



Legislation Text

File #: 21-759, **Version:** 1

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: June 23, 2021
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Housing & Neighborhood Revitalization
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize a second amendment to the conditional grant agreement, previously approved by Resolution No. 15-0861 on May 13, 2015, as amended, with Dallas Area Habitat for Humanity (Habitat) and Builders of Hope CDC, who assumed the obligations of Greenleaf Ventures, LLC for infrastructure construction related to the development of 50 to 53 single-family homes in East Dallas located on Chariot Drive, to **(1)** extend the completion date from December 31, 2019 to December 31, 2021; **(2)** extend the term of the conditional grant agreement to December 31, 2021, to allow for final payment and closeout of the project; and **(3)** require that Habitat donate \$1,500.00 to the Chariot Village Homeowner's Association for neighborhood beautification projects - Financing: No cost consideration to the City

BACKGROUND

On May 13, 2015, City Council authorized a conditional grant agreement with Greenleaf Ventures, LLC to pay for a portion of the infrastructure construction cost for a single-family development for 50 - 53 homes in East Dallas located on Chariot Drive in an amount not to exceed \$450,000.00 by Resolution No. 15-0861. A minimum of 27 homes were required to be sold to households at or below 140 percent of Area Median Income.

On August 15, 2017, Greenleaf Ventures, LLC assigned its obligations under the Agreement to Habitat.

On June 13, 2018, Habitat and BOH were granted an extension to the completion date under the conditional grant agreement from October 30, 2017 to December 30, 2019, by Resolution No. 18-0831. The resolution also included additional benchmarks and threshold requirements. Due to the change in leadership and the time to transfer ownership of lots, Habitat was unable to meet the completion deadline. The homes were not complete until December of 2020.

On September 7, 2018, Habitat transferred eight properties to Builders of Hope CDC ("BOH").

As of January 15, 2021, 51 units have been completed and 29 of the homes were sold to qualified buyers satisfying the minimum unit production requirements of the conditional grant agreement.

Sine the homes were not completed by the completion deadline, an extension to December 31, 2020 is necessary to allow for final payment. Additionally, the term of the conditional grant agreement will extend to December 31, 2021, to allow time for the City to remit the final retainage payment to Habitat and close out the project. In consideration for extending the completion date Habitat will be required to donate \$1,500.00 to the Chariot Village Homeowner's Association for the neighborhood beautification projects and must ensure that the funds are spent accordingly.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 13, 2015, City Council authorized a conditional grant agreement with Greenleaf Ventures, LLC for the infrastructure construction cost for a single-family development for 50 - 53 homes in East Dallas on Chariot Drive by Resolution No. 15-0861.

On June 13, 2018, City Council authorized the first amendment to the conditional grant agreement for 27 single-family homes on Chariot Drive, previously approved by Resolution No. 15-0861 on May 13, 2015, with Dallas Area Habitat for Humanity, Inc. from October 30, 2017 to December 30, 2019, by Resolution No. 18-0831.

[The Housing and Homelessness Solutions Committee was briefed by memorandum on May 24, 2021.](#) <

<https://cityofdallas.legistar.com/View.ashx?M=F&ID=9426487&GUID=71F13B98-DB33-4AE5-BEE2-B5810769DF7A>>

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

Dallas Area Habitat for Humanity

David Crawford, Chief Executive Officer

Builders of Hope CDC

James Armstrong, President and Chief Executive Officer

MAP

Attached