for Azur Commercial Capital, LLC, to purchase the property from Central Dallas Community Development Corporation, assume the City loan balance in the amount of \$17,778.78, and continue to provide the affordable housing units on the property through May 1, 2021.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 27, 2001, the City Council authorized the City of Dallas Housing/Community Services Department to provide Community Housing Development Organization (CHDO) loans to certified organizations for the creation of affordable housing, by Resolution No. 01-2049.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

**Central Dallas Community
Development Corporation**

John Greenan, Executive Director

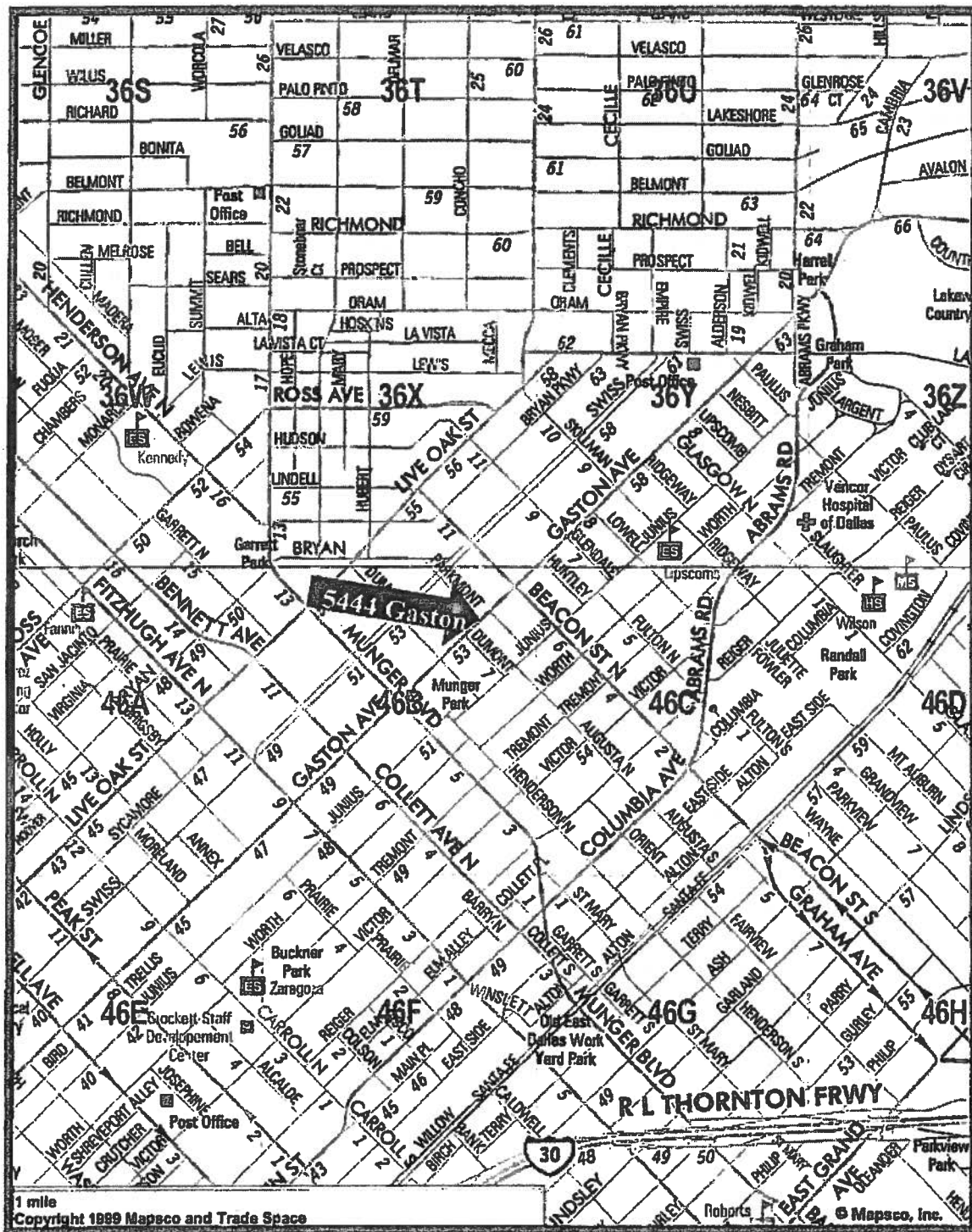
PURCHASER

Azur Commercial Capital, LLC

Barrett Linburg, Principal

MAP

Attached



MAPSCO 46B

February 10, 2016

WHEREAS, on June 27, 2001, City Council approved Resolution No. 01-2049, authorizing the City of Dallas Housing/Community Services Department to provide Community Housing Development Organization (CHDO) loans to certified organizations for the creation of affordable housing; and

WHEREAS, on May 1, 2004, the City of Dallas provided a CHDO loan in the amount of \$50,000 to Central Dallas Community Development Corporation to rehabilitate the 11 units located at 5444 Gaston Avenue (the "Property") with a 0% interest rate and a maturity date of May 1, 2021; the loan would be forgiven monthly over a period of 15 years; and

WHEREAS, current balance of the loan to the City is \$17,778.78; and

WHEREAS, Central Dallas Community Development Corporation wishes to sell the Property; and

WHEREAS, Azur Commercial Capital, LLC wishes to purchase the Property, assume the remainder of the City's loan, and maintain the affordable housing units; and

WHEREAS, the City of Dallas seeks to maintain the affordable units on the Property;

NOW, THEREFORE,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute loan documents allowing for: **(1)** the sale of the Property from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and **(2)** the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property, owed by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,778.78.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens, termination of deed restrictions, and subordinations to mortgage lender in compliance with the loan terms, deed restrictions and or forgiveness of debt.

February 10, 2016

SECTION 3. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loans, until such time as the loan documents are duly approved by all parties and executed.

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46H

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Aledo Construction Plus for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Aledo Construction Plus; 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 affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Aledo Construction Plus has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Aledo Construction Plus to the City's Land Bank, the sale of that lot from DHADC to Aledo Construction Plus 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 Aledo Construction Plus will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Aledo Construction Plus and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Aledo Construction Plus will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,200 to 1,400 square feet and from \$120,000 to \$140,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to Aledo Construction Plus.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Aledo Construction Plus

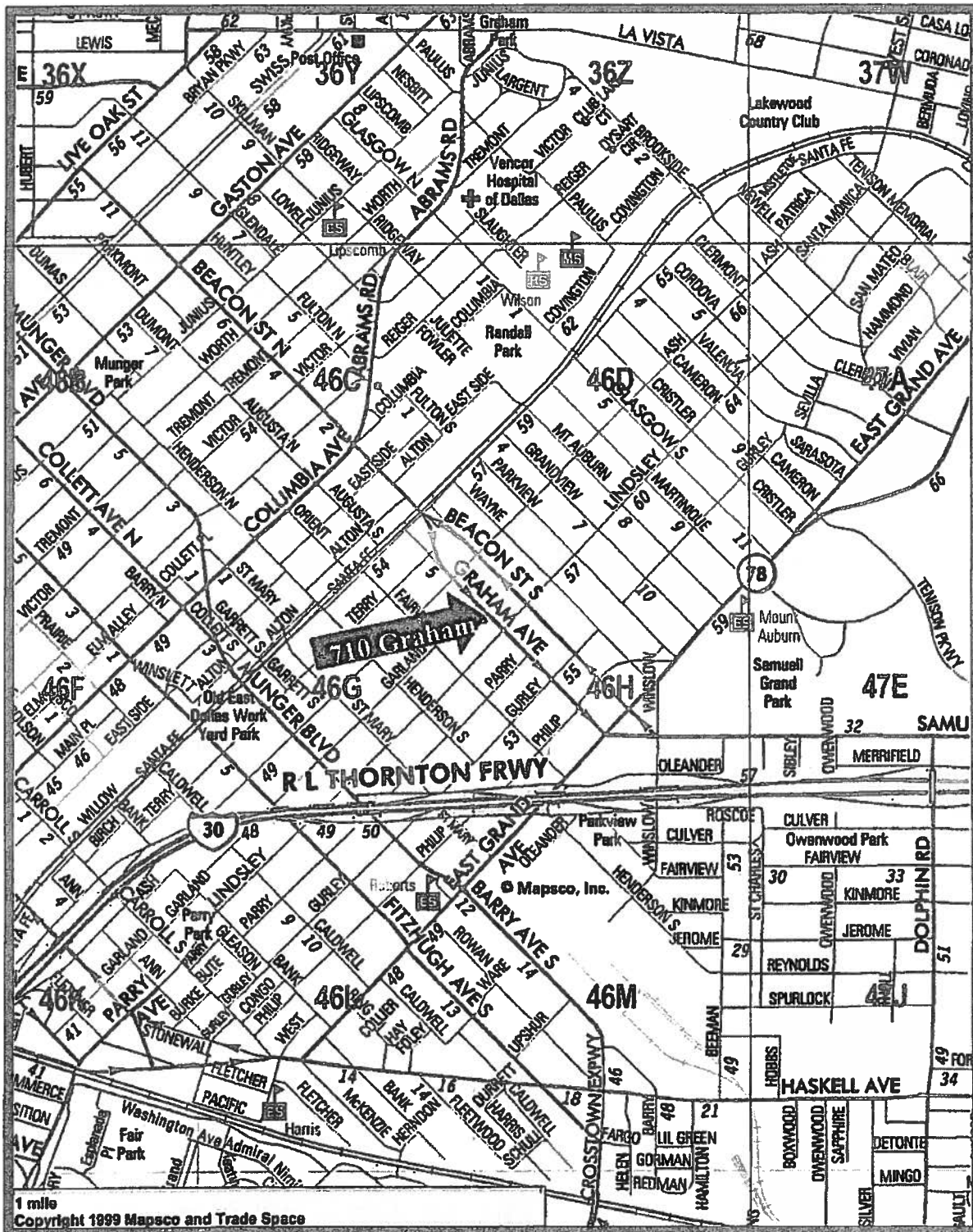
Abigael Maldonado, Owner

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Aledo Construction Plus**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 710 Graham	46H	2	\$12,789.72



MAPSCO 46H

February 10, 2016

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

WHEREAS, Aledo Construction Plus 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, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Aledo Construction Plus and authorize the sale of the said 1 lot from DHADC to Aledo Construction Plus to build an affordable 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" submitted by Aledo Construction Plus and the sale of 1 lot shown on Exhibit "A" from DHADC to Aledo Construction Plus is approved.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the 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	710 Graham Lot 4, Mount Auburn Addition Block 16/1613	Alredo Construction Plus	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").

