

March 25, 2026

**WHEREAS**, the City of Dallas seeks to increase the supply of affordable and workforce housing to attract and retain economic growth; and

**WHEREAS**, in February 2003, the City Council approved the Neighborhood Investment Program (NIP) to focus housing/land bank, public infrastructure improvements, code enforcement, economic development and other city resources in designated target Community Development Block Grant (CDBG) neighborhoods by Resolution No. 03-0830; and

**WHEREAS**, on December 12, 2012, the City Council authorized the Community Revitalization Plans for all Neighborhood Investment Program (NIP) target areas, including the South Dallas/Greater Fair Park Community Revitalization Plan by Resolution No. 12-3052; and

**WHEREAS**, on December 12, 2012, the City Council allocated \$3,100,000.00 to South Dallas/Fair Park Innercity Community Development Corporation (ICDC) for the acquisition of improved and unimproved properties located within the South Dallas/Greater Fair Park Community Revitalization Plan area, for mixed-use redevelopment as part of the Economic Development Plan for the Frazier area by Resolution No. 12-3019; and

**WHEREAS**, on October 8, 2013, the City Council authorized an increase in the existing economic development loan to ICDC to \$3,400,000.00 by Resolution No. 13-1795, and

**WHEREAS**, pursuant to Section 253.022 of the Texas Local Government Code, on November 10, 2021, by Resolution No. 21-1809, the City Council authorized the transfer of a tract of land, being in lot 45 of Block 2421, Parks & Friedman Spring Avenue Addition, Dallas, Dallas County, Texas (the Property) and commonly known as 4850 Brashear Street, to ICDC for the final phase of the South Dallas/Greater Fair Park Community Revitalization Plan, Spring Avenue Redevelopment Project; and

**WHEREAS**, ICDC agreed to construct eight single-family townhomes to sell to families earning up to 140% of the Area Median Income (AMI), subject to a five-year affordability period, for which ICDC will obtain forgiveness upon completion and sale of each property to a qualified homebuyer; and

**WHEREAS**, on October 1, 2025, with the passing of the City of Dallas Fiscal Year 2025-2026 budget, the Office of Housing and Community Empowerment (OHCE) was created, by consolidating the former Department of Housing and Community Empowerment, the Office of Equity and Inclusion, Office of Homeless Services, and Office of Community Care; and

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**WHEREAS**, in alignment with the City's affordable housing goals OHCE desires to bring the South Dallas/Greater Fair Park Community Revitalization Plan, Spring Avenue Redevelopment Project to a close, by completing the final phase and delivering eight income restricted for sale townhomes in partnership with ICDC.

**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. 21-1809, previously approved on November 10, 2021 to **(1)** require all homes to be sold to eligible homebuyers earning at or below 80% of the Area Median Income; and **(2)** amend the term of the amended and restated conditional loan agreement (Agreement) to two years from the execution of the Agreement, by which date all homes must be constructed and sold.

**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 all other requirements of Resolution No. 21-1809, as amended, shall remain in full force and effect.

**SECTION 4.** That this resolution does not constitute a binding agreement upon the City or South Dallas/Fair Park Inncity Community Development Corporation (ICDC) or subject the City or ICDC 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.