

March 25, 2020

WHEREAS, the development of owner-occupied units for households with varied income levels is a high priority of the City of Dallas to create more housing choices; and

WHEREAS, on May 25, 2016, City Council authorized a housing development loan in an amount not to exceed \$440,000.00 and a conditional grant agreement in an amount not to exceed \$28,000.00 with Dallas Area Habitat for Humanity (DAHFH) for the construction of 18 single-family homes for the Joppa Neighborhood Project by Resolution No. 16-0845; and

WHEREAS, in July 2017, DAHFH requested to swap one of the lots located at 4615 Luzon Street to 4611 Corregidor Street. The lot was zoned commercial and could not be used under the Joppa Neighborhood Project; and

WHEREAS, on May 9, 2018, City Council authorized the first amendment to the conditional grant agreement to extend the conditional grant agreement completion date from May 25, 2018 to November 30, 2018 and to amend the agreement to include performance thresholds and requirements; and

WHEREAS, DAHFH identified that the 4611 Corregidor is in a flood plain and the costs of engineered plans and lot preparation were excessive, therefore, DAHFH will not be able to build on this lot; and

WHEREAS, to conclude the Joppa Neighborhood Project based on Resolution Nos. 16-0845 and 18-0685, the conditional grant agreement must be amended too reduce the number of units and amount of funding; and

WHEREAS, the Housing and Homelessness Solutions Committee will be briefed regarding this matter on March 23, 2020.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute an amendment to the conditional grant agreement with the Dallas Area Habitat for Humanity for the Joppa Neighborhood Project **(1)** to reduce the number of units to be constructed and sold from seven single family homes to six single family homes, located on scattered sites in the Joppa Neighborhood area; and **(2)** to reduce the contract amount from \$280,000.00 to \$240,000.0 to allow the construction of the Joppa Neighborhood Project to occur based on Resolution Nos. 16-0845 and 18-0685, approved as to form by the City Attorney.

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SECTION 2. That the City Manager, upon approval as to form by the City Attorney and execution by DAHFH of the amendment described in Section 1, is authorized to execute releases of liens and termination of the deed restrictions upon satisfaction of all applicable conditions.

SECTION 3. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the terms of the loan documents are duly approved by all parties and properly executed.

SECTION 4. That all other terms and conditions provided under Resolution Nos. 16-0845 and 18-0685 remain in full force and effect.

SECTION 5. That this contract is designated as Contract No. HOU-2016-00000989.

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.