

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JUNE 27, 2022

22-0014

HOUSING AND HOMELESSNESS SOLUTIONS  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER CASEY THOMAS, PRESIDING

PRESENT: [7] Thomas (\*\*9:08 a.m.), Moreno, \*Arnold (\*\*9:02 a.m.), \*Blackmon,  
Mendelsohn, Ridley, Schultz

ABSENT: [0]

The meeting was called to order at 9:01 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 11:18 a.m.

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Chair

ATTEST:

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City Secretary Staff

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Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

**\*Note: Members of the Committee participated in this meeting by video conference.**

**\*\* Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JUNE 27, 2022

EXHIBIT A

**RECEIVED**  
2022 JUN-24 AM 8:49

**Public Notice**

CITY SECRETARY  
DALLAS, TEXAS

220637

**POSTED** CITY SECRETARY  
DALLAS, T. K

## City of Dallas

*1500 Marilla Street,  
Council Chambers, 6th Floor  
Dallas, Texas 75201*



**Housing and Homelessness Solutions Committee**

**June 27, 2022**

**9:00 AM**

**REVISED**

This Council Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encouraged to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallastv](https://bit.ly/cityofdallastv).

The public may also listen to the meeting as an attendee at the following videoconference link:  
<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m32bb933999f5cd2d08b6fe4aae3b7fce>

## Call to Order

## MINUTES

- 1      22-1494      Approval of the May 23, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:**      Minutes

## BRIEFING ITEMS

- A      22-1493      Housing Affordability Needs in the City of Dallas [Dr. Clare Losey, Assistant Research Economist, Texas Real Estate Research Center, Texas A&M University and David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**      Presentation

- B      22-1495      Dallas R.E.A.L Time Rapid Rapid Rehousing Updates for June 2022 [Christine Crossley, Director, Office of Homeless Solutions and Joli Robinson, Chief Executive Officer, Metro Dallas Homeless Alliance]

**Attachments:**      Presentation

## REPORTS

- C      22-1498      Department of Housing & Neighborhood Revitalization Performance Measure Update [Jessica MacKinnon, Department of Housing & Neighborhood Revitalization]

**Attachments:**      Report

**MEMORANDUMS**

- D 22-1499 Upcoming Agenda Item: Authorize an amendment to the bylaws of the Dallas Public Facility Corporation to allow year-round applications [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- E 22-1500 Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$2,500,000 in HOME funds with Jaipur Lofts, LLC or its affiliate (Applicant), conditioned upon Jaipur Lofts, LLC receiving a 2022 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- F 22-1501 Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$4,100,000 in HOME, CDBG or other eligible funds with Cypress Creek Montfort Drive, LP, or its affiliate (Applicant), conditioned upon Cypress Creek Montfort Drive, LP receiving a 2022 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 14119 Montfort Drive.  
[Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- G 22-1502 Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$7,325,000 in HOME, CDBG or other eligible funds with TX Markville 2022, LTD or its affiliate (Applicant), conditioned upon TX Markville 2022, LTD receiving a 2022 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 9222 Markville Drive. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- H 22-1503 Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$3,750,000 in HOME funds with Brompton Community Housing Development Corporation or its affiliate (Applicant), conditioned upon Skyline at Cedar Crest Apartments receiving a 2021 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 2720 East Kiest Boulevard. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

I 22-1504 Office of Homeless Solutions Porta-Potty and Handwashing Station Initiative  
Update [Christine Crossley, Director, Office of Homeless Solutions]

**Attachments:** Memo

**ADJOURNMENT**

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**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JUNE 27, 2022

EXHIBIT B



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 27, 2022

Item 1: Approval of the May 23, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Schultz and unanimously adopted. (Thomas, Arnold absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 27, 2022

BRIEFING ITEMS

Item A:       Housing Affordability Needs in the City of Dallas

The following individuals briefed the committee on the item:

- Majed Al-Ghafry, Assistant City Manager, City Manager's Office;
- Dr. Clare Losey, Assistant Research Economist, Texas Real Estate Research Center, Texas A&M University; and
- David Noguera, Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 27, 2022