710 GRAHAM

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 1
Square Footage of each home 1,200-1,400
Number of Bedrooms/Baths in each home 3 1 2
Number of Garages 2 Number of Carports 0 Detached _____ Attached ✓
Type of Exterior Veneer _____ Which sides BACK & SIDES
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 120,000 - 140,000

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 30 days
Completion of Construction 150 days
Sale of first affordable housing unit to low income households 30 days
Sale of last affordable unit to low income households 30 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 42H 43H P 44E N

SUBJECT

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

BACKGROUND

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

DFW Projects, LLC has submitted a proposal and development plan to DHADC for 5 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by DFW Projects, LLC to the City's Land Bank, the sale of those lots from DHADC to DFW Projects, 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 DFW Projects, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by DFW Projects, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

DFW Projects, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,639 square feet and \$169,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (5 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$25,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On January 21, 2016, DHADC approved the development plan and sale of 5 lots from DHADC to DFW Projects, LLC.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

DFW Projects, LLC

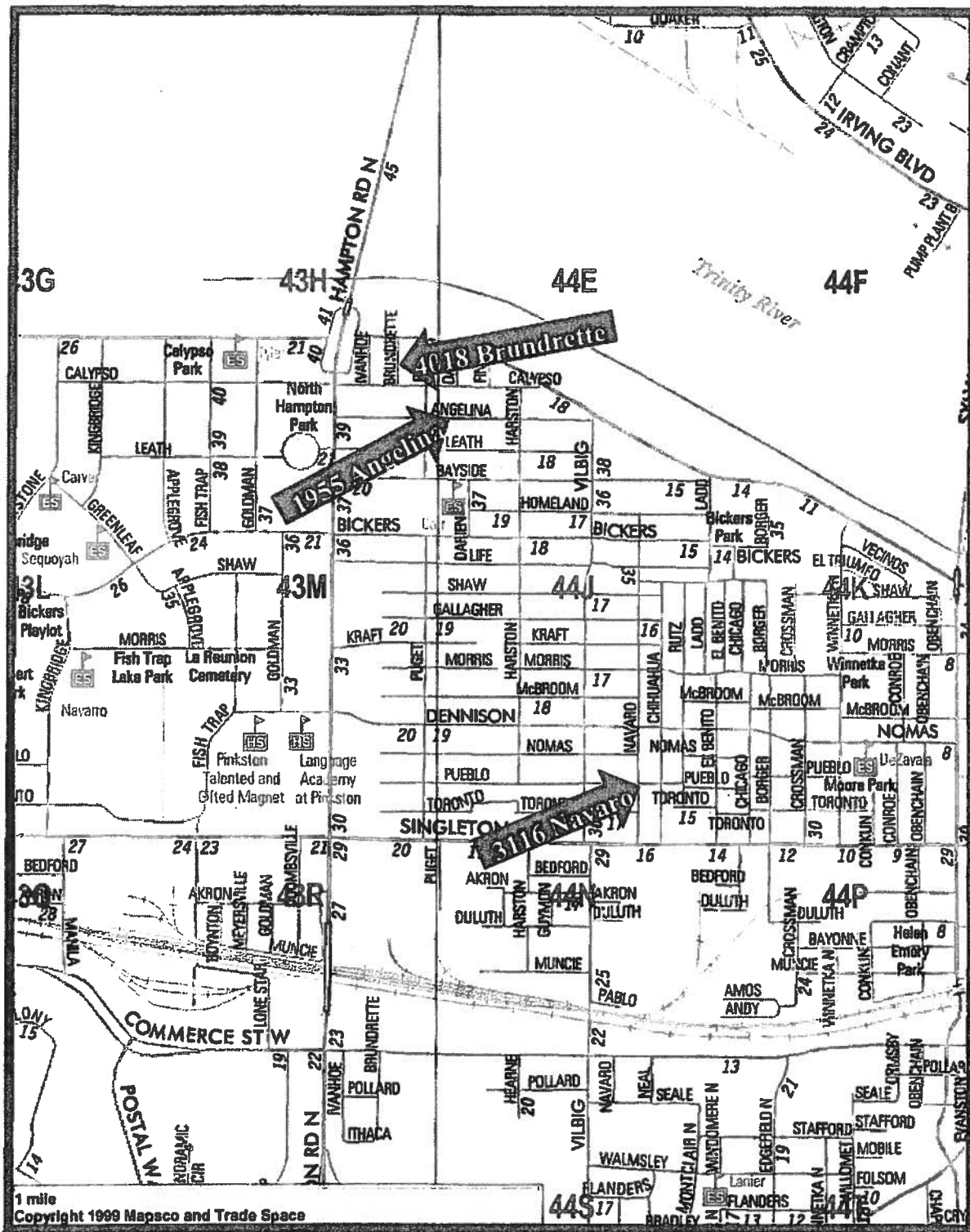
Johnny Aguinaga, Managing Member

MAPS

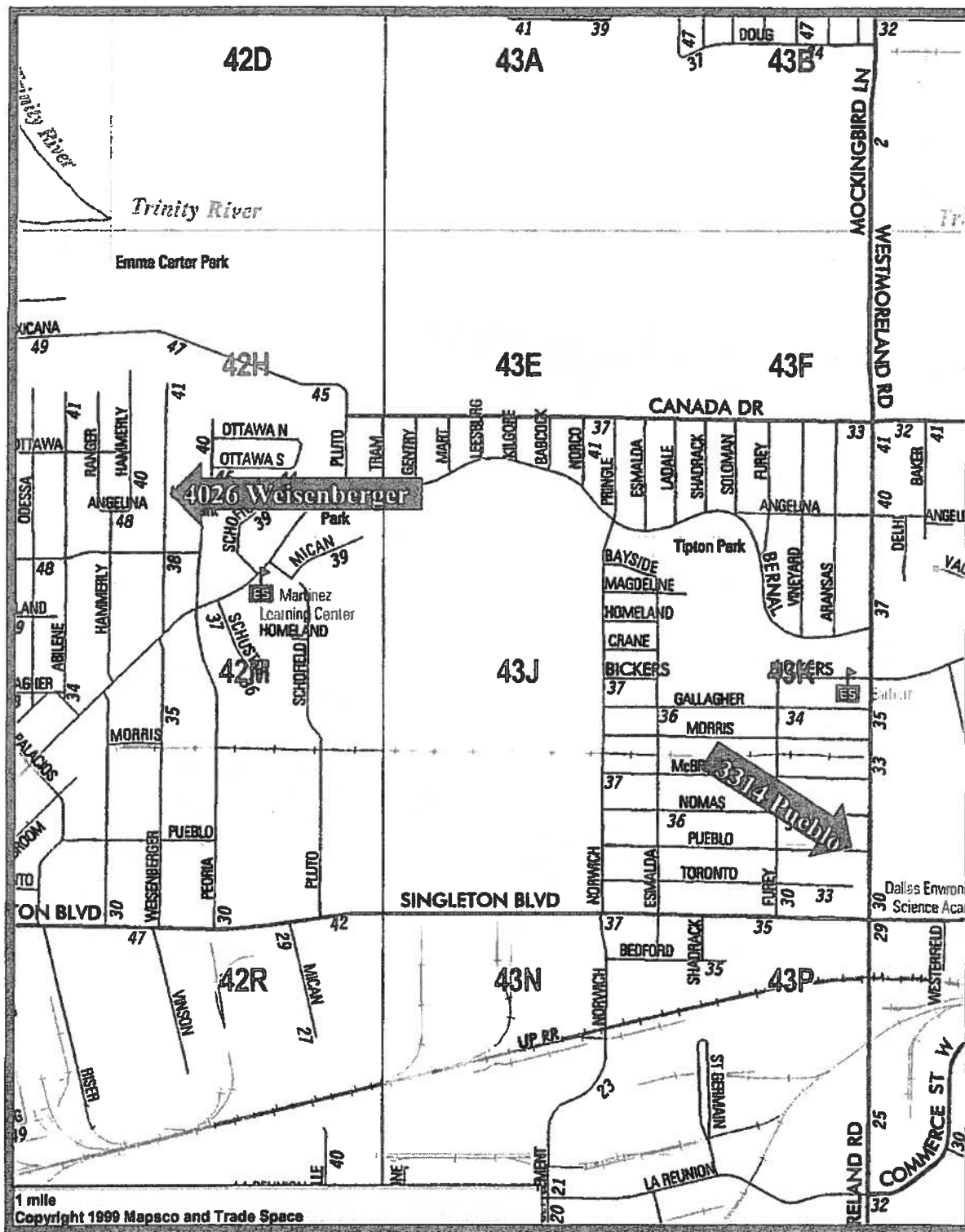
Attached

**Land Bank (DHADC) Sale of Lots to
DFW Projects, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1955 Angelina	44E	6	\$17,991.58
2. 4018 Brundrette	43H	6	\$14,704.87
3. 3314 Pueblo	43P	6	\$ 4,784.54
4. 4026 Weisenberger	42H	6	\$21,779.93
5. 3116 Navaro	44N	6	\$ 7,608.99



