

May 27, 2015

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, DFW Construction 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 DFW Construction and authorize the sale of the said 5 lots from DHADC to DFW Construction 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 DFW Construction and the sale of 5 lots shown on Exhibit "A" from DHADC to DFW Construction 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 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

MAY 27 2015


City Secretary

EXHIBIT "A"

| LAND BANK PROPERTY | | | | | |
|--------------------|--|---------------------|---------------------------|--------------------|--|
| PARCEL NUMBER | STREET ADDRESS LEGAL DESCRIPTION | QUALIFIED PURCHASER | NUMBER OF HOMEOWNER UNITS | SALE AMOUNT | |
| 1 | 2011 Morris East 35.5 Feet of Lot 10, Victory Gardens No. 5 Addition Block 23/7127 | DFW Construction | 1 | \$5,000.00 | |
| 2 | 2017 Morris West 35.5 Feet of Lot 10, Victory Gardens No. 5 Addition Block 23/7127 | DFW Construction | 1 | \$5,000.00 | |
| 3 | 1908 Gallagher Part of Lots 30 & 31, Lake Como Unrec. Addition Block 7128 | DFW Construction | 1 | \$5,000.00 | |
| 4 | 1512 Morris Lot 11, Wheeler & Reuss Eagle Ford Addition Block E/7111 | DFW Construction | 1 | \$5,000.00 | |
| 5 | 3106 Vilbig Lot 1, Homestead Addition Block B/7116 | DFW Construction | 1 | \$5,000.00 | |
| TOTAL | | | | \$25,000.00 | |

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 5

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

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 _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home 1
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 at 80% or less of AMFI):

Number of homes to be built on lots 4
Square Footage of each home 1300-1600
Number of Bedrooms/Baths in each home 3 1 2
Number of Garages _____ Number of Carports 1 Detached _____ Attached _____
Type of Exterior Veneer Frame Which sides Brick
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer Average \$119K - \$125K

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1300-1600
Number of Bedrooms/Baths in each home 3 1 2
Number of Garages 1 Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$119K - \$125K

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 property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 30 days
Completion of Construction 180 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households _____ days