BRIEFING ITEMS

Item B: Dallas R.E.A.L Time Rapid Rapid Rehousing Updates for June 2022

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions; and
- Joli Robinson, Chief Executive Officer, Metro Dallas Homeless Alliance

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 27, 2022

REPORTS

Item C: Department of Housing & Neighborhood Revitalization Performance Measure Update

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 27, 2022

MEMORANDUMS

- Item D: Upcoming Agenda Item: Authorize an amendment to the bylaws of the Dallas Public Facility Corporation to allow year-round applications
- Item E: Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$2,500,000 in HOME funds with Jaipur Lofts, LLC or its affiliate (Applicant), conditioned upon Jaipur Lofts, LLC receiving a 2022 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue.
- Item F: Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$4,100,000 in HOME, CDBG or other eligible funds with Cypress Creek Montfort Drive, LP, or its affiliate (Applicant), conditioned upon Cypress Creek Montfort Drive, LP receiving a 2022 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 14119 Montfort Drive.
- Item G: Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$7,325,000 in HOME, CDBG or other eligible funds with TX Markville 2022, LTD or its affiliate (Applicant), conditioned upon TX Markville 2022, LTD receiving a 2022 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 9222 Markville Drive.
- Item H: Upcoming Agenda Item: Authorize a development loan agreement in an amount not to exceed \$3,750,000 in HOME funds with Brompton Community Housing Development Corporation or its affiliate (Applicant), conditioned upon Skyline at Cedar Crest Apartments receiving a 2021 9% Housing Tax Credit award for the development of an affordable multifamily complex located at 2720 East Kiest Boulevard.
- Item I: Office of Homeless Solutions Porta-Potty and Handwashing Station Initiative Update

Councilmember Schultz moved to forward Items D - H to city council.

Motion seconded by Councilmember Mendelsohn and unanimously adopted.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, JUNE 27, 2022

EXHIBIT C

# Housing Affordability in the City of Dallas

Dr. Clare Losey

Assistant Research Economist

June 27, 2022




TEXAS A&M UNIVERSITY  
Texas Real Estate  
Research Center


**Housing affordability is the most pressing issue presently facing cities and communities across Texas.**





 NBC 5 Dallas-Fort Worth

## New Report: Housing Affordability Declines Despite Rising Wages in DFW

 Dallas Morning News

For families, renting a house in Dallas-Fort Worth has become highly competitive

 Dallas Morning News

Dallas-Fort Worth home prices rose a record 30.7% in March, index shows

 Dallas Morning News

D-FW's building shortfall has left the area lacking thousands of new homes

 D Magazine

Dallas Is Not Building Enough Housing to Keep Up With Its ...

