

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 August 11, 2010, the City Council authorized a new contract with DHADC to (1) incorporate all of the required provisions of the existing contract, as amended; (2) provide that the City may refer up to 300 parcels of real property intended for acquisition by the Land Bank for filing of tax lawsuits by March 31 of each year; (3) provide pro bono legal services to prosecute the lawsuits during the term of the contract and (4) for each Land Bank lot that was acquired through the Neighborhood Stabilization Program (NSP), allow for the Land Bank to collect an administrative fee of \$1,000 per lot upon conveyance to a qualified developer; and (5) add requirement(s) to the contract that the Land Bank comply with all NSP rules and regulations, as applicable by Resolution No. 10-1952; and

WHEREAS, on October 13, 2010, the City Council approved the City of Dallas FY 2010-11 Urban Land Bank Demonstration Program Plan by Resolution No. 10-2632; and

WHEREAS, Builders of Hope, Inc., DBA Ecological Community Builders (ECB) submitted a proposal and development plan to DHADC for 10 lots shown on Exhibit A and the development plan and sale is subject to DHADC approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit B submitted by ECB and authorize the sale of the said 10 lots from DHADC to ECB 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 ECB and the sale of 10 lots shown on Exhibit A from DHADC to ECB is approved, subject to DHADC approval.

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.

APPROVED BY
CITY COUNCIL

JUN 22 2011


City Secretary

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2403 Hooper Lot 50, 51 and 52, Lincoln Manor No 1 Addition Block 2/2539	Ecological Community Builders	1	\$4,422.00
2	2254 Macon Lot 14, Ervay Cedars Addition Block 2526-3	Ecological Community Builders	1	\$4,422.00
3	2337 Macon Lot 22, Ervay Cedars Addition Block 5/2528	Ecological Community Builders	1	\$4,422.00
4	2344 Starks Lots 44 and 45 of Ellie Addition Block 005/2537	Ecological Community Builders	1	\$4,422.00
5	2404 Starks Lot 3 and 4, Lincoln Manor Addition Block 2/2539	Ecological Community Builders	1	\$4,422.00
6	2410 Starks Lots 6 & 7, Lincoln Manor Addition Block 2/2539	Ecological Community Builders	1	\$4,422.00
7	2415 Starks Lot 6 & 7, Lincoln Manor Addition Block 1/2538	Ecological Community Builders	1	\$4,422.00
8	2543 Starks Lot 24, Ideal Addition Block 2514-10	Ecological Community Builders	1	\$4,422.00
9	2555 Starks Lot 21, Addition Block 10/2514	Ecological Community Builders	1	\$4,422.00
10	2559 Starks Lot 20, Addition Block 10/2514	Ecological Community Builders	1	\$4,422.00
TOTAL				\$44,254.58

SECTION II: DEVELOPMENT PLAN**A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT**

- (1) Number of lots requested in this proposal. 10
- (2) Land Bank name for this parcel of lots. ECB Bexar 1
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). **See Attached Sheet**

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: 860-900

Number of Bedrooms/Baths in each home: 2/1

Number of Garages Number of Carports Detached Attached

Type of Exterior Veneer Fiber Cement Which sides all sides

Sales Price ranges without Subsidies to Qualified Low Income Buyer: \$80-\$90K

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

Square Footage of each home: 900 – 1,100

Number of Bedrooms/Baths in each home: 2/1

Number of Garages Number of Carports Detached Attached

Type of Exterior Veneer Fiber Cement Which sides All side

Your Sales Price ranges without Subsidies to Qualified Low Income Buyer: \$90K - \$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: 3

Square Footage of each home: 1,000-1,200

Number of Bedrooms/Baths in each home: 3/2

Number of Garages Number of Carports Detached Attached

Type of Exterior Veneer Fiber Cement Which sides - all sides

Sales Price ranges without Subsidies to Qualified Low Income Buyer: \$110K - \$125K

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