

September 28, 2022

WHEREAS, on July 1, 2020, the Housing and Homelessness Solutions Committee, Transportation and Infrastructure Committee, Workforce, Education, and Equity Committee, and the Economic Development Committee of the Dallas City Council issued a joint memorandum titled '*Mixed Income Housing Challenge for TODs for Post-Covid-19 Economic Development Recovery Efforts*' to identify developable City-owned sites (1,000 Unit Housing Challenge); and

WHEREAS, on January 21, 2021, after identifying developable City-owned sites, the City issued a Request for Proposals through Solicitation No. BYZ21-00015558 for City-owned property at 6601 S. Lancaster Road, 4515 S. Lancaster Road, 1900 Wheatland Road, 3015 Al Lipscomb Way, and 3039 S. Lancaster Road; and

WHEREAS, Lavoro Acquisitions, LLC (Applicant) submitted an application for 4515 S. Lancaster Road (Property) that received the highest score; and

WHEREAS, the Applicant proposes to develop Trove Valor, a new multifamily development consisting of 332 residential units to include 26 studio units, 193 1-bedroom units, 106 2-bedroom units, seven (7) 3-bedroom units, and Class A common area amenities (Project); and

WHEREAS, upon completion of the new construction, at least 40.00% of the units will be available to rent to households earning less than 80.00% of area median income (AMI); at least 10.00% of the units will be available to rent to households earning less than 60.00% of AMI, and 50% of the units will be at market rate rents; and

WHEREAS, on June 21, 2022, the Dallas Public Facility Corporation (DPFC) adopted a resolution declaring its intent to enter into a development agreement with the Applicant subject to the term sheet attached as Exhibit A; and

WHEREAS, to assist in the affordable housing production goals established in the Comprehensive Housing Policy and the transit-oriented development goals outlined in Solicitation No. BYZ21-00015558, the City desires to sell the Property to the DPFC, and authorize a development agreement between the DPFC and Applicant, under which the City will be a third party beneficiary entitled to the rights and benefits established by the development agreement as if it were a party thereto, approved as to form by the City Attorney; and

WHEREAS, the DPFC shall enter into a 75-year lease with the Applicant subject to the term sheet attached as Exhibit A; and

WHEREAS, the City Council finds that the City is (i) acting pursuant to authority granted by the State of Texas or for the benefit of the sovereign; (ii) entering into this agreement to primarily benefit the public at large; and (iii) is performing functions closely related or essential to the performance of governmental activities.

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Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to (1) sell City owned property located at 4515 South Lancaster Road (Property) to the Dallas Public Facility Corporation (DPFC), pursuant to the Texas Local Government Code section 272.001(g), for the development of low and moderate income housing; (2) execute, as a third-party beneficiary, a Development Agreement between the DPFC and Lavoro Acquisitions, LLC (Applicant), under which the City will be a third-party beneficiary entitled to the rights and benefits established by the development agreement as if it were a party thereto, for the Trove Valor development, an approximately 332-unit, mixed-income multifamily development to be located at 4515 South Lancaster Road, subject to the terms outlined in the term sheet attached as **Exhibit A**; and (3) execute all other documents including, but not limited to deed without warranty (subject to right of redemption for tax lots), necessary to effectuate the sale of the Property to Applicant pursuant to the terms of development as described herein, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing any non-tax City liens that may have been filed by the City during the City's ownership of the parcel(s) of real property.

SECTION 3. That the City of Dallas, acting through its Governing Body, hereby authorizes the DPFC to acquire, develop, and own the Project and enter into a 75-year lease agreement with the Applicant or its affiliate for the development of Trove Valor to be located at 4515 South Lancaster Road.

SECTION 4. That the City-owned property shall be sold to the DPFC for a fixed price of \$1,000.00 for up to 7,500 square feet of land purchased under a single proposal, plus \$0.133 for each additional square foot of land purchased under the proposal, as detailed in Exhibit A. The proceeds from sale will be deposited to General Fund, Fund 0001, Department DEV, Balance Sheet Account 0519.

SECTION 5. That this contract is designated as Contract No. HOU-2022-00020437.

SECTION 6. 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.