

083057  
November 10, 2008

**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: 1) approved the City of Dallas Urban Land Bank Demonstration Program Plan; 2) approved the Program Statement for the Dallas Urban Land Bank Demonstration Program; 3) authorized amendments to the Articles of Incorporation and By-Laws of the DHADC; and 4) authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

**WHEREAS**, on May 26, 2004, the City Council authorized a contract with the DHADC for the provision of land bank services as set forth in the amended Program Statement for the Dallas Urban Land Bank Demonstration Program approved by the City Council on January 28, 2004 by Resolution No. 04-1726; and

**WHEREAS**, on October 13, 2004, the City Council approved the City of Dallas FY 2004-05 Urban Land Bank Demonstration Program Plan and authorized an amendment to the DHADC Contract to provide additional operating and acquisition funds for FY 2004-05 by Resolution No. 04-2930; and

**WHEREAS**, on August 24, 2005, the City Council authorized an amendment to the contract with DHADC to extend the term to November 1, 2006 and to allow the City to refer up to 625 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 26, 2006 by Resolution No. 05-2474; and

**WHEREAS**, on August 24, 2005, the City Council approved the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan by Resolution No. 05-2501; and

**WHEREAS**, on January 11, 2006, the City Council authorized an amendment to the City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan to increase the list of properties in the plan that may become eligible for sale to the Land Bank by Resolution No. 06-0162; and

**WHEREAS**, on October 11, 2006, the City Council approved the City of Dallas FY 2006-07 Urban Land Bank Demonstration Program Plan by Resolution No. 06-2785; and

**WHEREAS**, on December 13, 2006, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2007 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2007 by Resolution No. 06-3403; and

**WHEREAS**, on August 22, 2007, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2008 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2008 by Resolution No. 07-2385; and

**WHEREAS**, on October 10, 2007, the City Council approved the City of Dallas FY 2007-08 Urban Land Bank Demonstration Program Plan by Resolution No. 07-2998; and

**WHEREAS**, on August 27, 2008, the City Council authorized an amendment to the contract with DHADC to extend the term to September 30, 2009 and to allow the City to refer up to 300 parcels intended for acquisition by the Land Bank for filing of a tax lawsuit by March 31, 2009 by Resolution No. 08-2257; and

**WHEREAS**, on October 8, 2008, the City Council approved the City of Dallas FY 2008-09 Urban Land Bank Demonstration Program Plan by Resolution No. 08-2785; and

**WHEREAS**, Dallas Neighborhood Alliance for Habitat, Inc. (Habitat) 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 Habitat and authorize the sale of the said 5 lots from DHADC to Habitat 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 Habitat and the sale of 5 lots shown on "Exhibit A" from DHADC to Habitat 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 included in the foreclosure judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on "Exhibit A".

COUNCIL CHAMBER

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**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.

**DISTRIBUTION:**

Housing Department  
City Attorney's Office  
Office of Financial Services, 4FN

APPROVED BY  
CITY COUNCIL

NOV 10 2008

  
City Secretary

## EXHIBIT A

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED NONPROFIT PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	<b>3320 Brantley</b> Lot 12, Forest Dale Gardens Block C/7095	Dallas Neighborhood Alliance for Habitat	1	\$4,510.00
2	<b>1816 Nomas</b> Lot 20, Victory Gardens Addition Block H/7122	Dallas Neighborhood Alliance for Habitat	1	\$4,510.00
3	<b>2014 Nomas</b> Lot 5, Victory Gardens Addition Block 19/7127	Dallas Neighborhood Alliance for Habitat	1	\$4,510.00
4	<b>3333 Parvia</b> Lots 1 & 14, Forest Dale Gardens Block A/7095	Dallas Neighborhood Alliance for Habitat	1	\$4,510.00
5	<b>1720 Pueblo</b> Lot 16, Homestead Addition Block B/7116	Dallas Neighborhood Alliance for Habitat	1	\$4,510.00
<b>TOTAL</b>				<b>\$22,550.00</b>

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 5
- (2) Land Bank name for this parcel of lots. WEST DALLAS No. 9
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 3333 Parvia, 3320 Brantley, 1720 Pueblo, 1816 Nomias, 2014 Nomias

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots 3  
 Square Footage of each home 1170-1380 square feet  
 Number of Bedrooms/Baths in each home 3 or 4 / 2  
 Number of Garages 1 per house Number of Carports      Detached      Attached X  
 Type of Exterior Veneer Fiber Cement Which sides All  
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$75,000 - \$95,000

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

Number of homes to be built on lots 2  
 Square Footage of each home 1340  
 Number of Bedrooms/Baths in each home 3 / 1  
 Number of Garages      Number of Carports 2 Detached      Attached X  
 Type of Exterior Veneer Hardy plank or similar Which sides All  
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$65,000-\$70,000

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. Please see attached.

**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 two 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 729 days  
Completion of Construction 1000 days  
Sale of first affordable housing unit to low income households 1160 days  
Sale of last affordable unit to low income households 1160 days