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

WHEREAS, on January 28, 2004, the 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 September 12, 2018, the City Council authorized the City Manager to appropriate up to \$1,500,000.00 in 2006 General Obligation Bond Funds to the Urban Land Bank Demonstration Program for capital costs related to acquisition and disposition of unimproved, tax-foreclosed, real property for the development of affordable housing or other commercial purposes in accordance with Chapter 379C of the Texas Local Government Code by Resolution No. 18-1287; and

WHEREAS, on March 27, 2019, the City Council authorized the Mixed Income Housing Development Bonus (MIHDB) program by Resolution Nos. 19-0429 and 19-0460 and Ordinance Nos. 31142 and 31152, which was subsequently amended on May 11, 2022, by Resolution Nos. 22-0743, 22-0744, and 22-0767 and Ordinance Nos. 32195 and 32210, to incentivize affordable housing development through various zoning bonuses; and

WHEREAS, on September 25, 2019, the City Council authorized the DHADC to enter into a one-year contract commencing on October 1, 2019, with four one-year renewal options with Linebarger Goggan Blair & Sampson, LLP (Linebarger) to provide legal services related to the acquisition and sale of up to 300 lots sought to be acquired by DHADC during the one-year term of the contract and up to the same number of lots for each subsequent renewal in an amount not to exceed \$600,000.00 annually by Resolution No. 19-1495; and

WHEREAS, on September 25, 2019, the City Council authorized the DHADC to enter into a one-year contract with Terracon Consultants, Inc. (Terracon) in an amount not to exceed \$510,000.00, which provided for four one-year renewal options, for environmental assessment services related to the acquisition and sale of up to 300 Land Bank lots acquired by the DHADC for each subsequent renewal, by Resolution No. 19-1497; and

WHEREAS, the MIHDB program fees and fees in-lieu of affordable housing are added to the MIHDB Fund and intended to be used to produce and preserve affordable housing, further equity, and promote strong communities; and

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WHEREAS, the DHADC has not expended all of the funds allocated to Linebarger and Terracon by Resolution Nos. 19-1495 and 19-1497, but has incurred other costs related to the acquisition and sale of Land Bank lots; and

WHEREAS, it is necessary for the City to amend Resolution Nos. 19-1495 and 19-1497 to revise the use of funds originally allocated under the resolutions (Funds) to include land acquisitions and other eligible acquisition, environmental, and legal costs to further the City's public purpose and priority in providing additional affordable single-family homeownership opportunities; and to authorize the disbursement of Funds remaining in an amount not to exceed \$536,500.00 to the DHADC from the Economic and Southern Area Transit-Oriented Development Fund; and

WHEREAS, for DHADC to continue acquiring and selling land through the Urban Land Bank Demonstration Program, it is necessary for the City to authorize the disbursement of funds in an amount not to exceed \$1,000,000.00 to the DHADC from the Mixed Income Housing Development Bonus Fund to cover costs associated with program administration, property acquisitions, and other related expenses.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to amend Resolution No. 19-1495, previously approved on September 25, 2019, for the use of bond funds on legal services provided to the DHADC, and Resolution No. 19-1497, previously approved on September 25, 2019, for the use of bond funds on environmental services provided to the DHADC; to revise the use of Funds to include land acquisitions and other eligible acquisition, environmental, and legal costs to further the City's public purpose of increasing affordable single-family homeownership opportunities; and to allow disbursement of the Funds, in an amount not to exceed \$536,500.00 to the DHADC from the Economic and Southern Area Transit-Oriented Development Fund.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$1,000,000.00 in the Mixed Income Housing Development Bonus Fund, Fund 0T77, Department HOU, Unit 283C, Object 3099, Encumbrance/Contract No. HOU-2025-00026307, Vendor 516925.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in a total amount not to exceed \$536,500.00 to the DHADC from the Economic and Southern Area Transit-Oriented Development Fund, Fund 1T52, Department HOU, Unit W310, Object 3099, Encumbrance/Contract No. HOU-2025-00026307, Vendor 516925.

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SECTION 4. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in a total amount not to exceed \$1,000,000.00 to the DHADC from the Mixed Income Housing Development Bonus Fund, Fund 0T77, Department HOU, Unit 283C, Object 3099, Encumbrance/Contract No. HOU-2025-00026307, Vendor 516925.

SECTION 5. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

SECTION 6. That all other terms and conditions set forth in Resolution Nos. 19-1495 and 19-1497 will remain in full force and effect except as specifically outlined in Section 1 above.

SECTION 7. 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.