MAPSCO 43H, 44E, 44N



MAPSCO 42H & 43P

February 10, 2016

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

WHEREAS, DFW Projects, LLC submitted a proposal and development plan to DHADC for 5 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by DFW Projects, LLC and authorize the sale of the said 5 lots from DHADC to DFW Projects, 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" submitted by DFW Projects, LLC and the sale of 5 lots shown on Exhibit "A" from DHADC to DFW Projects, LLC is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
1	1955 Angelina Lot 23, Roosevelt Manor Addition, Second Section Block 9/7130	DFW Projects, LLC	1	\$5,000.00	
2	4018 Brundrette Lot 6, Roosevelt Manor 2nd Installment Addition Block 4/7130	DFW Projects, LLC	1	\$5,000.00	
3	3314 Pueblo Lot 4, Westmoreland Park Addition Block 4/7144	DFW Projects, LLC	1	\$5,000.00	
4	4026 Weisenberger Lot 11, Weisenberger Gardens Addition Block 18/7158	DFW Projects, LLC	1	\$5,000.00	
5	3116 Navaro Lot 10, Homestead Addition Block E/7116	DFW Projects, LLC	1	\$5,000.00	
TOTAL				\$25,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 5

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

1955 Angellna	BLK 9/7130 LT 23	ROOSEVELT MANOR 2ND	44-E
4018 Brundrette	4/7130 LT 6	ROOSEVELT MANOR 2ND	43-H
3314 Pueblo	4/7144 LT 4	WESTMORELAND PARK	43-P
3116 Navarro	BLK E/7116 LT 10	Homestead	44-I
4026 Weisenberger	18/7158 LT 11	WEISENBERG GARDENS	42-H

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

Number of homes to be built on lots 5
 Square Footage of each home 1,639
 Number of Bedrooms/Baths in each home 4 / 3
 Number of Garages 2 Number of Carports _____ Detached _____ Attached _____
 Type of Exterior Veneer Brick, Stucco Which sides Front
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$169,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 60 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households 42 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55J

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Jose Segovia for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Jose Segovia; 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 affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Jose Segovia has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Jose Segovia to the City's Land Bank, the sale of that lot from DHADC to Jose Segovia 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 Jose Segovia will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Jose Segovia and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

Jose Segovia will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,300 to 1,500 square feet and from \$110,000 to \$130,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to Jose Segovia.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

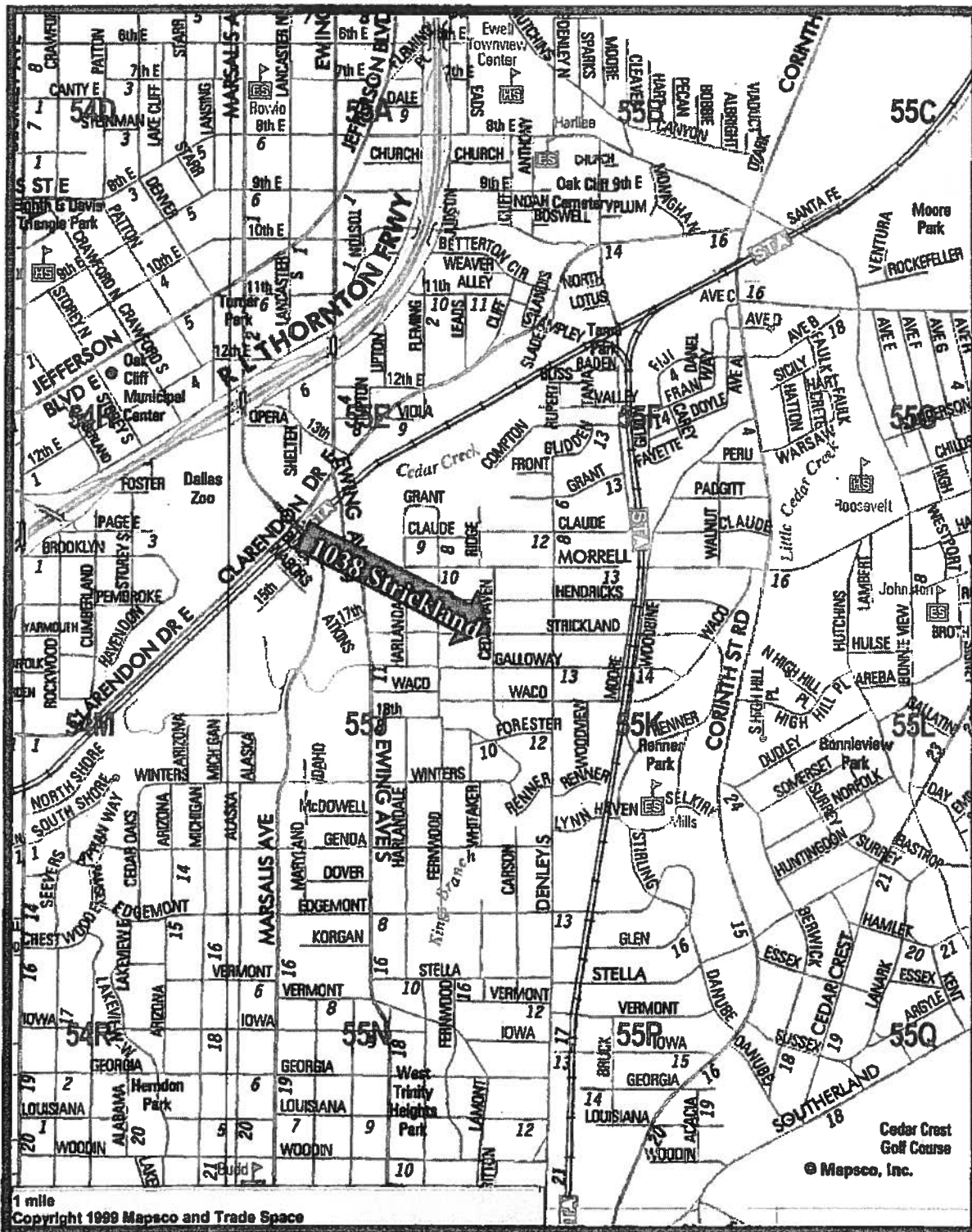
Jose Segovia

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
Jose Segovia**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1038 Strickland	55J	4	\$14,727.27



MAPSCO 55J

February 10, 2016

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

WHEREAS, Jose Segovia 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, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Jose Segovia and authorize the sale of the said 1 lot from DHADC to Jose Segovia to build an affordable 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" submitted by Jose Segovia and the sale of 1 lot shown on Exhibit "A" from DHADC to Jose Segovia is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the 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	1038 Strickland Lot 11, Breatwood Addition Block E0396	Jose Segovia	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")

1038 Strickland, Dallas TX 75208

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 1
Square Footage of each home 1,300-1,500
Number of Bedrooms/Baths in each home 3 1 2
Number of Garages 0 Number of Carports 0 Detached 0 Attached 0
Type of Exterior Veneer Siding Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 110,000-130,000

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

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home 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 _____

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 90 days
Sale of first affordable housing unit to low income households _____ days
Sale of last affordable unit to low income households _____ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 44P

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to KH Solutions, Inc.; 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 affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

KH Solutions, Inc. has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by KH Solutions, Inc. to the City's Land Bank, the sale of that lot from DHADC to KH Solutions, Inc. 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 KH Solutions, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by KH Solutions, Inc. and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

KH Solutions, Inc. will build an affordable house on the lot. The approximate square footage and sales price of the house will be 1,100 to 1,200 square feet and from \$105,000 to \$115,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (1 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$5,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On January 21, 2016, DHADC approved the development plan and sale of 1 lot from DHADC to KH Solutions, Inc.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KH Solutions, Inc.

