



## RESOLUTION NO. 2025-153

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, AUTHORIZING NEGOTIATION AND EXECUTION OF AN AGREEMENT FOR THE SALE OF PROPERTY TO THE FARMERS BRANCH LOCAL GOVERNMENT CORPORATION FOR RESALE TO BUILDERS OF HOPE CDC FOR DEVELOPMENT OF ATTAINABLE HOUSING; AUTHORIZING CHAPTER 380 GRANTS IN RELATION TO OFFSET PURCHASE PRICE AS NEEDED; AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE AGREEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Farmers Branch (“City”) has established various economic development programs pursuant to Chapter 380 of the Texas Local Government Code for the purpose of promoting the location of new businesses and for the retention and expansion of existing business enterprises within the City; and

**WHEREAS**, the City has also established and conducted a program of purchasing properties within the City with old, dilapidated and sometimes dangerous residential structures in targeted areas of the City for the purpose of demolishing such structures and reselling the land subject to restriction agreements requiring the construction of new residential dwellings; and

**WHEREAS**, a factor in the ability to attract new businesses and to retain and expand existing business is the ability to provide an employment base that can access such places of employment; and

**WHEREAS**, the current housing market has resulted in a shortage within the City of attractive, affordable housing for those within the middle-income ranges who would constitute the workforce needed to continue to attract and retain businesses within the City; and

**WHEREAS**, the same housing market pricing has also made it more difficult for the City to attract first responders, teachers, and other public employees who would prefer to live within the communities in which they work and serve; and

**WHEREAS**, the City owns an inventory of properties that City Administration recommends be developed with single-family dwellings that can be priced within a range that would be more affordable to members of the workforce the City desires to attract; and

**WHEREAS**, the Builders of Hope Community Development Corporation (“Builders of Hope CDC”) is a certified community housing development corporation that has built over 500 homes, mixed between subdivision build-outs and infill development; and

**WHEREAS**, Builders of Hope CDC has presented a proposal to develop the City’s existing lot inventory for more affordable, attainable housing; and

**WHEREAS**, the City Council of the City of Farmers Branch, Texas, finds it to be in the public interest to negotiate and execute the necessary agreements resulting in the sale to Builders of Hope

CDC for the development of more affordable attainable housing within the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** The City Manager is hereby authorized to negotiate and sign contracts and such other documents that are reasonable and necessary to sell to the Farmers Branch Local Government Corporation (the “LGC”) for the purpose of resale to Builders of Hope CDC up to 22 lots under the following four (4) options with corresponding sales prices, subject to a restriction agreement that requires the construction of single family dwellings with the following minimum square footage of air conditioned space and a maximum initial sales price to the initial owner:

<b>Options</b>	<b>Sales Price</b>	<b>Minimum Home Area</b>	<b>Maximum Initial Sales Price to the Initial Owner</b>
Option 1	\$45,000.00	1,700 sq. ft.	\$330,000.00
Option 2	\$50,000.00	1,900 sq. ft.	\$360,000.00
Option 3	\$65,000.00	2,100 sq. ft.	\$380,000.00
*Option 4 (See other conditions listed in Section 2A)	\$0	1,300 sq. ft	Swapped in Dallas County Housing Replacement Project

**SECTION 2.** The Local Government Corporation’s resale or conveyance of the City’s lots to Builders of Hope CDC shall be limited as follows: a minimum of four (4) lots must be sold under each Option 1, 2, and 3. Additionally, a maximum of four (4) lots can be conveyed under Option 4.

**SECTION 2A.** Option 4 shall be reserved for the Dallas County Home Replacement Project for the construction of energy-efficient 1,300 sq. ft. homes, including a minimum of three bedrooms, one and a half baths, an HVAC unit, a refrigerator, and a one-year minimum warranty (“Replacement Housing Unit”). Further, conveyance of Option 4 lots shall require the execution of a Valwood Park Revitalization Project Participation Agreement, including compliance with ARPA funding requirements under the Dallas County Home Replacement Project, by a qualified applicant/homeowner (“Project Participant”). Upon completion of the Replacement Housing Unit on a lot conveyed by the LGC to Builders of Hope CDC under Option 4, Builders of Hope CDC shall convey the lot (including all improvements) to the qualified applicant/homeowner in exchange for the Project Participant’s original home, including all real property (the “Original Home”), as consideration. Following the closing of each lot to a Project Participant under Option 4, Builders of Hope CDC shall convey the Original Home to the City by a recordable deed.

**SECTION 3.** To the extent necessary, if the properties described in Section 1, above, are required by law to be sold for a fair market value that is in excess of the Sales Price set forth in Section 1, the City Manager is hereby authorized to offset the difference between such Sales Price and the fair market value of the Property through a grant made pursuant to Chapter 380 of the Texas Local Government Code to be credited against the purchase price of the lot at the closing of the sale or the lot.

**SECTION 4.** If the City Manager, in consultation with the City Attorney, determines that Texas Local Government Code §272.001(g) applies to all the property identified in Section 1 to be sold directly to Builders of Hope CDC without the necessity of obtaining sealed bids pursuant to Texas

Local Government Code §272.001(a), the City Manager shall be authorized to enter the agreement described in Section 1, above, directly with Builders of Hope CDC subject to the same sales price and restrictions set forth in Section 1 and 2A.

**SECTION 5.** The City Manager has full authority to administer the above approved agreements on behalf of the City including, but not limited to, providing notices of default and termination as the City Manager may, from time to time, deem appropriate and necessary.

**SECTION 6.** This Resolution shall be effective immediately upon final passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 19TH DAY OF AUGUST, 2025.**

**ATTEST:**

**APPROVED:**

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Erin Flores, City Secretary

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Terry Lynne, Mayor

**APPROVED AS TO FORM:**

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Nicole Corr, City Attorney  
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