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.

 $\begin{array}{c} \text{council chamber} \\ 111675 \\ \text{June 22, 2011} \end{array}$ 

**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 222011

Deformh Walking

LEGAL DESCRIPTION	LAIND DAINE PROFERIT		
2510 HOOPER	NUMBER OF HOMEOWNER UNITS	SIZE OF	ASSESSED LAND VALUE
2510 HOOFER  Lot S. Soudhland #2 Addition Black 2/23/09  2531 HOOFER  Lot W. Soudhland Addition Black 1/23/03  Lot 19.  Black 1/23/05  Lot 19.  Black 1/23/05  2430 STARKS  Lot 19.  Black 1/23/05  2430 STARKS  Lot 19.  Black 1/23/05  2430 STARKS  Lot 19.  Black 1/23/05  2501 HASTINGS  Lot 13. Lackey R.T. Addition Black 1/23/0  2714 STEPHENSON  Lot 4. South Lawa Addition Black 1/24/0  2714 STEPHENSON  Lot 4. South Lawa Addition Black 3/24/0  2714 STEPHENSON  Lot 4. South Lawa Addition Black 1/24/0  2714 STEPHENSON  Lot 4. South Lawa Addition	IRED FROM LAND BANK		
2531 HCOPER  Lot 8, Scadilland Addition Black 1/2510 2543 STARKS  Lot 19, Black 1/2514 4922 CROZIER Lot 19, Black 1/2514 4922 CROZIER Lot 19, Black 1/2514 4922 CROZIER Lot 19, Black 1/248 2439 STARKS  Lot 15, Canpp Alex Addition Black 1/2510 Black 1/2510 Black 1/2510 2714 STEPHENSON Lot 4, Scoth Lawa Addition Black 3/2493 5318 ECHO Lot 18, Caskind Place Addition	The state of the s	5.195	0007+\$
2562 STARKS Lot 19, Bioch 10/2514 4922 CROZIER Lot 14, Campe Akez Addation Bioch 12-17, Lincoln Mainer Addition Bioch 12-18 (Addition Bioch 12-18 (Addition) Bioch 13-18-18 (Addition) Bioch 13-18	i i i i i i i i i i i i i i i i i i i	4,036	PALANI
4922 CROZJER Lot 14, Camps Alex Addition Bioca 18/2485 2430 STARKS Lots 15/17, Lixcoln Manus Addition Bioca 272339 5027 MARNE Lot 0, Gakland Place Addition Bioca 7/2500 2701 HASTINGS Lot 13, Lackey R.T. Addition Bioca 1/2481 2714 STEPHENSON Lot 4, South Lawar Addition Bioca 3/2493 5118 ECHO Lot 18, Oakkand Place Addition	abinati J	3,746	54,000
2439 STARKS Lots 15-17, Lixolis Manser Addition Block 2/23/9 5927 MARNE Lot 6, Coakland Place Addition Block 7/2500 2701 MASTINGS Lot 13, Lackey H.T. Addition Block 1/248/19 H.T. Addition Block 1/248/19 H.T. Addition Block 1/248/19 H.T. Addition Lot 4, Scottle Lawar Addition Lot 4, Scottle Lawar Addition Block 3/249/19 5118 ECHO Lot 18, Coakland Place Addition	ibitani.	8,222	5.1.100
S927 MARNE Last o. Caskinad Place Addition Black 7/2500 2701 HASTINGS Last 13, Lackey 16.7. Addition Black 1/2481 2714 STEPHENSON Lot 4, South Lawar Addition Black 3/2493 5118 ECHO Lot 18, Caskinad Place Addition	desirate.	7,001	SHOW
2701 HASTINGS Lot 13, Lockey R.T. Addition Block 1/2481 2714 STEPHENSON Lot 4, Scoth Lawa Addition Block 3/2483 S118 ECHO Ant 18, Oakkind Place Addition	Distat.	4,400	NALAS.
2714 STEPHENSON Lot 4, South Lawa Addition Block 3/2493 S118 ECHO Ant 18, Oakkind Place Addition	part -	5,002	94300
на Ръсе Аодина	bin	5,360	007745
	brind	4,405	54,000
4718 HANTINGS  LO Lockey's Addition Dallas Neighborhood Allagoe for Habitat  Black 22482	Dilat	5.872	DOUGHS.
5034 MARNE.  Lot 13, Oukland Place Addition  Exalter Neighborhood Alhance for Habital  Black 5/2498	Near	4.352	55,000

EXCHANGED	LEGAL DESCRIPTION	QUALIFIED PURCHASER	HOMEOWNER UNITS	LOTASF	TAND VALUE
		LOTS EXCHANGE	LOTS EXCHANGED BY DEVELOPER		
	4515 BALDWIN				
-	Lot 9. O'LeClercy Addition	Dallas Neighborhood Alisace for Habitat	-	5.092	25,000
	Biock B/2443				
	4606 BALDWIN				
7	Lot 2, O LaCkrey Addition	Dallas Neighborhood Alfance for Habitat	-	5,087	85.000
	Block C/2442				
	4620 BALDWIN				
3	N. Part of Lot 10, G. W. Bowlings	Dallas Neighbothood Alisance for Habitat	-	5,033	55,000
	Block 2439				
	4507 JANIAICA				
,	Lot 11, Magnolia Park	Dailas Neighborhood Alianoc for Babitat	_	4,799	\$5,000
	Block A/2431				
	4527 JAMAICA				
3	Lot 16. Magazita Park	Daitas Neighbothood Alhance for Habitat	_	1697	\$5,000
	Block A2431				
	1931 ANGELINA				
a	Lot 29, Rooseweit Manor 15T for	Dailas Neighborhood Allastee for Habitas	-	0.591	\$10.550
	Block 9/7130				
	4317 AZTEC				
7	Lot 9, City View Addition	Dullas Neighbothood Alliance for Habitat		7,927	30.900
	Block 1/8063				
	+103 CARDINAL				
п	Lot 10, City View Rev Addition	Dallas Neighborhood Alhance for Habitas	-	7.632	006-08
	Block 2/8083				
	4406 CARDINAL				
,	Lat 9. City View Addition	Dallas Neighborhood Allance for Habitat	-	7,5001	26,900
	Block 3/5063				
	MICHER				
2	Lik 13, Schalbert Crest Addition	Palias Neighborhood Alliance for Habital	-	40.0	20.00
	DKICK 10:5851				
	TEND WILLIAM TO				
=	Last & Lastwood therights.	Dallas Neighbyrtsool Alliance for Habitat	_	6.158	**************************************
	B > 1 6 5885				Strong topula