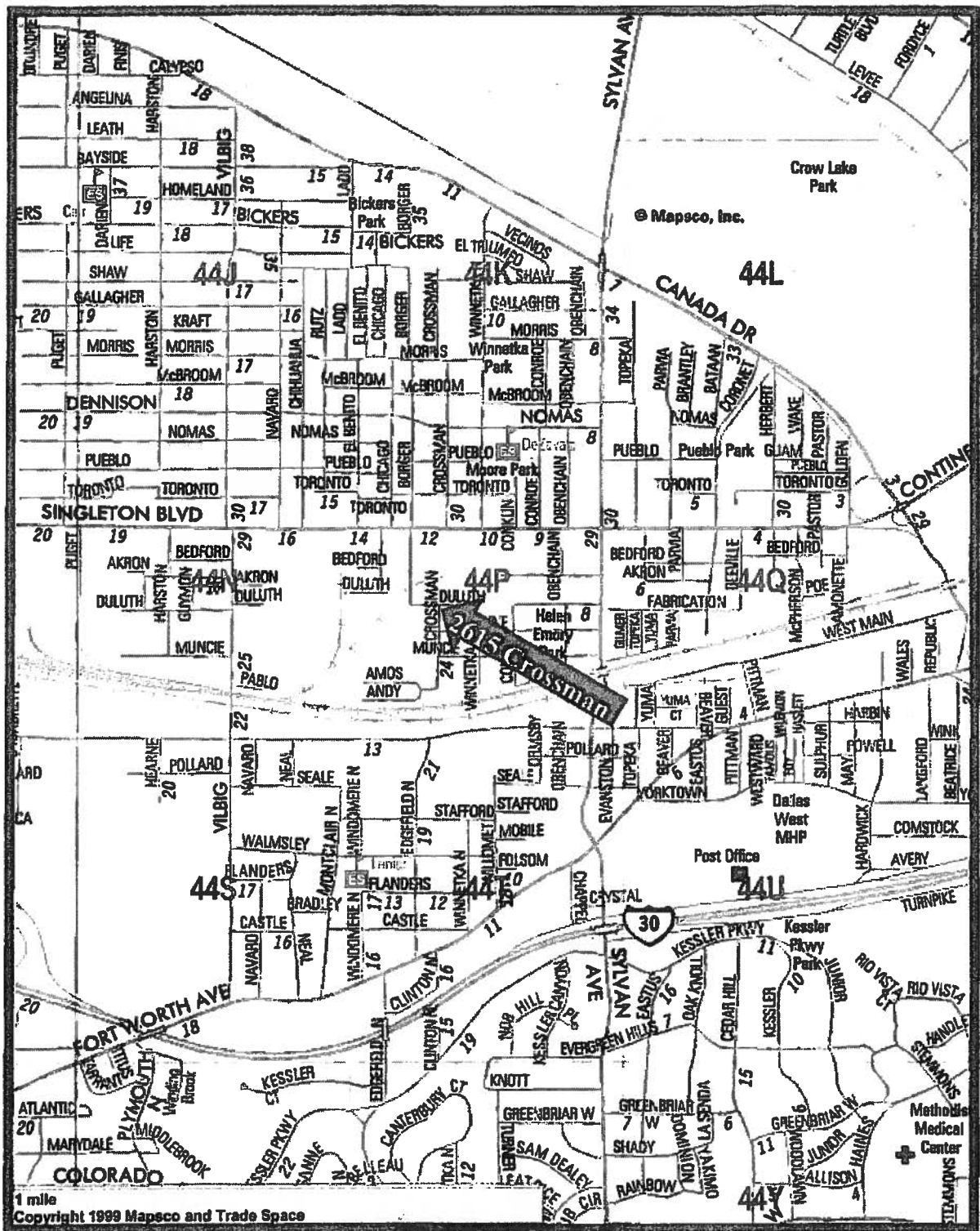
Zarinah Curry, President

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
KH Solutions, Inc.**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2615 Crossman	44P	6	\$15,380.77



MAPSCO 44P

February 10, 2016

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

WHEREAS, KH Solutions, Inc. 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, the City Council desires to approve the development plan shown on Exhibit "B" submitted by KH Solutions, Inc. and authorize the sale of the said 1 lot from DHADC to KH Solutions, Inc. to build an affordable 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" submitted by KH Solutions, Inc. and the sale of 1 lot shown on Exhibit "A" from DHADC to KH Solutions, Inc. is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the 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	2615 Crossman Lot 15 & South, 40 feet of Lot 16, West End Addition Block 137265	KH Solutions, Inc.	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").

2615 Crossman Ave
Dallas, TX 75212
Legal: 2 E Coombs West End
BLK 13/7265 LT 15 + S 40FT 16

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

Number of homes to be built on lots 1
Square Footage of each home 1,100-1,200
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached
Type of Exterior Veneer Brick/Vinyl Which sides Brick-Front / Vinyl-Sides and back
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$105,000-115,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 45 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households 135 days
Sale of last affordable unit to low income households 135 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55S W

SUBJECT

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

BACKGROUND

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

King Home Builders, LLC has submitted a proposal and development plan to DHADC for 4 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by King Home Builders, LLC to the City's Land Bank, the sale of those lots from DHADC to King Home Builders, 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 King Home Builders, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by King Home Builders, LLC and construction financing is not closed within three years of conveyance.

BACKGROUND (continued)

King Home Builders, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,300 to 1,500 square feet and from \$100,000 to \$110,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (4 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$20,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On January 21, 2016, DHADC approved the development plan and sale of 4 lots from DHADC to King Home Builders, LLC.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

King Home Builders, LLC

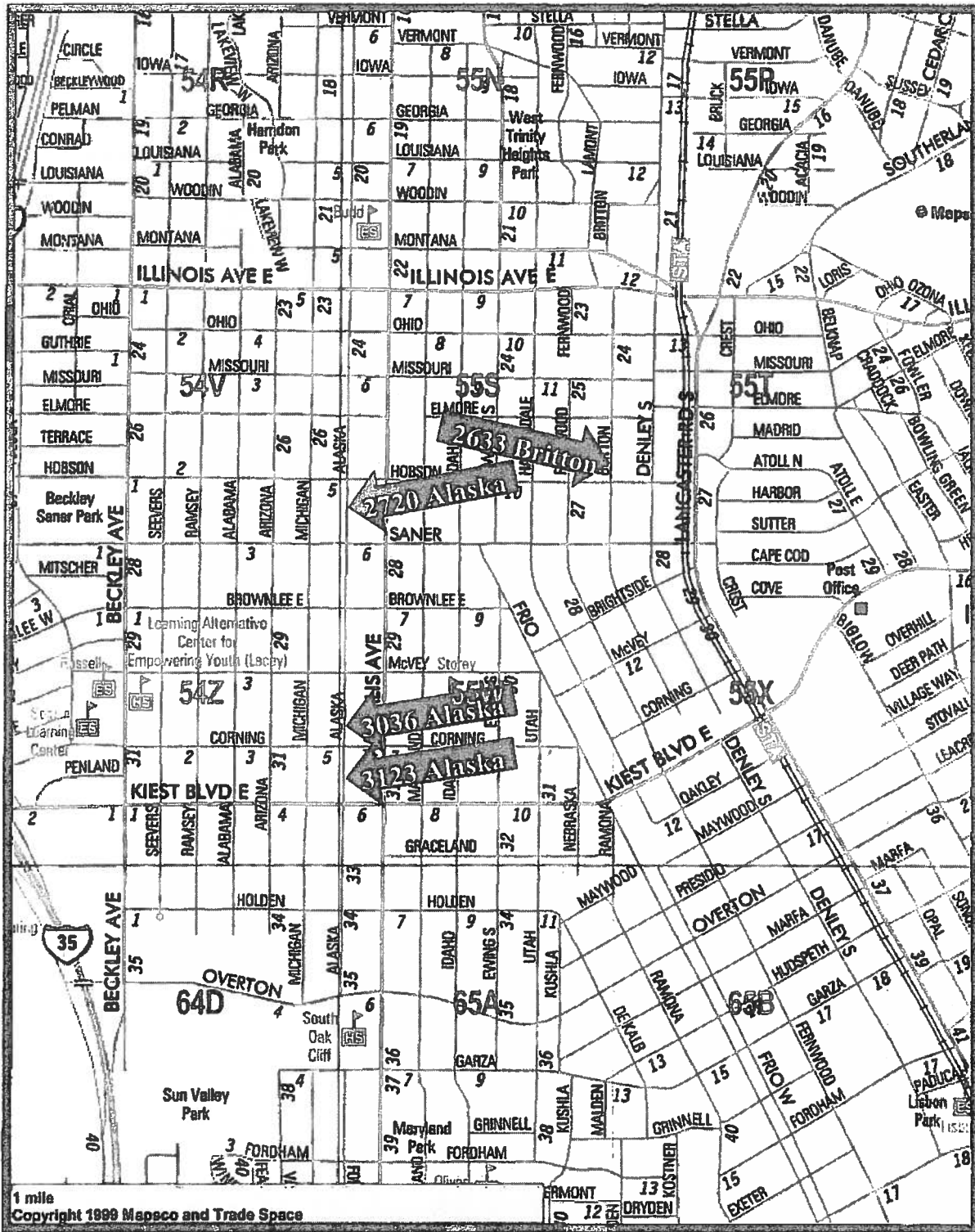
Jorge G. Lariz, Managing Member

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
King Home Builders, LLC**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 2720 Alaska	55S	4	\$22,185.83
2. 3036 Alaska	55W	4	\$11,119.37
3. 3123 Alaska	55W	4	\$21,028.11
4. 2633 Britton	55S	4	\$ 3,446.48



MAPSCO 55S & 55W

February 10, 2016

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

WHEREAS, King Home Builders, LLC submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by King Home Builders, LLC and authorize the sale of the said 4 lots from DHADC to King Home Builders, 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" submitted by King Home Builders, LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to King Home Builders, LLC is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
1	2720 Alaska Lot 6, Broadmoor Addition Revised Block 40/4210	King Home Builders, LLC	1	\$5,000.00	
2	3036 Alaska Lot 10, Freemont Addition Block 21/4123	King Home Builders, LLC	1	\$5,000.00	
3	3123 Alaska Lot 16, Belmar Addition No. 1 Block 6/3995	King Home Builders, LLC	1	\$5,000.00	
4	2633 Britton Lot 21, Broadmoor Addition Block 25/4220	King Home Builders, LLC	1	\$5,000.00	
TOTAL				\$20,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

2720 Alaska Ave 2633 Britton
3036 Alaska Ave
3123 Alaska Ave

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots /
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____
Number of Garages _____ 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 4 (1 home per lot)
Square Footage of each home 1,300 - 1,500
Number of Bedrooms/Baths in each home 3 2
Number of Garages 0 Number of Carports 0 Detached 0 Attached 0
Type of Exterior Veneer Brick front Which sides Siding Sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 100K - 110K

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

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

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 30 days
Completion of Construction 90 days
Sale of first affordable housing unit to low income households 150 days
Sale of last affordable unit to low income households 365 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 55X

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 an affordable house and (2) the exchange of deed restrictions from 1 lot previously purchased from the Dallas Housing Acquisition and Development Corporation to 1 comparable lot owned by the developer (list attached) – 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. On January 24, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property both under the Act or otherwise.

KW New Vision Properties and Land, Inc. has submitted a proposal and development plan to DHADC for the exchange of the deed restrictions from 1 lot previously purchased from the Land Bank to 1 comparable lot owned by the developer. The DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by KW New Vision Properties and Land, Inc. to the City's Land Bank and the exchange of the deed restrictions on the lot. KW New Vision Properties and Land, Inc. will build an affordable house on the lot previously owned by them.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On January 21, 2016, the DHADC Board approved the development plan submitted by KW New Vision Properties and Land, Inc. and exchange of the deed restrictions, subject to City Council approval.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

KW New Vision Properties and Land, Inc.