# What's Constraining Affordability in the Dallas Housing Market?

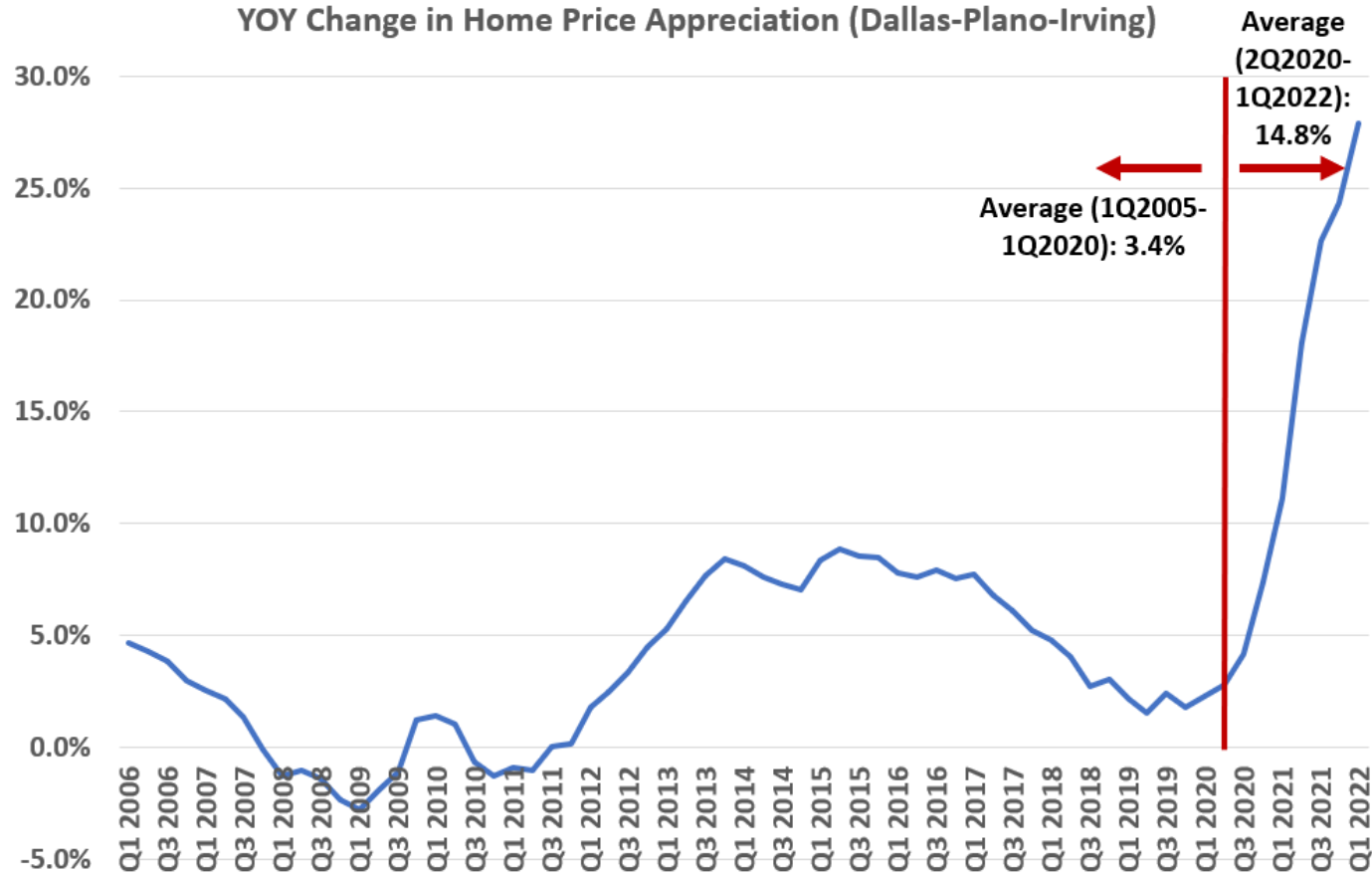
- 1) Sustained high home price appreciation & rent growth (i.e., strong demand for housing bolstered by strong population growth and labor market)**
- 2) Limited inventory of homes for sale & units for rent (i.e., supply-side constraints)**
- 3) Rising mortgage interest rates (could help to moderate demand for homeownership, but push potential buyers on the margin—i.e., first-time, low-income, & minority buyers—out of the market *first*)**
- 4) Tightened mortgage credit availability**
- 5) Rising costs of construction (materials & labor)**

# ...In other words

**The demand for housing units is significantly outpacing the supply of housing units in the City of Dallas.**

# Sustained High Home Price Appreciation

YOY Change in Home Price Appreciation (Dallas-Plano-Irving)



