

September 14, 2016

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

WHEREAS, on June 10, 2015, City Council approved the housing development loan agreement with DAHFH, by Resolution No. 15-1078; and

WHEREAS, Dallas Area Habitat for Humanity proposes to continue to work with the City of Dallas to undertake the development of 18 affordable units in the Joppa Neighborhood Project; and

WHEREAS, the City desires for Dallas Area Habitat for Humanity to develop housing units for low and moderate income families; **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 amendment to the housing development loan in an amount not to exceed \$540,000 with Dallas Area Habitat for Humanity (DAHFH) for the development of 18 affordable single family homes to be located in the Joppa Neighborhood Project to extend the completion date from August 26, 2016 to August 31, 2017.

Section 2. That the terms of the loan agreement continue to include:

- (a) DAHFH has executed a note payable to the City of Dallas for the \$540,000 loan.
- (b) DAHFH has executed a lien through a Deed of Trust and deed restriction for a 10-year term for the units.
- (c) DAHFH will use the funds to gap the construction costs for the units and developer fees in the amount of \$180,000 and will keep the proceeds from the sale of the units.
- (d) DAHFH will have until August 31, 2017 to fully complete the project and occupy the units with low and moderate income families with incomes at or below 80% of area median family income.
- (e) DAHFH will be partially released and forgiven of debt from their liens on a prorata basis as each home is built and sold to a low-income homebuyer.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute an amendment to the loan agreement to extend the completion deadline as described herein, and to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 5. 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

SEP 14 2016

Lucas R. Davis
City Secretary