Kelvin Williams, President

MAP

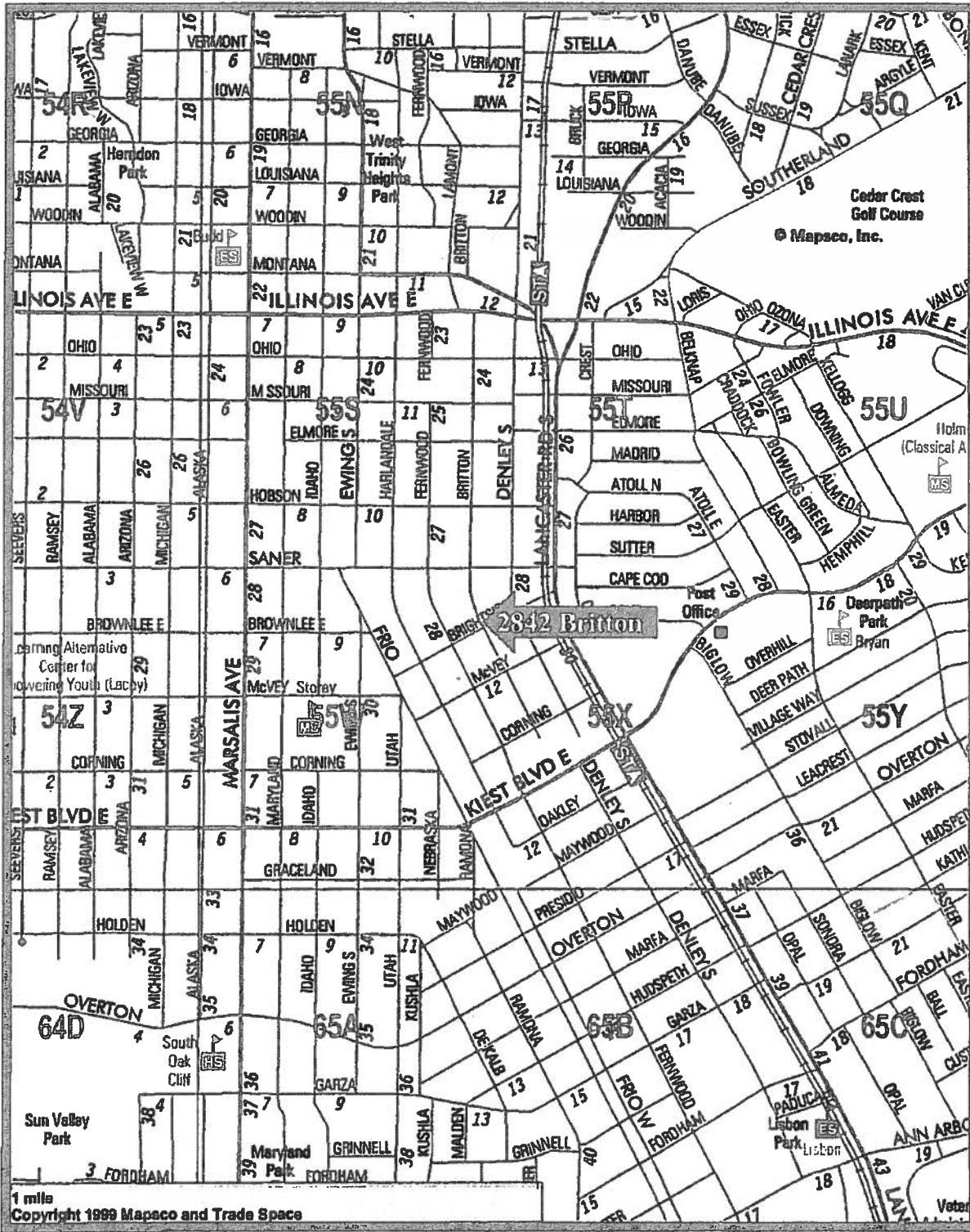
Attached

**Land Bank (DHADC) Lot Exchange of Deed Restrictions
KW New Vision Properties and Land, Inc.**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 713 Rockwood	54H	4

Lots to be Exchanged by Developer

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 2842 Britton	55X	4



MAPSCO 55X

February 10, 2016

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

WHEREAS, KW New Vision Properties and Land, Inc. submitted a proposal and development plan to DHADC to exchange the deed restrictions from 1 lot previously purchased from the Land Bank to 1 comparable lot owned by the developer as shown on Exhibit "A", as permitted under Section 379C.0105 of the Texas Local Government Code and the DHADC Board has approved the development plan and exchange of the deed restrictions, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by KW New Vision Properties and Land, Inc. and authorize the exchange of the deed restrictions to build an affordable 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" submitted by KW New Vision Properties and Land, Inc. and the exchange of the deed restrictions from 1 lot previously purchased from the Land Bank to 1 comparable lot owned by the developer as shown on Exhibit "A" are approved.

Section 2. 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						
EXCHANGE	STREET ADDRESS LEGAL DESCRIPTION	QUANTIFIED PURCHASER	NUMBER OF HOMESOWNER UNITS	SIZE OF LOTS/R	ASSESSED LAND VALUE	
1	713 Rockwood A 46.5 feet x 162.5 feet Tract, W.H. Hard Survey, Abstract No. 560 Block 3426	LOTS ACQUIRED FROM LAND BANK NW New Vision Properties and Land, Inc.	1	7,460	\$11,190	
				TOTAL	\$11,190	
TO BE EXCHANGED	STREET ADDRESS LEGAL DESCRIPTION	QUANTIFIED PURCHASER	NUMBER OF HOMESOWNER UNITS	SIZE OF LOTS/R	ASSESSED LAND VALUE	
1	2842 Britton Lot 11, Brighthouse Addition Block E/3892	LOTS EXCHANGED BY DEVELOPER NW New Vision Properties and Land, Inc.	1	7,654	\$8,000	
				TOTAL	\$8,000	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND BANK LOT(S) ACQUIRED BY DEVELOPER AND THE PROPOSED LOT(S) TO BE EXCHANGED

(1) Provide the property address and legal description of the lot(s) acquired from the Land Bank by the developer to be exchanged (attach extra sheets if necessary) (the "Property").

713 Rockwood Dallas TR 75206

(2) Provide the property address and legal description of the proposed lot(s) owned by the developer to be exchanged for the Land Bank lot(s) (attach extra sheets if necessary) (the "Property").

2842 Britton Ave Dallas TR 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 on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

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

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

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

Number of homes to be built on lots 1
Square Footage of each home 1653
Number of Bedrooms/Baths in each home 4, 2
Number of Garages 0 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer Brick Which sides Front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 118K-123K

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 original Land Bank 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 60 days
Sale of first affordable housing unit to low income households 90 days
Sale of last affordable unit to low income households 30 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 42K Q 43F K

SUBJECT

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

BACKGROUND

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

Optimum Real Estate and Construction Group, LLC has submitted a proposal and development plan to DHADC for 4 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Optimum Real Estate and Construction Group, LLC to the City's Land Bank, the sale of those lots from DHADC to Optimum Real Estate and Construction Group, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

BACKGROUND (continued)

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

Optimum Real Estate and Construction Group, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,300 to 1,500 square feet and from \$130,000 to \$150,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (4 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$20,000.00 for the sales price, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

On January 21, 2016, DHADC approved the development plan and sale of 4 lots from DHADC to Optimum Real Estate and Construction Group, LLC.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Optimum Real Estate and Construction Group, LLC