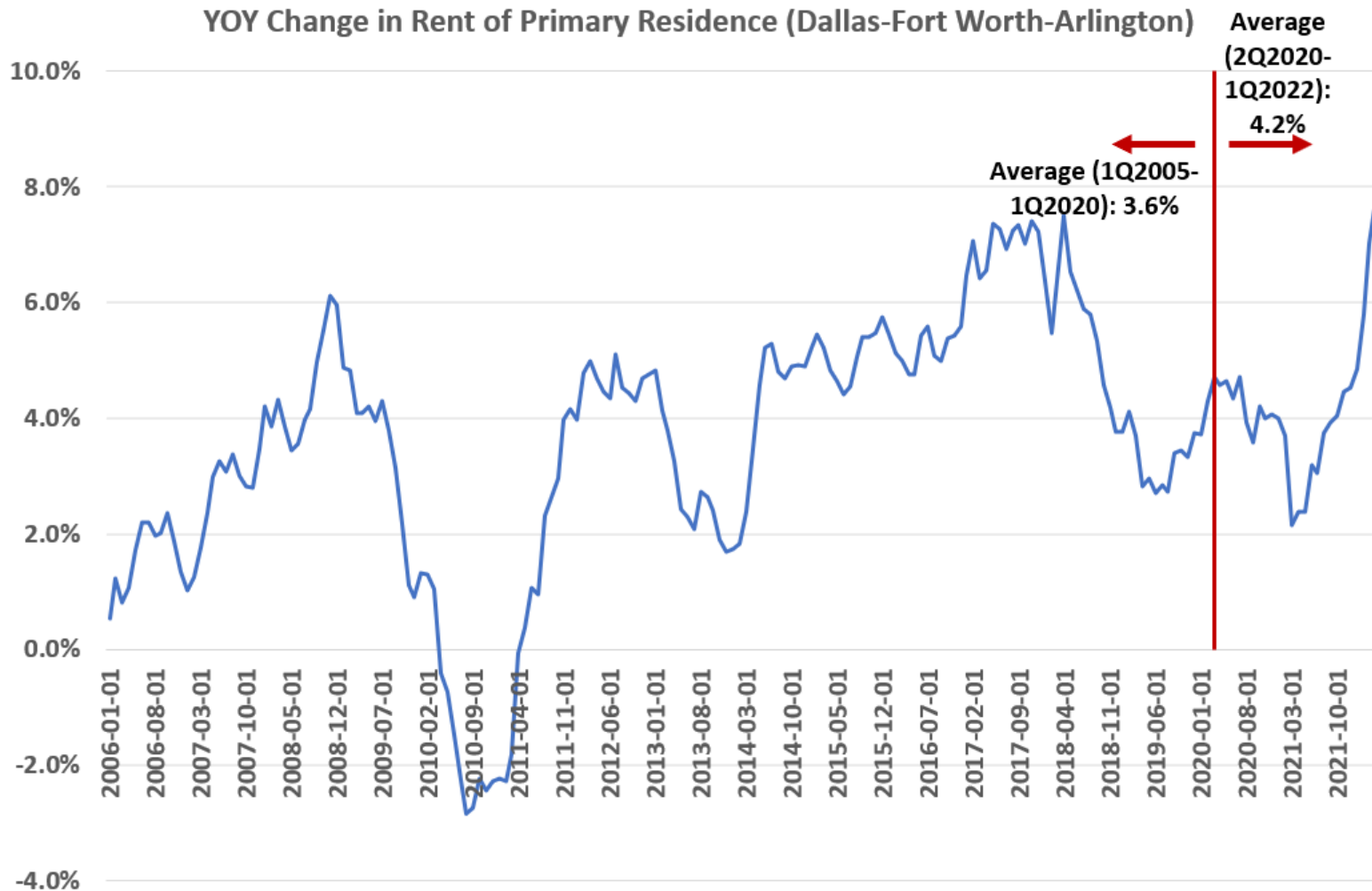
Quarter	YOY Change in Home Price Appreciation
Q1 2019	2.2%
Q2 2019	1.6%
Q3 2019	2.4%
Q4 2019	1.8%
Q1 2020	2.3%
Q2 2020	2.8%
Q3 2020	4.1%
Q4 2020	7.3%
Q1 2021	11.1%
Q2 2021	18.1%
Q3 2021	22.6%
Q4 2021	24.3%
Q1 2022	27.9%

