

**WHEREAS**, affordable housing is a high priority of the City of Dallas; and

**WHEREAS**, the City of Dallas seeks to support economic growth in the Southern area of the city and economic development in connection with transit-oriented developments; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to promote local economic development and to stimulate development activity in the city, in particular, the Fiji-Compton area; and

**WHEREAS**, on June 15, 2015, the Housing Committee was briefed on the project and the recommended proposal for City Council consideration; and

**WHEREAS**, the redevelopment of the Property will further the City's goals for development in the Southern Sector; and

**WHEREAS**, the City desires for Sphinx Development Corporation to develop 49 single family townhomes to sell to buyers below 140% AMFI;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That following approval as to form by the City Attorney, the City Manager is authorized to execute an amended conditional grant agreement with SDC Compton Housing, LP (SDC) to pay for a portion of the construction costs for a single family development in South Dallas located on Eighth Street and Corinth Street.

**Section 2.** The terms of the grant agreement include:

- (a) SDC or its wholly owned subsidiary will execute a lien through a Deed of Trust and Deed Restriction for performance.
- (b) SDC will start construction by October 31, 2015 and have until December 31, 2016 to complete the build out and sales to buyers.
- (c) Funds will be used for gap construction subsidy up to \$25,000 for up to 49 units.
- (d) SDC must build and sell homes to families with incomes at or below 140% of area median family income.
- (e) The City will release SDC's lien and deed restrictions upon sale.
- (f) The City will subordinate lien and deed restrictions to other interim finance lenders.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions for forgiveness of debt.

**Section 4.** 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

AUG 26 2015

*Lucas A. Pineda*  
City Secretary