



RESOLUTION NO. 2022-011

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 WORKFORCE HOUSING; AUTHORIZING CHAPTER 380 GRANTS IN RELATION TO OFFSET PURCHASE PRICE AS NEEDED; 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, Builders of Hope CDC, a Texas non-profit corporation, has presented a proposal to develop the City’s existing lot inventory for more affordable, work force 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 workforce 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 for the purpose of resale to Builders of Hope CDC the following properties for the following 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:

Property	Sales Price	Minimum Home Area	Maximum Initial Sales Price
2563 Wasina	\$45,000.00	1,700 sq. ft.	\$330,000.00
2568 Greenhurst	\$45,000.00	1,700 sq. ft.	\$330,000.00
2629 Squire Place	\$50,000.00	1,900 sq. ft.	\$355,000.00
2646 Greenhurst	\$50,000.00	1,900 sq. ft.	\$355,000.00
2560 Wicker	\$65,000.00	2,100 sq. ft.	\$379,950.00

SECTION 2. 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 3. 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.

SECTION 4. 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 5. This Resolution shall be effective immediately upon final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 16TH DAY OF NOVEMBER 2021.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:11-16-21:126044)