Source: Texas Real Estate Research Center at Texas A&M University

Source: Texas Real Estate Research Center at Texas A&M University



# Strong Rent Growth



Source: Bureau of Labor Statistics, FRED



# Home Price & Rent Growth Largely Outpaces Income Growth

Year	YOY Change in Median Family Income	YOY Change in Home Price Appreciation	YOY Change in Rent of Primary Residence
2006	0.6%	<b>3.9%</b>	<b>1.6%</b>
2007	-5.0%	<b>1.5%</b>	<b>2.6%</b>
2008	4.2%	-1.5%	<b>4.5%</b>
2009	4.3%	-1.1%	3.4%
2010	1.0%	0.1%	-1.2%
2011	1.2%	-0.5%	1.0%
2012	1.4%	<b>3.0%</b>	<b>4.6%</b>
2013	-3.7%	<b>7.0%</b>	<b>2.8%</b>
2014	0.6%	<b>7.5%</b>	<b>4.1%</b>
2015	3.7%	<b>8.6%</b>	<b>5.1%</b>
2016	1.8%	<b>7.7%</b>	<b>5.2%</b>
2017	2.4%	<b>6.4%</b>	<b>7.0%</b>
2018	5.2%	<b>3.6%</b>	<b>5.7%</b>
2019	7.6%	2.0%	3.3%
2020	3.7%	<b>4.2%</b>	<b>4.2%</b>
<b>2021</b>	<b>3.2%</b>	<b>19.1%</b>	<b>3.5%</b>

\*Values in red exceed the change in median family income

Source: HUD, Bureau of Labor Statistics, FRED, Federal Housing Finance Agency



# Strong Population Growth

Year	Texas: Projected Population	Growth Rate	Dallas-Fort Worth- Arlington MSA: Projected Population	Growth Rate
2010	25,145,561		6,366,542	
2015	27,326,193	8.7%	7,007,212	10.1%
2020	29,677,668	8.6%	7,688,739	9.7%
2025	32,204,920	8.5%	8,437,621	9.7%
2030	34,894,452	8.4%	9,263,558	9.8%
2035	37,716,495	8.1%	10,152,233	9.6%
2040	40,686,496	7.9%	11,094,305	9.3%
2045	43,866,965	7.8%	12,096,161	9.0%
2050	47,342,105	7.9%	13,186,434	9.0%

**Projected  
population growth  
in DFW MSA  
exceeds that of  
Texas**

Source: Texas Demographic Center

# Strong Labor Market

Texas Metropolitan Areas Ranked by Employment Growth Rate

Metro	March 2022	March 2021	Annual Change	Year-over-Year Change
Austin-Round Rock	1,221,600	1,131,200	90,400	8.0%
Dallas-Plano-Irving	2,892,300	2,701,500	190,800	7.1%
Midland	105,800	99,000	6,800	6.9%
Waco	129,400	121,400	8,000	6.6%
Odessa	74,100	69,600	4,500	6.5%
Fort Worth-Arlington	1,136,200	1,075,700	60,500	5.6%
Houston-The Woodlands-Sugar Land	3,176,300	3,016,500	159,800	5.3%
Laredo	106,300	101,000	5,300	5.2%
College Station-Bryan	127,100	120,800	6,300	5.2%
McAllen-Edinburg-Mission	280,900	267,400	13,500	5.0%
San Antonio-New Braunfels	1,094,200	1,042,600	51,600	4.9%
Tyler	111,000	106,500	4,500	4.2%
Longview	96,300	92,400	3,900	4.2%
Lubbock	155,300	149,100	6,200	4.2%
Killeen-Temple-Fort Hood	150,300	144,400	5,900	4.1%
Brownsville-Harlingen	152,400	146,500	5,900	4.0%
Sherman-Denison	50,200	48,400	1,800	3.7%
Texarkana	60,100	58,000	2,100	3.6%
Amarillo	124,600	120,500	4,100	3.4%
Abilene	73,100	70,700	2,400	3.4%
San Angelo	49,600	48,100	1,500	3.1%
Corpus Christi	188,500	183,100	5,400	2.9%
Beaumont-Port Arthur	155,600	151,200	4,400	2.9%
El Paso	323,900	315,000	8,900	2.8%
Victoria	39,000	38,000	1,000	2.6%
Wichita Falls	58,400	57,200	1,200	2.1%

