

March 25, 2026

**WHEREAS**, on May 9, 2018, the City Council authorized the adoption of the Comprehensive Housing Policy (CHP), by Resolution No. 18-0704; and

**WHEREAS**, on May 9, 2019, the City issued a Notice of Funding Availability in accordance with the CHP and Good Urban Development, LLC submitted an application that received a fundable score and passed a preliminary underwriting review for the Mill City Infill Development Project (Project); and

**WHEREAS**, on May 22, 2019, the City Council authorized amendments to the City of Dallas CHP to establish a Land Transfer Program, by Resolution No. 19-0824; and

**WHEREAS**, on October 13, 2020, the City Council authorized (1) the sale and purchase of 25 Land Transfer Lots for the development of 50 single-family homes, and (2) the execution of a conditional grant agreement with Good Urban Development, LLC and/or its affiliates (Developer) for the production of up to 50 affordable single-family units, by Resolution No. 20-1568; and

**WHEREAS**, Resolution No. 20-1568 set forth the affordability requirements and obligations of the Developer, including the production of Affordable Housing Units made available to income-qualified homebuyers; and

**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP, by Resolution No. 23-0443 and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP, by Resolution No. 23-0444; and

**WHEREAS**, on June 9, 2023, the City of Dallas and Good Urban Development, LLC entered into a Conditional Grant Agreement and Development Agreement (Agreement) with Good Urban Development, LLC for the Mill City Infill Project; and

**WHEREAS**, on February 14, 2024, by Resolution No. 24-0257, the City Council amended the terms and conditions of the Land Transfer Program (LTP) to (a) release the LTP deed restrictions initially required when a qualified buyer is also a Dallas Homebuyer Assistance Program (DHAP) participant or receives other funding assistance that requires recapture deed restrictions, and instead impose the federally required DHAP (recapture) deed restrictions on the lots(s) which shall be filed and recorded in the real property records of the county in which the parcel(s) of real property is located; (b) no longer require a qualified buyer that is not a DHAP participant to meet DHAP underwriting guidelines; and (c) continue to require a qualified buyer that is a DHAP participant to meet DHAP underwriting guidelines; and the terms and conditions of the Single Family Development Requirements/Underwriting (SFDRU) program, to no longer require Community Housing Development Organizations (CHDOs) to repay HOME-funded loans issued by the City for acquisition and construction financing and instead categorize them as forgivable loans as permitted by HUD regulations; and

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**WHEREAS**, the program amendments established by Resolution No. 24-0257 were not retroactive to existing projects; and

**WHEREAS**, on July 10, 2025, the City of Dallas and Good Urban Development, LLC executed Supplemental Agreement No. 1 to the Conditional Grant Agreement and Development Agreement for Good Urban Development, LLC; and

**WHEREAS**, on December 10, 2025, the City Council adopted the Drivers of Opportunity Policy Framework, an omnibus resolution and ordinance to ensure continued equitable and legally compliant use of federal funds, by Resolution No. 25-1836; and

**WHEREAS**, the Drivers of Opportunity Policy shifts the City's equity focus from traditional diversity, equity, and inclusion approaches to a forward-looking framework centered on core opportunity drivers, including employment, education, health, safe neighborhoods, and well-being—thereby aligning with federal anti-discrimination directives while maintaining support for underinvested communities; and

**WHEREAS**, the Omnibus Resolution No. 25-1835 updates and consolidates previous policy resolutions, including the adoption of DHP33, by Resolution No. 23-0443, to reflect the adoption of these strategic policy changes across City departments, reinforcing City priorities and streamlining operational directives.

**Now, Therefore,**

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

**SECTION 1.** That City Council authorizes an amendment to Resolution No. 20-1568, previously approved on October 13, 2020 to **(1)** incorporate and apply the current terms and conditions of the Land Transfer Program (LTP), as amended most recently by Resolution No. 24-0257, on February 14, 2024, into Resolution No. 20-1568 which authorized the Conditional Grant Agreement and Development Agreement (Agreement) with Good Urban Development, LLC for the Mill City Lots Infill Project; **(2)** amend the sales price limits from Resolution No. 20-1568 to permit homes to be sold at or below the maximum sales price allowed by the LTP and/or funding source requirements, as applicable, for the prospective homebuyers income at the time of qualification; and **(3)** amend Section 3.10 of Resolution No. 20-1568 to extend the project timeline as follows: (i) Developer shall construct and sell each affordable housing unit (Unit) within two years from the execution of the Agreement; (ii) Developer may receive one one-year extension for construction at the discretion of the Director of the Office of Housing and Community Empowerment (Director); and (iii) Developer may receive one additional one-year extension for the sole purpose of selling and occupying each Unit, at the discretion of the Director, provided that all homes are constructed within three years from the execution of the Agreement.

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**SECTION 2.** That the City Manager or his/her designee is hereby authorized to execute all documents, including but not limited to amendments to executed documents, to effectuate this amendment, approved as to form by the City Attorney.

**SECTION 3.** That this resolution does not constitute a binding agreement upon the City or Good Urban Development, LLC or subject the City or Good Urban Development, LLC 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 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.