

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 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 May 9, 2019, the City issued a Notice of Funding Availability in accordance with the CHP and Dallas Housing Foundation (Developer) submitted an application that received a fundable score and passed a preliminary underwriting review for the Jeffries Meyers Planned Development Single Family Infill Development Project (Project); and

**WHEREAS**, on February 26, 2020, the City Council authorized the sale of up to 17 Land Transfer Lots identified as the Jeffries-Meyers cluster 1 and 3 to the Developer and/or its affiliates pursuant to the Land Transfer Program and Section 34.051 of the Texas Property Tax Code, the release of liens for all non-tax City liens, notices or orders that were filed on up to 17 Land Transfer lots sold to Developer for the construction of up to 34 single-family homes on the Land Transfer lots and a conditional grant agreement with Developer in the amount of \$1,427,000.00 in 2017 General Obligation (“GO”) Bond Funds for public infrastructure costs by Resolution No. 20-0314; and

**WHEREAS**, Resolution No. 20-0314 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 October 7, 2021, the City of Dallas and Dallas Housing Foundation entered into a Conditional Grant Agreement and Development Agreement for Land Transfer Lots (Agreement) for the Jeffries Meyers 1 & 3 clusters infill project; and

**WHEREAS**, after beginning construction of the Project the Developer discovered several lots had substantial environmental and title concerns making them undevelopable; 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 30, 2023, the City of Dallas and Dallas Housing Foundation executed Supplemental Agreement No. 1 to the Conditional Grant Agreement and Development Agreement for Land Transfer Lots by Administrative Action No. 23-5844; and

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**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

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

**WHEREAS**, on September 17, 2024, the City of Dallas and Dallas Housing Foundation executed Supplemental Agreement No. 2 to the Conditional Grant Agreement and Development Agreement for Land Transfer Lots by Administrative Action No. 24-6184; and

**WHEREAS**, on December 10, 2025, the City Council adopted the omnibus Resolution No. 25-1895 which updated and consolidated previous policy resolutions, including repealing Resolution No. 23-0443 adopting the Dallas Housing Policy 2033 to bring forward a new housing policy that aligns with the Drivers of Opportunity Policy framework; 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. 25-1895 updates and consolidates previous policy resolutions, including the adoption of DHP33 by Resolution 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:**

March 25, 2026

**SECTION 1.** That City Council authorizes an amendment to Resolution No. 20-0314 previously approved on February 26, 2020 to **(1)** authorize the sale of up to 24 lots for the development of at least 34 affordable housing units for the Jeffries-Meyers Cluster 1 and/or 3 infill project as shown in the modified Exhibit A; **(2)** 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. 20-0314 which authorized the Conditional Grant Agreement and Development Agreement for Land Transfer Lots with Dallas Housing Foundation (Developer) for the Jeffries-Meyers Cluster 1 and/or 3 infill project (Project); **(3)** amend the sales price limits from Resolution No. 20-0314 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; **(4)** amend Section 2.9 of Resolution No. 20-0314 to extend the project timeline as follows: **(i)** Developer shall construct and rent or sell each affordable housing unit (Unit) within two years from the date of sale of the lot by the City to Developer; **(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 sale of the lot by the City to Developer; and **(5)** replace the lot list with the attached modified Exhibit A.

**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 Dallas Housing Foundation or subject the City or Dallas Housing Foundation 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.