

August 28, 2019

**WHEREAS**, the City has an interest in preserving and increasing the tax base and creating affordable housing for low-income households to provide necessary decent, safe, and sanitary housing for such households; and

**WHEREAS**, on January 28, 2004, City Council designated 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 by Resolution No. 04-0458; and

**WHEREAS**, on January 9, 2019, City Council authorized the FY 2018-19 Urban Land Bank Demonstration Program Plan by Resolution No. 19-0117; and

**WHEREAS**, FOCIS Holding Group, L.L.C. (Developer) submitted a proposal to purchase from DHADC 9 vacant lots and develop single-family homes; and

**WHEREAS**, on June 20, 2019, the DHADC Board of Directors approved the terms of sale and development for the 9 vacant lots proposed to be sold to Developer as further described in **Exhibit A**; and

**WHEREAS**, the City Council desires to approve the sale of 9 vacant lots owned by DHADC to Developer along with the terms of development as described in **Exhibit A**.

**Now, Therefore,**

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

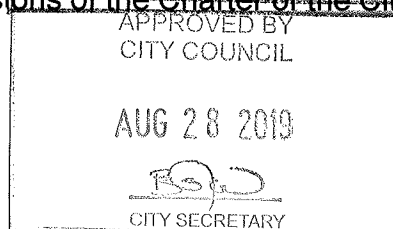
**SECTION 1.** That the development plan and the sale of 9 vacant lots shown in **Exhibit A** from DHADC to Developer is approved.

**SECTION 2.** That the DHADC is hereby authorized to execute all documents, including, but not limited to sales contract, deed of trust, and deed restrictions necessary to effectuate the sale of 9 vacant lots owned by DHADC to Developer pursuant to the terms of development as described on **Exhibit A**, approved as to form by the City Attorney.

**SECTION 3.** That the City Manager is hereby authorized to release any non-tax City liens that were filed on the 9 vacant lots shown in **Exhibit A** prior to the Sherriff's deeds transferring the lots to the DHADC, approved as to form by the City Attorney.

**SECTION 4.** That this resolution does not constitute a binding agreement upon the City or DHADC or subject the City or DHADC to any liability or obligation with respect to this transaction, until such time as the 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.



### Exhibit A

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI Target	BED/BATH	AMOUNT OF NON-TAX LIENS
1	<b>2525 Pennsylvania</b> Lots 30 & 31, South Park Additon Blk 25/1306	7	Focis Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$5,496.62
2	<b>2710 Pennsylvania</b> Lots 6 & 7 Less 250 Sq. Ft., South Park Additon Blk 33/1311	7	Focis Holding Group, LLC	\$2,000.00	≤ 60%	3/2	\$25,393.02
3	<b>3105 Pennsylvania</b> Pt Lots 10& 11- 41x130, W H Steele & W H Wood Blk 1351	7	Focis Holding Group, LLC	\$2,000.00	61% - 80%	3/2	\$5,331.00
4	<b>4535 Frank</b> Lot 27, Magnolia Park Addition Blk B/2432	7	Focis Holding Group, LLC	\$2,000.00	≤ 60%	3/2	\$8,844.07
5	<b>4602 Frank</b> Lot 20, Magnolia Park Addition Blk D/2434	7	Focis Holding Group, LLC	\$2,000.00	≤ 60%	3/2	\$6,315.02
6	<b>4711 Frank</b> Lot 5, Magnolia Park Addition Blk C/2433	7	Focis Holding Group, LLC	\$2,000.00	≤ 60%	3/2	\$9,406.67
7	<b>4343 Frank</b> Lot 21, Mayer's Second Addition Blk H/1852	7	Focis Holding Group, LLC	\$2,000.00	≤ 60%	3/2	\$11,291.95
8	<b>2538 Starks</b> Lot 12, Idea Addition Blk 9/2513	7	Focis Holding Group, LLC	\$2,000.00	≤ 60%	3/2	\$8,661.52
9	<b>2633 Macon</b> Lot 13, Idea Addition Blk 13/2517	7	Focis Holding Group, LLC	\$2,000.00	≤ 60%	3/2	\$9,180.23
<b>TOTAL</b>				<b>\$18,000.00</b>			<b>\$ 89,920.10</b>

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