

**WHEREAS**, the City acquired title to a certain property, identified on "Exhibit A", attached hereto and made a part hereof, by legal description and the volume and page number of said instrument recorded in the real property records of the county in which the property is located, ("Property"); and

**WHEREAS**, as authorized by Section 272.001(g) of the Texas Local Government Code, the City desires to sell the Property to a qualified "non-profit organization" for the development of "affordable housing" for low income persons, as those terms are defined for the purposes of this resolution in Section 2-26.5 of the Dallas City Code ("Code") in accordance with the non-profit organization's written proposal for development of the Property by the purchaser; and

**WHEREAS**, the City recognizes certain "qualified non-profit organizations" as those which:

- (1) are 501(c)(3) corporations, as defined by the U.S. Internal Revenue Service,
- (2) are in good standing with the State of Texas,
- (3) are community based organizations as evidenced by at least one-third (1/3) of their boards being made up of area residents or low income persons,
- (4) have articles of incorporation, charter or bylaws which show the provision of safe, decent, affordable housing to low and moderate income persons is a stated purpose of the organization, and
- (5) owe no outstanding judgements, tax delinquencies, or fees to the City; and

**WHEREAS**, the City has received a written proposal which contains proposed end use and time frame from a qualified non-profit organization to purchase the Property by private sale ("Proposal") at a fixed price of \$1,000.00 for up to 7,500 square feet of land purchased under a single Proposal, plus \$0.133 for each additional square foot of land purchased under the Proposal, all as indicated on "Exhibit A"; and

**WHEREAS**, the City Council desires to declare the Property shown on Exhibit "A" unwanted and unneeded and authorize its conveyance to Dallas Neighborhood Alliance for Habitat; and

**WHEREAS**, the Deed without Warranty to this Property will contain:

- (1) deed restrictions on the Property, acceptable to the City, requiring the Property to remain affordable to households whose incomes are less than 80% of the area median family income upon resale for five (5) years after initial occupancy, and
- (2) a right of reverter;

**WHEREAS**, the Deed Restrictions will require the purchaser to:

- (1) restrict the sale and resale of owner-occupied property to low-income individuals or families for five (5) years after the date of filing,
- (2) require the non-profit organization to develop the proposed housing unit within three (3) years after receiving the Deed without Warranty, and
- (3) require any low-income individual or family to maintain each housing unit and all improvements on the land during the five (5) year period;

**NOW, THEREFORE,**

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

**Section 1.** That the Proposal identified on Exhibit "A" is approved by the City.

**Section 2.** That upon receipt of the monetary consideration from Dallas Neighborhood Alliance for Habitat for the Property on the list as specified on Exhibit "A", the City Manager is hereby authorized to execute a Deed without Warranty, upon approval as to form by the City Attorney and attested by the City Secretary, conveying the Property to Dallas Neighborhood Alliance for Habitat and the possibility of reverter with right of re-entry, and to the terms and conditions of Code Section 2-26.10 through 2-26.12 and the Proposal.

**Section 3.** That the Deed without Warranty to this Property will contain:

- (1) deed restrictions on the Property, acceptable to the City, requiring the Property to remain affordable to households whose incomes are less than 80% of the area median family income upon resale for five (5) years after initial occupancy, and
- (2) a right of reverter.

**Section 4.** That the Deed Restrictions will require the purchaser to:

- (1) restrict the sale and resale of owner-occupied property to low-income individuals or families for five (5) years after the date of filing,
- (2) require the non-profit organization to develop the proposed housing unit within three (3) years after receiving the Deed without Warranty, and
- (3) require any low-income individual or family to maintain each housing unit and all improvements on the land during the five (5) year period.

**Section 5.** That the City Manager is authorized to execute an instrument, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the Property upon compliance with all terms and conditions of Code Section 2-26.10 through 2-26.12, the Proposal, and the deed restrictions.

**Section 6.** That the purchaser shall be responsible for the pro rata property taxes assessed from the date of closing for the remaining part of the then current calendar year. This Property shall be placed back on the tax rolls effective as of the date of execution of the deed.

**Section 7.** That any and all proceeds for the resale of the Property listed on Exhibit A shall be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519 and the Sustainable Development and Construction Department shall be reimbursed for administrative costs incurred (Fund 0001, Department DEV, Unit 1183, Object 5011). Any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department DEV, Unit 8888, Revenue Source 8118.

**Section 8.** That if a title policy is desired, same shall be at the expense of the purchaser.

**Section 9.** That any procedures required by Code Section 2-24 that are not required by state law are hereby waived with respect to these conveyances.

**Section 10.** 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.

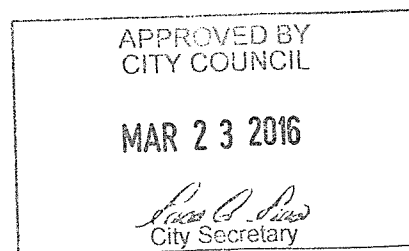


EXHIBIT A							
SURPLUS PROPERTY							
March 23, 2016							
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	VACANT/ IMPROVED	Volume and Page	QUALIFIED NONPROFIT PURCHASER	NUMBER OF DWELLING UNITS	TYPE OF DEED	SALE AMOUNT
1	3709 Spring Lot 11, City Block 1829	V	V.97171 P.03750	Dallas Neighborhood Alliance for Habitat	1	Deed Without Warranty	\$5,295.90
						<b>TOTAL</b>	<b>\$5,295.90</b>