

# Memorandum

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CITY SECRETARY  
DALLAS, TEXAS



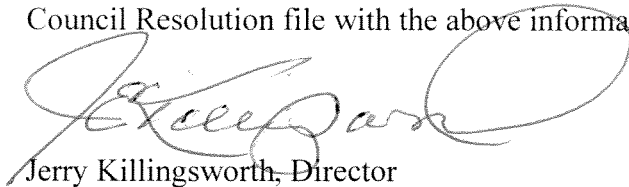
CITY OF DALLAS

DATE February 8, 2013

TO Deborah Watkins  
City Secretary

SUBJECT Correction to Council Resolution No. 12-2979

On subject resolution, it was intended that the Council approve Parcel Number 1 with a legal description of Lot 9 in Block 30/7127, as provided in Exhibit A to Resolution 12-2979. However, in the referenced resolution, the block number for Parcel Number 1 was listed incorrectly as Block 30/1727 in Exhibit A to the resolution. Please update the City Council Resolution file with the above information.



Jerry Killingsworth, Director  
Housing Department

Attachment

*OK 2/8/13*  
*R 2/8/13*

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1955 Gallagher Lot 9, Victory Gardens 5 Addition Block 30/7127	Dallas Neighborhood Alliance for Habitat	1	\$4,575.00
TOTAL				\$4,575.00

**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**, Dallas Neighborhood Alliance for Habitat (Habitat) 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 Habitat and authorize the sale of the said 1 lot from DHADC to Habitat 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 Habitat and the sale of 1 lot 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 that may have been filed by the City, a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment 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.

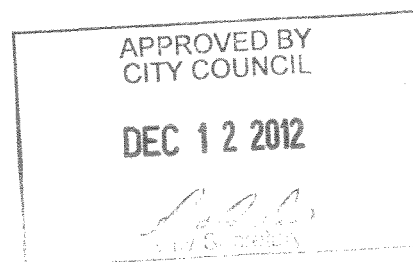


EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1955 Gallagher Lot 9, Victory Gardens 5 Addition Block 30-172*	Dallas Neighborhood Alliance for Habitat	1	\$4,575.00
TOTAL				\$4,575.00

122979

**SECTION II: DEVELOPMENT PLAN****A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT**(1) Number of lots requested in this proposal. 1(2) Land Bank name for this parcel of lots. West Dallas(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 1955 Gallagher, BLK 30//7127 LT 9 (101.01)**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  
 Square Footage of each home 1404  
 Number of Bedrooms/Baths in each home 3 / 2  
 Number of Garages 1 Number of Carports      Detached      Attached       
 Type of Exterior Veneer      Which sides 3 sides brick  
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 85,000-90,000

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

Number of homes to be built on lots       
 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       
 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 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 450 days

Completion of Construction 700 days

Sale of first affordable housing unit to low income households 1000 days

Sale of last affordable unit to low income households 1000 days