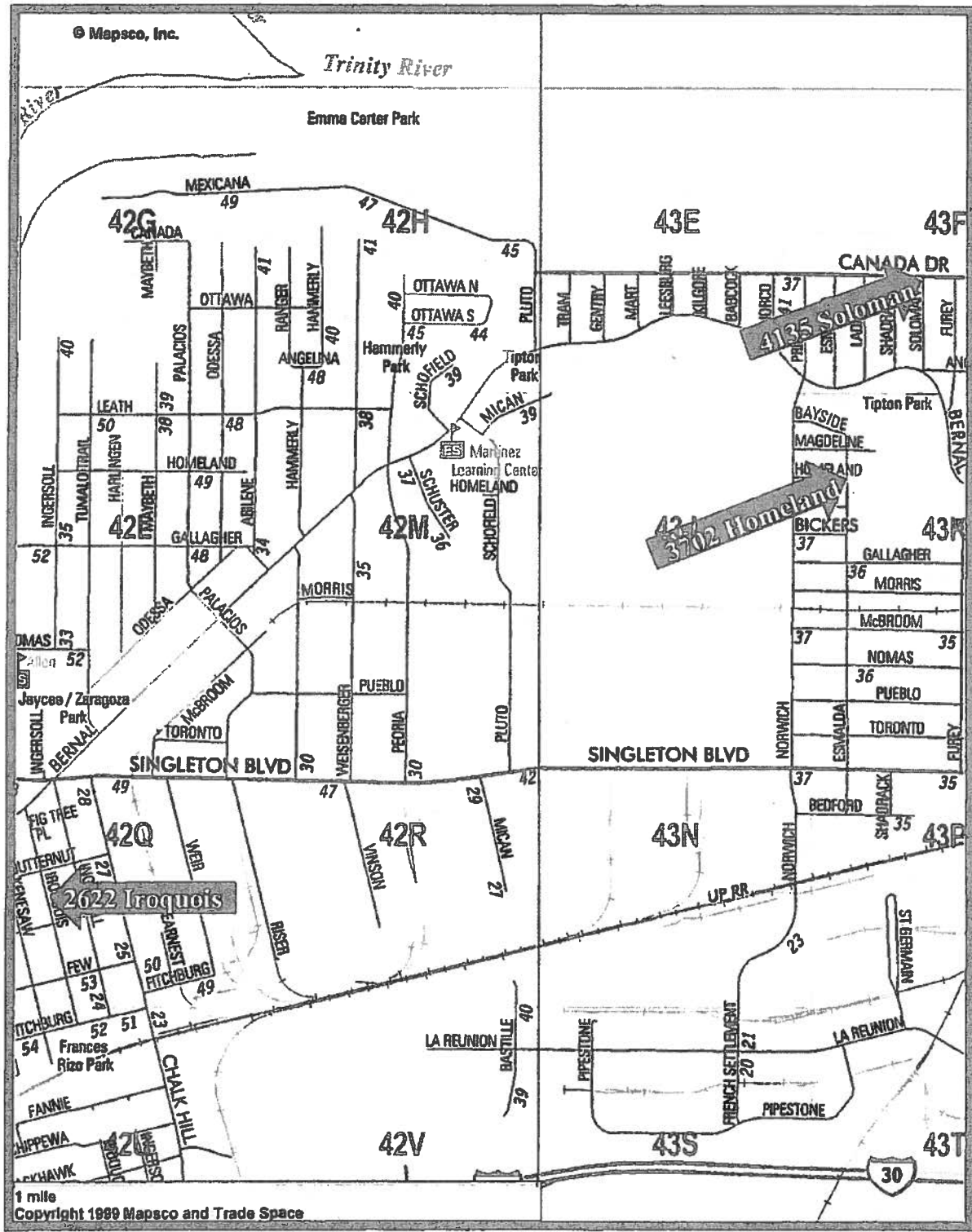
Stacie Stewart, Managing Member

MAPS

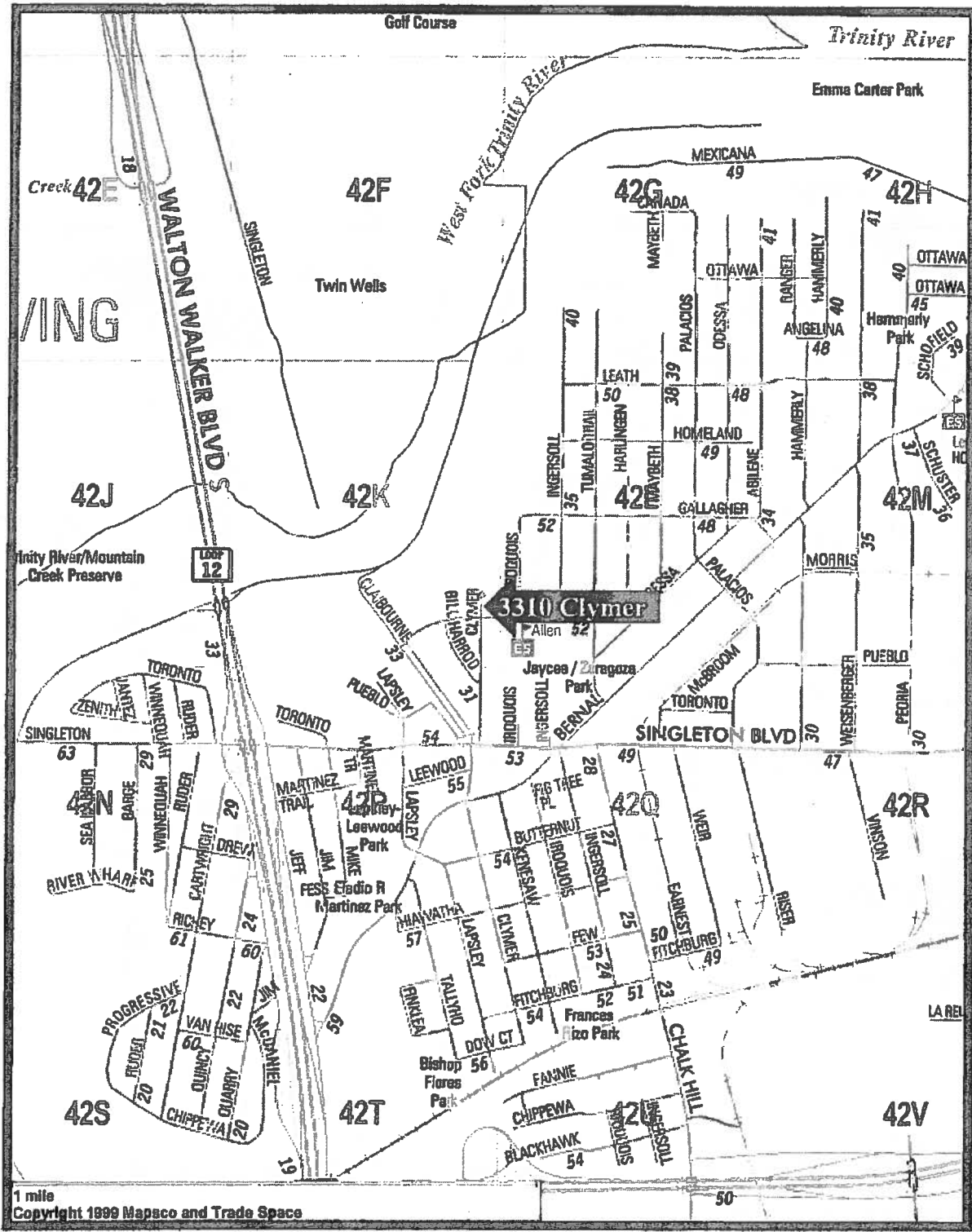
Attached

**Land Bank (DHADC) Sale of Lots to
Optimum Real Estate and Construction Group, LLC**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3702 Homeland	43K	6	\$24,491.77
2. 2622 Iroquois	42Q	6	\$ 9,791.53
3. 3310 Clymer	42K	6	\$ 8,247.98
4. 4135 Soloman	43F	6	\$16,359.92



MAPSCO 42Q, 43F, 43K



MAPSCO 42K

February 10, 2016

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Optimum Real Estate and Construction Group, LLC submitted a proposal and development plan to DHADC for 4 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Optimum Real Estate and Construction Group, LLC and authorize the sale of the said 4 lots from DHADC to Optimum Real Estate and Construction Group, 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" submitted by Optimum Real Estate and Construction Group, LLC and the sale of 4 lots shown on Exhibit "A" from DHADC to Optimum Real Estate and Construction Group, LLC is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY					
PANEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOOWNER UNITS	SALE AMOUNT	
1	3702 Homeland East 1/2 of Lot 5, Homeland No. 1 Estates Addition Block 67151	Optimum Real Estate and Construction Group, LLC	1	\$5,000.00	
2	2622 Iroquois Lot 15, Westwood Addition Unit No. 2 Block 87181	Optimum Real Estate and Construction Group, LLC	1	\$5,000.00	
3	3310 Clymer Lot 7, Joe Irwin #4 Addition Block 87167	Optimum Real Estate and Construction Group, LLC	1	\$5,000.00	
4	4135 Solomon Lot 15, Olive Dale Addition Block 67149	Optimum Real Estate and Construction Group, LLC	1	\$5,000.00	
TOTAL				\$20,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

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

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

3702 HAMELAND
2622 IROQUOIS
3310 CLYMER
4135 SOLOMAN

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

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

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

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

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

Number of homes to be built on lots 4
Square Footage of each home 1300 - 1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached 2
Type of Exterior Veneer Brick / Siding Which sides Front/Back / sides and back siding
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$130K - \$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.

Commencement of Construction 30 days
Completion of Construction 90 days or less
Sale of first affordable housing unit to low income households _____ days
Sale of last affordable unit to low income households _____ days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 47S

SUBJECT

Authorize an amendment to Resolution No. 15-0169, previously approved on January 28, 2015, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2015 to December 31, 2016 – Financing: No cost consideration to the City

BACKGROUND

In June 2013, KKBK Properties, LLC, or its wholly owned subsidiary, and the City of Dallas entered into a conditional grant agreement for funding for Hatcher Gardens Project for \$300,000 for the construction of a mixed use building to include two commercial units of approximately 800 square feet per unit and ten apartment units at 4002 Hatcher Street. The site is located immediately south of the DART Green Line Hatcher Station.

The Hatcher Gardens Project will serve a mixed income and mixed use purpose and further economic development in the area. The development owner/partners include Craig Gant, Esq., Jerry Hicks, Esq., and Kurt Thomas.

To date, the developer has completed construction of the exterior of the building, parking lot, and most of the interior. The interior finish-out to include trim, kitchens, bathrooms, and appliances still remains to be completed. The developer experienced some delays due to weather, scope of work changes, and a change in the superintendent.

This action would allow KKBK Properties, LLC, or its wholly owned subsidiary, to continue their efforts to complete the construction of this mixed use building that is deed restricted for ten years and to occupy the apartment units with tenants at or below 140% Area Median Family Income.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, the City Council approved the conditional grant agreement in the amount of \$300,000 to KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units for low-to-moderate income families, by Resolution No. 13-1105.

