

161363

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Memorandum
2017 MAR 16 PM 12:28

CITY SECRETARY
DALLAS, TEXAS

FINANCIAL SERVICES
OFFICE OF

MAR 16 2017

RECEIVED



CITY OF DALLAS

DATE March 16, 2017

TO City Secretary

SUBJECT Correction on CR 161363

This is the first Y correction to the subject Council Resolution.

The subject Council Resolution was approved on 08/24/2016 authorizing an amendment to the housing development loan to Dallas Housing Acquisition and Development Corporation for construction of ten single family homes located on scattered sites in the Bottom Neighborhood to (1) increase the amount from \$1,500,000 to \$2,300,000; (2) increase the number of homes to be constructed from 10 to 11; and (3) extend the completion date from September 9, 2017 to December 31, 2017.

Changes are needed to correct:

- Typo
- Obvious error from Council Resolution context
- X Financial/funding information

Section 4. That the Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

Fund	Dept	Unit	Code	Program #	Encumbrance	Amount
HM12	HOU	893E	3016	HM12BOTTOM	HOU893EJ227	\$488,913.38
HM13	HOU	236F	3016	HM12BOTTOM	HOU893EJ227	\$311,086.62
13M1	HOU	310F	3015	HM12BOTTOM	HOU893EJ227	\$150,000
HM15	HOU	644H	3015	HM12BOTTOM	HOU893EJ227	\$162,000
HM16	HOU	545A	3015	HM12BOTTOM	HOU893EJ227	\$488,000

Department: HOU/CS

Director (or designee): Patrick I. Inyabri 3/16/17
 Signature Date
Patrick I. Inyabri
 Print Name

OFS: Approved Denied Is ATT Approval Needed? Y N

OFS: Terry Ryan 3/16/2017
 Signature Date
TERRY RYAN
 Print Name

ATT: Approved Denied

Assistant City Attorney: _____
 Signature Date

 Print Name

Attachment: CR 16-1363, 8/24/16

Handwritten notes:
OK 3/16/17
3/16/17
[Signature]

WHEREAS, the development of owner occupied units for households with varied income levels is a high priority of the City of Dallas; and

WHEREAS, on June 25, 2014, City Council approved the FY 2014-15 Consolidated Plan Budget for the U.S. Department and Urban Development (HUD) Grant by Resolution No. 14-1001 (amended and reconsidered by Resolution No. 14-1314 on August 13, 2014) which included the HOME Investment Partnership Program, CHDO Development Loan funds; and

WHEREAS, on October 28, 2015, City Council approved a housing development loan to Dallas Housing Acquisition and Development Corporation, by Resolution No. 15-1988; and

WHEREAS, Dallas Housing Acquisition and Development Corporation proposes to work with the City of Dallas to undertake the development of eleven (11) single family homes located on scattered sites in the Bottom Neighborhood; and

WHEREAS, the City desires for Dallas Housing Acquisition and Development Corporation to develop housing units for low and moderate income families; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute an amendment to the housing development loan to Dallas Housing Acquisition and Development Corporation for construction of ten single family homes located on scattered sites in the Bottom Neighborhood to (1) increase the amount from \$1,500,000 to \$2,300,000; (2) increase the number of homes to be constructed from 10 to 11; and (3) extend the completion date from September 9, 2017 to December 31, 2017.

Section 2. That the terms of the amended loan agreement include:

- (a) DHADC must execute an amended note in the amount of \$2,300,000 payable to the City of Dallas.
- (b) DHADC has executed a lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) DHADC will use the funds for land, soft costs, construction costs, and allowable closing costs.
- (d) DHADC will retain the proceeds from the sales and utilize the proceeds from the sales to build additional homes in the Bottom Neighborhood with the same 15 year affordability restrictions.
- (e) DHADC will have until December 31, 2017 to build and sell the 11 homes to income eligible buyers.

- (f) DHADC must build and sell the units to low and moderate income families with incomes at or below 80% of area median family income (AMFI).
- (g) The City will release DHADC's lien and forgive the debt on a prorata basis as each home is sold to a homebuyer with an income at or below 80% AMFI.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute an amendment to the loan agreement and to execute releases of liens, forgive the debt and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That the Chief Financial Officer is authorized to disburse funds in accordance with this resolution as follows:

Dallas Housing Acquisition and Development Corporation Vendor # 516925

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
HM12	HOU	893E	3016	HM12BOTTOM	HOU893EJ227	\$488,913.38
HM13	HOU	236F	3016	HM12BOTTOM	HOU893EJ227	\$311,086.62

Section 5. 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 loan documents are duly approved by all parties and executed.

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.

APPROVED BY
 CITY COUNCIL

AUG 24 2016

[Signature]
 City Secretary