Sources: Texas Workforce Commission and Texas Real Estate Research Center at Texas A&M University





# Strong Labor Market...Adding Higher Paying Jobs!

## Dallas-Fort Worth-Arlington Nonfarm Seasonally Adjusted Employees

Industry	March 2022	Last Month		Last Year	
		Employed	Percent Change	Employed	Percent Change
Total Nonagricultural	4,036,289	4,016,694	0.5%	3,768,733	7.1%
Total Private	3,590,443	3,570,165	0.6%	3,325,852	8.0%
Goods Producing	518,637	515,575	0.6%	501,069	3.5%
Mining, Logging and Construction	226,197	224,034	1.0%	218,025	3.7%
Manufacturing	292,380	290,106	0.8%	282,969	3.3%
Service Providing	3,518,657	3,504,756	0.4%	3,268,324	7.7%
Trade, Transportation and Utilities	887,380	879,378	0.9%	829,093	7.0%
Information	86,015	85,676	0.4%	80,398	7.0%
Financial Activities	361,576	357,929	1.0%	335,483	7.8%
Professional and Business Services	728,895	732,702	-0.5%	664,176	9.7%
Education and Health Services	484,371	476,994	1.5%	454,390	6.6%
Leisure and Hospitality	396,598	395,238	0.3%	345,162	14.9%
Other Services	128,087	127,082	0.8%	116,994	9.5%
Government	446,242	445,994	0.1%	443,286	0.7%

Sources: Texas Workforce Commission and Texas Real Estate Research Center at Texas A&M University



# Limited Inventory of Homes for Sale

Year	Median Sales Price	First-Quartile Sales Price	Months Inventory	Average Days on Market
2011	\$175,000	\$65,000	5.21	85
2012	\$212,000	\$84,000	3.12	70
2013	\$246,220	\$118,000	2.17	49
2014	\$261,000	\$125,750	1.82	43
2015	\$284,000	\$136,000	1.89	36
2016	\$305,000	\$152,500	1.94	37
2017	\$330,000	\$170,000	1.86	37
2018	\$333,000	\$180,000	2.59	40
2019	\$330,000	\$188,000	2.72	46
2020	\$365,000	\$210,000	1.63	44
<b>2021</b>	<b>\$425,000</b>	<b>\$255,000</b>	<b>0.84</b>	<b>29</b>

Source: Texas Real Estate Research Center at Texas A&M University

**Balanced market  
has ~6.5 months of  
inventory**

# Mortgage Interest Rate

## 30-Year Fixed-Rate Mortgage Average in the United States



Source: Freddie Mac, FRED



# Increase in Mortgage Interest Rates Reduces Homebuyer Purchasing Power

<b>Mortgage Interest Rate</b>	<b>Home Purchasing Power</b>	<b>Maximum Home Price Affordable with \$50,000 Income</b>	<b>Decline in Purchasing Power</b>
3%	4.8	\$238,907	
3.5%	4.5	\$224,359	-6.5%
4%	4.2	\$211,480	-6.1%
4.5%	4.0	\$200,000	-5.7%
5%	3.8	\$189,702	-5.4%
5.5%	3.6	\$180,412	-5.1%
6%	3.4	\$171,990	-4.9%
6.5%	3.3	\$164,319	-4.7%

Source: Texas Real Estate Research Center at Texas A&M University

# Increase in Mortgage Interest Rates Raises the Required Income to Qualify for a Mortgage Loan

Mortgage Interest Rate	Median Sales Price (\$425,000)	First-Quartile Sales Price (\$255,000)
3%	\$88,947	\$53,368
3.5%	\$94,714	\$56,829
4%	\$100,482	\$60,289
4.5%	\$106,250	\$63,750
5%	\$112,018	\$67,211
5.5%	\$117,786	\$70,671
6%	\$123,554	\$74,132
6.5%	\$129,321	\$77,593