On January 28, 2015, City Council approved an extension to the conditional grant agreements from December 31, 2014 to December 31, 2015, by Resolution No. 15-0169.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

KKBK Properties, LLC

Craig Gant, Esq.
Jerry Hicks, Esq.
Kurt Thomas

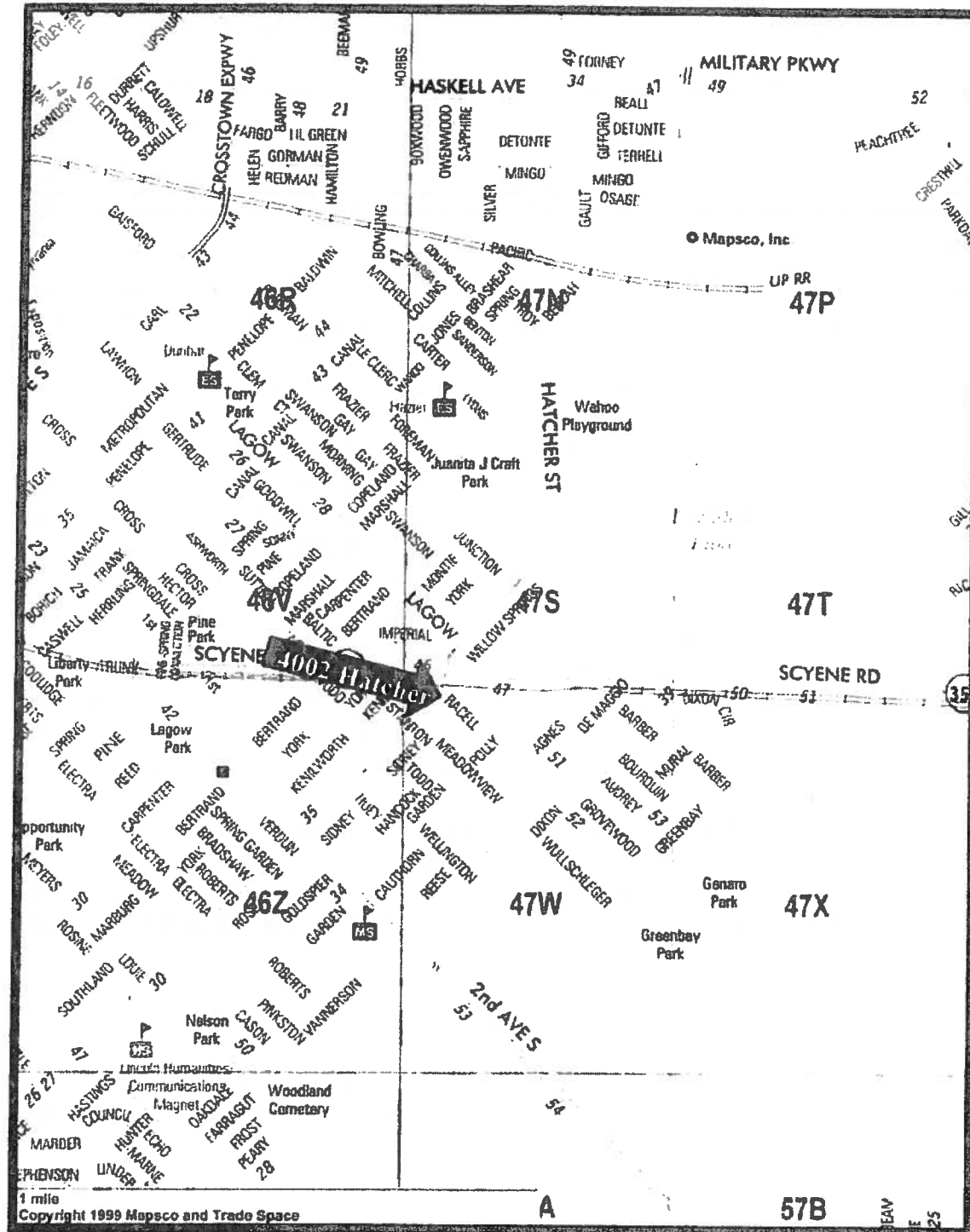
DEVELOPER

KKBK Properties, LLC

Craig Gant, Esq.
Jerry Hicks, Esq.
Kurt Thomas

MAP

Attached



MAPSCO 47S

February 10, 2016

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on June 26, 2013, the City Council approved the conditional grant agreement in the amount of \$300,000 to KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units for low-to-moderate income families, by Resolution No. 13-1105; and

WHEREAS, January 28, 2015, City Council approved an extension to the conditional grant agreements from December 31, 2014 to December 31, 2015, by Resolution No. 15-0169; and

WHEREAS, the City desires for KKBK Properties, LLC, or its wholly owned subsidiary, to develop affordable units for low and moderate income families; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend the agreements with KKBK Properties, LLC, or its wholly owned subsidiary, to extend the completion dates of the conditional grant agreement from December 31, 2015 to December 31, 2016 for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street.

Section 2. The terms of the agreement will include:

- (a) Borrower must execute a performance Deed of Trust and Deed Restriction.
- (b) KKBK Properties, LLC, or its wholly owned subsidiary, must complete the commercial and affordable units and rent the units to low-to-moderate income families whose incomes are 140% or less of area median family income by the maturity date.
- (c) The lien will be released after completion of construction and occupancy of the units to households at or below 140% AMFI.
- (d) Properties will be deed restricted for affordability at 140% or less of Area Median Family Income for rent to eligible homebuyers for a period of ten years.
- (e) The City will subordinate to the interim construction lender for the construction of each unit.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute the agreement described herein, as well as releases of liens and terminations of deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

February 10, 2016

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$770,362 - Financing: Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services requested applications from five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis. In FY2014, the City of Dallas applied and was awarded \$5,177,000 in funds to service mentally ill and substance abuse homeless individuals. The City was awarded an additional \$2,613,607 for FY2016 to continue to serve mentally ill and substance abuse homeless individuals.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services and, once requirements are met, the provision and/or coordination of optional services.

In November 2015, the Housing/Community Services Department posted a Request for Application (RFA) for agencies that serve the homeless. CitySquare, which is located at 511 North Akard, submitted an application for assistance in response to the RFA. It is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

BACKGROUND (Continued)

Founded in 1988, CitySquare provides 450 supportive housing units to assist homeless persons to transition from homelessness. These funds will assist them in serving an additional 75 clients with supportive services and rental assistance for 8 months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 15-1893.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

\$770,362 - Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

CitySquare (Board)

Black Female	1	Black Male	4
White Female	3	White Male	15
Hispanic Female	0	Hispanic Male	0
Asian Female	0	Native Am Male	1

February 10, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council approved the acceptance of the FY2014 Texas Department of State Health Services (TDSHS) funds in the amount of \$5,177,000 to service mentally ill and substance abuse homeless individuals, by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council approved the acceptance of the FY2016 TDSHS funds in the amount of \$2,613,607 to service mentally ill and substance abuse homeless individuals, by Resolution No. 15-1893; and

WHEREAS, the City desires to contract with CitySquare to provide services to mentally ill and substance abuse homeless individuals.

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 execute a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, and execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is authorized to disburse funds to CitySquare, Vendor No. VS0000000497, from Fund S269, Dept. HOU, Unit 1829, Object Code 3099, Encumbrance No. HOU1829D198, Program No. S269CTSQ, in an amount not to exceed \$770,362.

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

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$227,025 - Financing: Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services requested applications from five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis. In FY2014, the City of Dallas applied and was awarded \$5,177,000 in funds to service mentally ill and substance abuse homeless individuals. The City was awarded an additional \$2,613,607 for FY2016 to continue to serve mentally ill and substance abuse homeless individuals.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services and, once requirements are met, the provision and/or coordination of optional services.

BACKGROUND (Continued)

In November 2015, the Housing/Community Services Department posted a Request for Application (RFA) for agencies that serve the homeless. Shelter Ministries of Dallas dba Austin Street Center, which is located at 2929 Hickory Street, submitted an application for assistance in response to the RFA. It is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Opened in 1983, Austin Street provides overnight shelter, food, clothes, showers, job training and case management for its internal programs and with co-located agencies to assist homeless persons to transition from homelessness. They serve more than 300 persons experiencing homelessness per year. These funds will assist them in serving over 400 clients this year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 15-1893.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

\$227,025 - Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Shelter Ministries of Dallas dba Austin Street Center (Board)

Black Female	0	Black Male	0
White Female	8	White Male	7
Hispanic Female	0	Hispanic Male	0
Asian Female	0	Asian Male	0

February 10, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council approved the acceptance of the FY2014 Texas Department of State Health Services (TDSHS) funds in the amount of \$5,177,000 to service mentally ill and substance abuse homeless individuals, by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council approved the acceptance of the FY2016 TDSHS funds in the amount of \$2,613,607 to service mentally ill and substance abuse homeless individuals, by Resolution No. 15-1893; and

WHEREAS, the City desires to contract with Shelter Ministries of Dallas dba Austin Street Center to provide services to mentally ill and substance abuse homeless individuals.

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 execute a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, and execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is authorized to disburse funds to Shelter Ministries of Dallas dba Austin Street Center, Vendor No. VC0000011655, from Fund S269, Dept. HOU, Unit 1828, Object Code 3099, Encumbrance No. HOU1828D197, Program No. S269SMIN, in an amount not to exceed \$227,025.

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

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 - Not to exceed \$290,315 - Financing: Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services requested applications from five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis. In FY2014, the City of Dallas applied and was awarded \$5,177,000 in funds to service mentally ill and substance abuse homeless individuals. The City was awarded an additional \$2,613,607 for FY2016 to continue to serve mentally ill and substance abuse homeless individuals.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services and, once requirements are met, the provision and/or coordination of optional services.

In November 2015, the Housing/Community Services Department posted a Request for Application (RFA) for agencies that serve the homeless. Turtle Creek Manor dba Turtle Creek Recovery Center, which is located at 2707 Routh Street, submitted an application for assistance in response to the RFA. It is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

BACKGROUND (Continued)

Founded in 1968, Turtle Creek Manor dba Turtle Creek Recovery Center provides residential and outpatient treatment for homeless individuals with mental illness and dependency disorders. They serve over 600 clients annually in each of their services. These funds will assist them in serving an additional 100 clients.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of funds from the Texas Department of State Health Services for the Healthy Community Collaborative program, by Resolution No. 15-1893.

