

Memorandum



CITY OF DALLAS

DATE November 5, 2020

Honorable members of the Housing and Homelessness Solutions Committee: Chad West (Chair), Casey Thomas II (Vice Chair), Carolyn King Arnold, Paula Blackmon, Lee Kleinman, Cara Mendelsohn, Jaime Resendez

SUBJECT **Upcoming Agenda Item: Second Amendment to the Conditional Grant Agreement with Greenleaf Ventures LLC for Construction of 58 Single-Family Homes to Extend the Completion Date**

This memorandum is to inform you of an upcoming agenda item on December 9, 2020 to authorize the second amendment to the conditional grant agreement for infrastructure construction related to the development of 58 single-family homes in West Dallas located on Singleton Boulevard with Greenleaf Ventures, LLC and extend the agreement completion date from December 31, 2020 to December 31, 2022. There is no cost consideration to the City.

- The project experienced delays due to unforeseen zoning and civil plans approvals, as well as the COVID pandemic. The rezoning application was submitted September 29, 2017 and was not approved until 11 months later in October 2018.
- Development plans were submitted on February 25, 2019 and were not approved until October 2019.
- During the months of March through May of 2020 the developer experienced delays due to the COVID pandemic because it caused builder commitments to be in question during that time.
- All these delays were due to circumstances out of the ordinary, thus necessitating a further extension to the agreement.

Project Details:

A single-family development for at least 58 homes in West Dallas located on Singleton Blvd. The 2012 General Obligation Bond Funds were used for the development of single-family homes to be sold to households at or below 140 percent of Area Median Family Income, on vacant land located in West Dallas on Singleton Blvd. The overall development has a total of 116 homes to be constructed.

Timeline:

May 13, 2015 – Original Resolution

City Council authorizes the contracts to be executed

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June 2018 – 1st Amendment to the Resolution

June 2018, Greenleaf Ventures, LLC, the developer, was granted an extension to the conditional grant agreement from October 30, 2017 to December 30, 2020 by Resolution No. 18-0832. The agreement was for infrastructure cost associated with the development of the lots to sell to a builder for the construction of the homes.

July 2020 – Paving Completed

Substantial completion is planned for October 2020 with home starts expected on November 1, 2020.


July 2021 –

Anticipated project completion and occupancy

Sources of Funds:

Fund Sources	Approved Total:	Proposed Adjustment:
City 2012 GO BONDS	\$1,275,000.00	\$0.00
	\$1,275,000.00	\$0.00

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619.


Dr. Eric Anthony Johnson
Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and City Council
T.C. Broadnax, City Council
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors