

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, Dallas Neighborhood Alliance for Habitat submitted a proposal and development plan to DHADC to exchange the deed restrictions from 11 lots previously purchased from the Land Bank to other lots owned by the developer as shown on Exhibit "A" 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 Dallas Neighborhood Alliance for Habitat and authorize the exchange of the deed restrictions on said lots 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 Dallas Neighborhood Alliance for Habitat and the exchange of the deed restrictions from 11 lots previously purchased from the Land Bank to other lots owned by the developer shown on "Exhibit A" is 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.

APPROVED BY
CITY COUNCIL

JUN 22 2011


City Secretary

EXHIBIT "A"

111675

LAND BANK PROPERTY					
EXCHANGE	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS ACQUIRED FROM LAND BANK			
1	2510 HOOPER Lot 5, Southland #2 Addition Block 2/28/99	Dallas Neighborhood Alliance for Habitat	1	5,195	\$4,000
2	2531 HOOPER Lot 8, Southland Addition Block 3/25/10	Dallas Neighborhood Alliance for Habitat	1	4,036	\$4,000
3	2503 STARKS Lot 19, Block 10/25/14	Dallas Neighborhood Alliance for Habitat	1	5,796	\$4,000
4	4922 CROZIER Lot 14, Camps Alex Addition Block 10/24/85	Dallas Neighborhood Alliance for Habitat	1	8,222	\$3,300
5	2430 STARKS Lots 15-17, Lincoln Manor Addition Block 2/23/99	Dallas Neighborhood Alliance for Habitat	1	7,601	\$4,000
6	5027 MARNE Lot 6, Oakland Place Addition Block 7/28/00	Dallas Neighborhood Alliance for Habitat	1	4,960	\$4,000
7	2701 HASTINGS Lot 13, Lackey H.T. Addition Block 1/2/81	Dallas Neighborhood Alliance for Habitat	1	5,062	\$4,000
8	2714 STEPHENSON Lot 4, South Lawn Addition Block 3/24/93	Dallas Neighborhood Alliance for Habitat	1	5,560	\$4,000
9	5118 ECHO Lot 18, Oakland Place Addition Block 3/24/96	Dallas Neighborhood Alliance for Habitat	1	4,905	\$4,000
10	2718 HASTINGS Lot 8, H.T. Lackey's Addition Block 2/24/82	Dallas Neighborhood Alliance for Habitat	1	5,872	\$4,000
11	5034 MARNE Lot 13, Oakland Place Addition Block 5/24/95	Dallas Neighborhood Alliance for Habitat	1	4,752	\$4,000
TOTAL					\$43,500

EXHIBIT "A"

111675

TO BE EXCHANGED	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS EXCHANGED BY DEVELOPER			
1	4515 BALDWIN Lot 9, O LeClerys Addition Block R/2441	Dallas Neighborhood Alliance for Habitat	1	5,692	\$5,000
2	4606 BALDWIN Lot 2, O LeClerys Addition Block C/2442	Dallas Neighborhood Alliance for Habitat	1	5,687	\$5,000
3	4620 BALDWIN N. Part of Lot 80, G. W. Bowlings Block 2439	Dallas Neighborhood Alliance for Habitat	1	5,033	\$5,000
4	4597 JAMAICA Lot 11, Magnolia Park Block A/2431	Dallas Neighborhood Alliance for Habitat	1	4,799	\$5,000
5	4537 JAMAICA Lot 16, Magnolia Park Block A/2431	Dallas Neighborhood Alliance for Habitat	1	4,691	\$5,000
6	1931 ANGELINA Lot 29, Roosevelt Manor 1ST lot Block 9/7130	Dallas Neighborhood Alliance for Habitat	1	6,591	\$10,550
7	4317 AZTEC Lot 9, City View Addition Block 1/6083	Dallas Neighborhood Alliance for Habitat	1	7,927	\$6,900
8	4403 CARDINAL Lot 10, City View Rev Addition Block 2/6083	Dallas Neighborhood Alliance for Habitat	1	7,832	\$6,900
9	4406 CARDINAL Lot 9, City View Addition Block 3/6083	Dallas Neighborhood Alliance for Habitat	1	7,061	\$6,900
10	2414 CUSTER Lot 13, Southern Crest Addition Block 10/5851	Dallas Neighborhood Alliance for Habitat	1	6,934	\$6,900
11	2430 WILHURT Lot 8, Lakewood Heights Block 6/5852	Dallas Neighborhood Alliance for Habitat	1	6,338	\$6,900
TOTAL					\$70,800

EXHIBIT "A"

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LAND BANK PROPERTY					
EXCHANGE	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOTS/F	ASSESSED LAND VALUE
		LOTS ACQUIRED FROM LAND BANK			
1	2510 HOOPER Lot 5, Southland #2 Addition Block 2/2509	Dallas Neighborhood Alliance for Habitat	1	5.195	\$4,000
2	2531 HOOPER Lot 8, Southland Addition Block 3/2510	Dallas Neighborhood Alliance for Habitat	1	4.030	\$4,000
3	2563 STARKS Lot 19, Block 10/2514	Dallas Neighborhood Alliance for Habitat	1	5.796	\$4,000
4	4922 CROZIER Lot 14, Camps Alex Addition Block 10/2485	Dallas Neighborhood Alliance for Habitat	1	8.222	\$5,000
5	2430 STARKS Lots 15-17, Lincoln Manor Addition Block 2/2509	Dallas Neighborhood Alliance for Habitat	1	7.601	\$4,000
6	5027 MARNE Lot 6, Oakland Place Addition Block 7/2503	Dallas Neighborhood Alliance for Habitat	1	4.966	\$4,000
7	2701 HASTINGS Lot 13, Lacey H.T. Addition Block 1/2181	Dallas Neighborhood Alliance for Habitat	1	5.062	\$4,000
8	2714 STEPHENSON Lot 4, South Lawn Addition Block 3/2493	Dallas Neighborhood Alliance for Habitat	1	5.360	\$4,000
9	5118 ECHO Lot 18, Oakland Place Addition Block 3/2496	Dallas Neighborhood Alliance for Habitat	1	4.905	\$4,000
10	2718 HASTINGS Lot 8, H. T. Lacey's Addition Block 2/2482	Dallas Neighborhood Alliance for Habitat	1	5.872	\$4,000
11	5034 MARNE Lot 13, Oakland Place Addition Block 5/2498	Dallas Neighborhood Alliance for Habitat	1	4.752	\$4,000
TOTAL				53.300	\$4,000

EXHIBIT "A"

111675

TO BE EXCHANGED	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SIZE OF LOT/SF	ASSESSED LAND VALUE
		LOTS EXCHANGED BY DEVELOPER			
1	4515 BALDWIN Lot 9, O'Leary's Addition Block B/2441	Dallas Neighborhood Alliance for Habitat	1	5,692	\$5,000
2	4406 BALDWIN Lot 2, O'Leary's Addition Block C/2442	Dallas Neighborhood Alliance for Habitat	1	5,687	\$5,000
3	4620 BALDWIN N. Part of Lot 30, G. W. Howings Block 2439	Dallas Neighborhood Alliance for Habitat	1	5,035	\$5,000
4	4307 JAMAICA Lot 11, Magnolia Park Block A/2431	Dallas Neighborhood Alliance for Habitat	1	4,799	\$5,000
5	4527 JAMAICA Lot 16, Magnolia Park Block A/2431	Dallas Neighborhood Alliance for Habitat	1	4,691	\$5,000
6	1931 ANGELINA Lot 29, Roosevelt Manor 1ST lot Block 9/7130	Dallas Neighborhood Alliance for Habitat	1	6,591	\$10,550
7	4317 AZTEC Lot 9, City View Addition Block 1/6083	Dallas Neighborhood Alliance for Habitat	1	7,927	\$6,900
8	4403 CARDINAL Lot 10, City View Rev Addition Block 2/6083	Dallas Neighborhood Alliance for Habitat	1	7,832	\$6,900
9	4406 CARDINAL Lot 9, City View Addition Block 3/6083	Dallas Neighborhood Alliance for Habitat	1	7,801	\$6,900
10	2414 CUSTER Lot 13, Southern Crest Addition Block 10/5851	Dallas Neighborhood Alliance for Habitat	1	6,934	\$6,900
11	2630 WILHELM Lot 8, Lorban Heights Block 6/5852	Dallas Neighborhood Alliance for Habitat	1	6,358	\$6,900
TOTAL					\$70,890

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").

Address: **Legal Description**

2510 Hooper	Block 2/2509, Lot 5, Southland #2
2531 Hooper	Block 3/2510, Lot 8, Southland
2563 Starks	Block 10/2514, Lot 19
4922 Crozier	Block 8/2485, Lot 14, Camps Alex
2430 Starks	Block 2/2539, Lots 15, 16 & 17, Lincoln Manor
5027 Marne	Block 7/2500, Lot 6, Oakland Place
2701 Hastings	Block 1/2481, Lot 13 HT Lackey
2714	
Stephenson	Block 3/2493, Lot 4, South Lawn
5118 Echo	Block 3/2496, Lot 18 Oakland Place
2718 Hastings	Block 2/2482, Lot 8
5034 Marne	Block 5/2498, Lot 13, Oakland Place

(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").

Address: **Legal Description**

4515 Baldwin	Block B/2441 Lot 9 OLeClercs
4606 Baldwin	Block C/2442 Lot 2 O LECLERCS
4620 Baldwin	Block 2439 N Pt Lot 30, GW Bowlings
4507 Jamaica	Block A/2431, Lot 11 Magnolia Park
4527 Jamaica	Block A/2431, Lot 16 Magnolia Park
1931 Angelina	Block 9/7130 Lot 29 Roosevelt Manor
4317 Aztec	Block 1/6083, Lot 9 City Vivew
4403 Cardinal	Block 2/6083, Lot 10 City View Rev
4406 Cardinal	Block 3/6083, Lot 9 City View Addn
2414 Custer	Block 10/5851, Lot 13 Custer, Southern Crest
2630 Wilhurt	Block 6/5852, Lot 8, Lisbon Heights

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 1 per lot
 Square Footage of each home 1262 sq. ft. and 1458 sq. ft. in East Oak Cliff
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports Detached Attached
 Type of Exterior Veneer Siding (3 sides) brick (1 side) Which sides front is brick
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80,000-\$90,000

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

Number of homes to be built on lots 0
 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 0
 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 original Land Bank property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 360 days
 Completion of Construction 380 days
 Sale of first affordable housing unit to low income households 540 days
 Sale of last affordable unit to low income households 720 days