Information about this item will be provided to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

\$290,315 - Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Turtle Creek Manor dba Turtle Creek Recovery Center (Board)

Black Female	0	Black Male	0
White Female	8	White Male	2
Hispanic Female	0	Hispanic Male	3
Asian Female	0	Asian Male	0

February 10, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council approved the acceptance of the FY2014 Texas Department of State Health Services (TDSHS) funds in the amount of \$5,177,000 to service mentally ill and substance abuse homeless individuals, by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council approved the acceptance of the FY2016 TDSHS funds in the amount of \$2,613,607 to service mentally ill and substance abuse homeless individuals, by Resolution No. 15-1893; and

WHEREAS, the City desires to contract with Turtle Creek Manor dba Turtle Creek Recovery Center to provide services to mentally ill and substance abuse homeless individuals.

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 execute a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, and execute any and all documents required by the agreement.

Section 2. That the Chief Financial Officer is authorized to disburse funds to Turtle Creek Manor dba Turtle Creek Recovery Center, Vendor No. 265410, from Fund S269, Dept. HOU, Unit 1831, Object Code 3099, Encumbrance No. HOU1831D199, Program No. S269TCRM, in an amount not to exceed \$290,315.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 10, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Financial Services
CMO: Jeanne Chipperfield, 670-7804
MAPSCO: N/A

SUBJECT

Authorize an extension through September 30, 2016 for Community Development Block Grant funded projects which have not met the twelve-month obligation or twenty-four month expenditure requirement - Financing: No cost consideration to the City

BACKGROUND

On August 18, 1993, the City Council approved Resolution No. 93-3001, establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds. Funds are to be obligated within 12 months and expended within 24 months of budget adoption. On March 28, 2007, the City Council approved Resolution No. 07-0992, enhancing the City's existing expenditure policy with additional benchmarks. Additional time to obligate and expend funds may be granted by the City Council.

Timely expenditure of CDBG funds by entitlement cities continues to be a primary concern of the U. S. Department of Housing and Urban Development (HUD). HUD requires that cities expend CDBG funds so that at least 60 days prior to the start of a new program year, the unexpended balance of CDBG funds should be less than 1.5 times the cities' CDBG allocation amount for the current year. The City of Dallas continues to comply with this HUD regulation.

For FY 2015-16, a review of the projects based on the timely expenditure policy (including the benchmarks), identified unspent funds remaining in 28 projects recommended for extension for a total of \$4,291,471 and unspent funds remaining in 13 projects recommended for reprogramming for a total of \$1,064,334.

On January 7, 2016, the Community Development Commission (CDC) Financial Monitoring Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments.

BACKGROUND (Continued)

On January 7, 2016, the CDC reviewed and approved the CDC Financial Monitoring Committee's recommendation from the January 7, 2016 committee meeting. Unspent funds remaining in 28 projects were recommended for extension for a total of \$4,291,471 and unspent funds remaining in 13 projects were recommended for reprogramming for a total of \$1,064,334.

On February 1, 2016, the Housing Committee is scheduled to be briefed on the FY 2015-16 CDBG Extensions and Reprogramming recommendations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 1993, the City Council approved Resolution No. 93-3001, establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) Funds.

On March 28, 2007, the City Council approved Resolution No. 07-0992, enhancing the City's existing expenditure policy with additional benchmarks.

On June 10, 2015, the City Council approved final adoption of the FY 2015-16 Consolidated Plan Budget and the FY 2014-15 Reprogramming Budget by Resolution No. 15-1055.

On January 7, 2016, the Community Development Commission (CDC) Financial Monitoring Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments.

On January 7, 2016, the Community Development Commission was briefed and recommended extending and reprogramming of the CDBG project funds.

Information about this item will be presented to the Housing Committee on February 1, 2016.

FISCAL INFORMATION

No cost consideration to the City.

February 10, 2016

WHEREAS, on August 18, 1993, the City Council approved Resolution No. 93-3001 establishing specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds; and

WHEREAS, on March 28, 2007, the City Council approved Resolution No. 07-0992 enhancing the City's existing expenditure policy with additional benchmarks; and

WHEREAS, on June 10, 2015, the City Council approved final adoption of the, FY 2015-16 Consolidated Plan Budget and the FY 2014-15 Reprogramming Budget by Resolution No. 15-1055; and

WHEREAS, at the discretion of the City Council, the timeframes may be extended for obligating and expending CDBG funded activities; and

WHEREAS, on January 7, 2016, the Community Development Commission (CDC) Financial Monitoring Committee reviewed and recommended the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments; and

WHEREAS, on January 7, 2016, the Community Development Commission was briefed on the extensions and reprogramming of the CDBG project funds and approved the Financial Monitoring Committee's recommendation. Unspent funds remaining in 28 CDBG projects, totaling \$4,291,471 were recommended for extension. In addition, 13 CDBG projects, totaling \$1,064,334 were identified for reprogramming in conjunction with the FY 2016-17 Consolidated Plan Budget; and

WHEREAS, on February 1, 2016, the Housing Committee was briefed on the FY 2015-16 CDBG Extensions and Reprogramming recommendations.

Now, Therefore,

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

Section 1. That the City Council hereby authorizes an extension to the timeframes for the obligation and expenditure of prior CDBG funds to September 30, 2016 per Attachment A.

Section 2. That the City Council hereby authorizes the release of funds from their originally budgeted purposes for future reprogramming in conjunction with the FY 2016-17 Consolidated Plan Budget per Attachment B.

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.

ATTACHMENT A
CDBG Extension of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/07/2016
Briefed to Housing Committee on 02/01/2016

	FY	Fund	Unit	Project Name	Amount
1	10-11	0R00	501C	Business Incentive Program - Façade Improvements	\$122,813
2	12-13	CD12	866E	Community Based Development Org - CWCDC	\$97,217
3	11-12	CD11	763D	Community Based Development Org - EDCO	\$284,417
4	10-11	CD10	491C	Community Based Development Org - EDCO	\$101,508
5	10-11	CD10	493C	Community Based Development Org - EDCO	\$14,105
6	14-15	CD14	447G	Housing Development Support	\$75,000
7	12-13	CD12	873E	Mortgage Assistance Program	\$62,507
8	13-14	CD13	221F	Mortgage Assistance Program	\$410,625
9	10-11	CD10	487C	NIP-Ideal/Rochester Park Street Improvements	\$11,528
10	09-10	08RP	682B	NIP-Neighborhood Investment Program-Infrastructure	\$80,373
11	07-08	06R2	8676	NIP-Neighborhood Investment Program-Infrastructure	\$154
12	13-14	CD13	295F	NIP-South Dallas/Fair Park Public Improvements	\$556,279
13	10-11	10RP	807D	NIP-Neighborhood Investment Program-Infrastructure	\$1,020,459
14	12-13	CD12	951E	NIP-South Dallas/Ideal-Rochester Public Improvements	\$74,548
15	10-11	10RP	804D	NIP-Spring Avenue Infrastructure	\$62,480
16	11-12	CD11	805D	NIP-Spring Avenue Infrastructure	\$229,615
17	10-11	CD10	484C	NIP-Spring Avenue Infrastructure	\$211,790
18	10-11	CD10	502C	NIP-West Dallas Public Improvement	\$7,403
19	13-14	12R1	954E	Reconstruction Program	\$185,389
20	13-14	CD13	225F	Reconstruction Program	\$43,923
21	11-12	CD11	712D	Residential Development Acquisition Loan Program	\$64,719

CDBG Extension of Expenditures/Commitment Policy
 Recommended by Community Development Commission (CDC) 01/07/2016
 Briefed to Housing Committee on 02/01/2016

	FY	Fund	Unit	Project Name	Amount
22	12-13	CD12	897E	Residential Development Acquisition Loan Program	\$496,798
23	12-13	CD12	881E	South Dallas/Fair Park - Major Systems Repair Program	\$12,352
24	14-15	CD14	458G	Fair Housing Enforcement	\$8,168
25	13-14	CD13	291F	BAC#8 Business & Community Lenders of Texas	\$17,247
26	14-15	CD14	459G	Citizen Participation/CDC Support/HUD Oversight (P/PO)	\$34,078
27	14-15	CD14	460G	After-School/Summer Outreach Program-School Sites	\$5,207
28	14-15	CD14	462G	Park and Recreation Program Oversight (P/PO)	\$770
				Grand Total	\$4,291,471

ATTACHMENT B
CDBG Reprogramming of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/07/2016
Briefed to Housing Committee on 02/01/2016

	FY	Fund	Unit	Project Name	Amount
1	14-15	CD14	439G	Dedicated SAFEII Expansion - Code Inspection - DPD	\$25,634
2	14-15	CD14	444G	City Office of Senior Affairs	\$32,908
3	14-15	CD14	445G	Clinical Dental Care Program	\$100,000
4	14-15	CD14	447G	Housing Development Support	\$186,393
5	14-15	CD14	456G	Senior Services Program	\$4,010
6	14-15	CD14	458G	Fair Housing Enforcement	\$20,144
7	13-14	CD13	284F	BAC#1 Maple Ave Greater Dallas Hispanic Chamber	\$10,285
8	13-14	CD13	286F	BAC#3 Singleton Blvd Greater Dallas Hispanic Chamber	\$34,309
9	13-14	CD13	289F	BAC#6 Greater Dallas Asian American Chamber of Commerce	\$6,439
10	14-15	CD14	441G	Economic Development Program Oversight (P/PO)	\$47,354
11	14-15	CD14	459G	Citizen Participation/CDC Support/HUD Oversight (P/PO)	\$78,773
12	14-15	CD14	495G	Neighborhood Vitality Project Delivery	\$275,700
13				Reprogrammed Funds	\$242,386
				Grand Total	\$1,064,334