EXCHANGE 2510	CONTRACTOR OF STREET,				
2516 1 Loc. Blox	LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	AS/LOT SIZE OF	ASSESSED LAND VALUE
2516		LOTS ACQUIRED FROM LAND BANK	ROM LAND BANK		
Los J Bisk	2516 HOOPER				
Biss	or 5. Southband #2 Addition	Dollas Neighborhood Aliance for Habital	-	5.195	\$4,000
	Bbx4, 2/2504				-
2531	2531 HOOPER				
2 [196]	at 8, Scanitizani Asklangus	Dollas Neighborhood Aliance for Habitat	-	4,030	84000
Biss	65sck 3/2510				
256.	2843 STAKKS				
3 2.00	ad 19.	Dallas Neighborhood Alliance for Habitat	-	5,796	54,000
Bix	Block 10/2514				
4922	P922 CROZIER				
t Int	are 14, Camps Alex Additions	Dallas Neigibortsoni Alliance for Habitat	-	8.222	\$3.300
like	Block B/2485				
2436	2430 STARKS				
5 100	20th 15-17, Line olm Manner Addition	Dallas Neighbothand Albance for Habitat	_	7.003	電視される
Max	Max k 2/2559				
5627	9027 MARNE				
b. Bart	or 6, Oakland Place Addition	Dallas Neighborhood Aliance for Habitat	-	4,966	94,000
Bioc	Block 7/2500				
2761	2701 HASTINGS				
7	Lot 13, Lackey H.T. Addition	Dallas Wrighbythood Alliance for Habitat	_	5,062	94000
Bloc	Block 1/2481				
1714	1714 STEPHENSON				
8 1014	of 4. South Laws Addition	Dallas Neighborhood Alliance for Hubian	-	5,369	\$4,000
Bloc	Block V2493				
8118	STIRECHO				
9 6	of 18, Oakland Place Addition	Dallas Neighborhead Aliance for Habitat	-	4.905	25.00
Bloc	Block 3/2496				
2718	2718 HASTINGS				
10 01	ast 8, H. T. Lackey's Addition	Dallas Neignburhood Allance for Habitat	-	5.872	0.015
Black	Black 2/2482				
1000	5034 MARNE				
	of 13, Oukland Place Addition	AND NOTIFICATION OF THE PARTY O	-	425	27000
CARR	BBBCk 5/2498				DOMESTIC STATE

EXCHANGED	LEGAL DESCRIPTION	PURCHASER	HOMEOWNER UNITS	SIZE OF	ASSESSED LAND VALUE
		LOTS EXCHANGE	LOTS EXCHANGED BY DEVELOPER		
	4SIS BALDWIN		AND DESCRIPTION OF PERSONS ASSESSMENT OF PER		
_	Lat 9, O LeCkeys Addrson	Dallas Neighbortsond Alliance for Habitat	_	5.692	85,000
	Block B/2441				
	4606 BALDWIN				
~,	East 2, O LeClercy Addition	Dailes Neighborhood Alliance for Habitat	-	5.687	85 000
	Black C/2442				Science (1)
	4626 BALDWIN				
*	N. Part of Lot 30, G. W. Bowlings	Dallas Neighborhood Alisaxe for Habitat	_	\$1035	35 040
	Block 2439				1000000
	4507 JAMAICA				
+	Lot 11. Magnotia Park	Dallas Neighborhood Alliance for Hubitat	-	7.00	64.000
	Block A/2431			44.00	Section .
	4827 JAMAICA				
3	Law 10. Magnetia Park	Daitas Neighborhood Alliance for Habital	-	4.001	0.000
	Block A/2431				*******
	1931 ANGELINA				
0	Lot 29, Rousewelt Manue (ST lot	Dallas Neighborhard Alliance for Hafrical	_	104.40	099 010
	Block 9/7130				DCT-014
	4317 AZTEC				
2	Lot 9, City View Addition	Dallas Neighborhood Alliance for Habital	-	7.422	00.00
	Bioch 1/6063				940,700
	4403 CARDINAL				
10	Lot 10, City View Rev Addition	Dallas Neighborhood Allumer for Habitat	-	7 843	0.001
-	Block 2/6083				96.300
	4486 CARDINAL				
>	kar 9. City View Addition	Dallas Neighborhood Alkance for Habitat	_	7.06.1	900.55
	Block 3/6063			1000	20,700
	MITCHER				
01	Lett 13. Southern Crest Addition	Dallas Neghtwelicod Alliance for Habitat	-	77894	1000
-	Block 10/5851				30,944
-	26.30 WILHURT				
=	Lot S. Loben Heights	Oallas Neighborhood Alliance for Habitan		99.14	320
4	Block 6/5852			0.770	2 × 02

## 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 B/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 <u>I</u> 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 0Square 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 380 Completion of Construction days Sale of first affordable housing unit to low income households 540 days Sale of last affordable unit to low income households 720 days