

Memorandum



CITY OF DALLAS

DATE November 5, 2020

TO 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: First Amendment to the Conditional Grant Agreement with AAA Homebuilder, LLC for Construction of 20 Single-Family Homes to Extend the Completion Date**

This memorandum is to inform the Council of an upcoming agenda item on December 9, 2020 to authorize the first amendment to the conditional grant agreement for infrastructure and construction related to the development of 20 single-family homes in Oak Cliff as part of the Shady Hollow project located on Blue Ridge Boulevard with AAA Home Builder, LLC and extend the agreement completion date from October 31, 2020 to October 31, 2021. 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 of 20 homes in Oak Cliff located on Blue Ridge Boulevard. 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.

Timeline:

May 25, 2016 – Original Resolution

City Council authorizes the contracts to be executed

October 31, 2018 – Executed Development Agreement

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The conditional grant agreement was for infrastructure and constructions costs associated with the development is executed.

April 22, 2020 – Floodway Easement Abandonment

City Council approved floodway-related easement on property allowing for completion of infrastructure installation.

September 2020 – 17 of 20 homes Completed

17 of the 20 homes in the Shady Hollow development are completed—5 of which are under contract to be sold.

October 2020 – First home sold

The first home in the development sold to eligible homebuyer

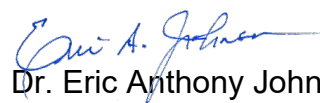
October 2021

Anticipated project completion and occupancy

Sources of Funds:

Fund Sources	Approved Total:	Proposed Adjustment:
City 2012 GO BONDS	\$971,130.00	\$0.00
	\$971,130.00	\$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 Members of the Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer 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