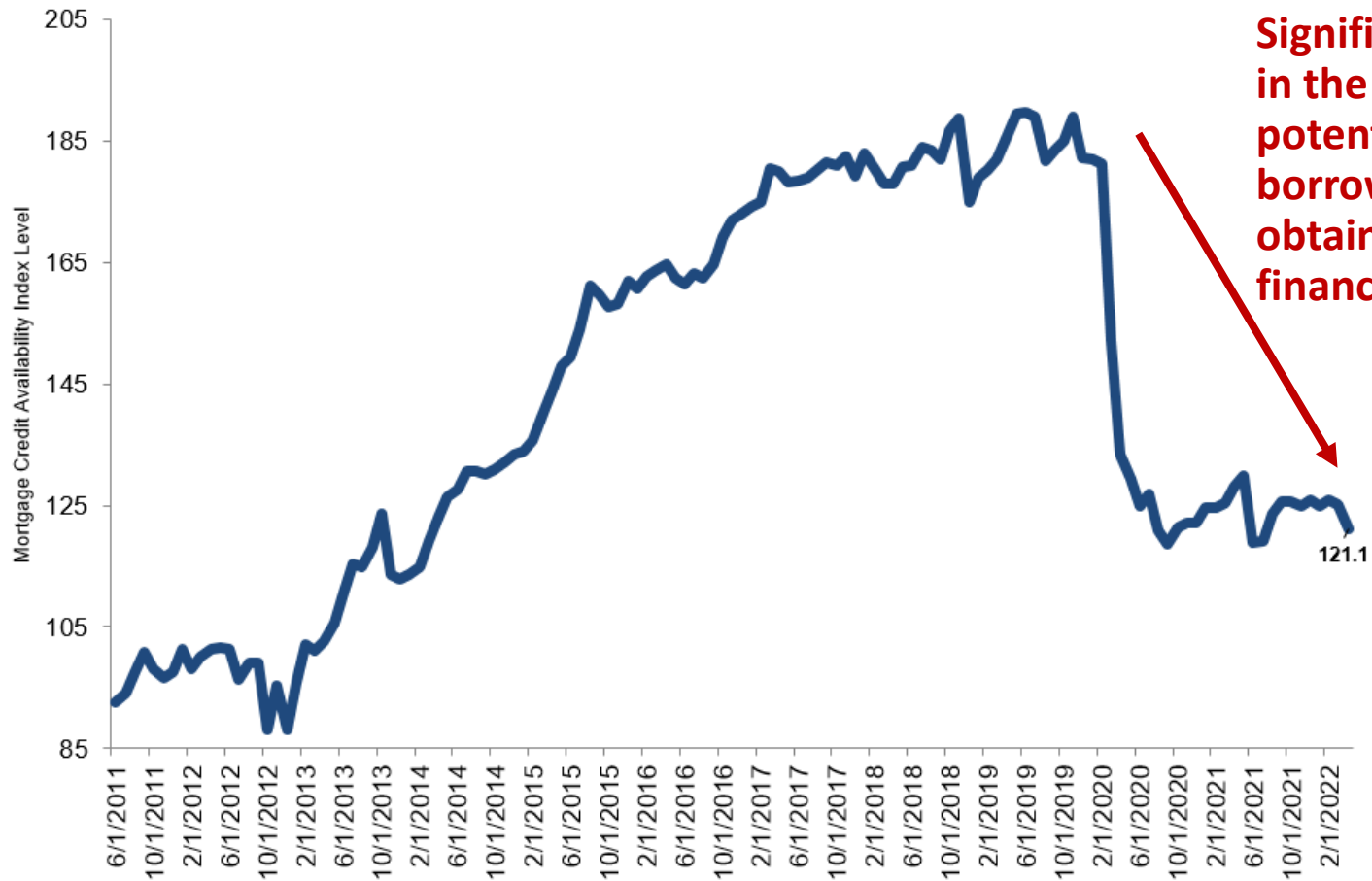
-Increase in required income to qualify for a mortgage loan pushes more potential buyers out of homeownership

(25.9%-32.4% increase in the required qualifying income from January-May 2022)

Source: Texas Real Estate Research Center at Texas A&M University

# Tightened Mortgage Lending Standards

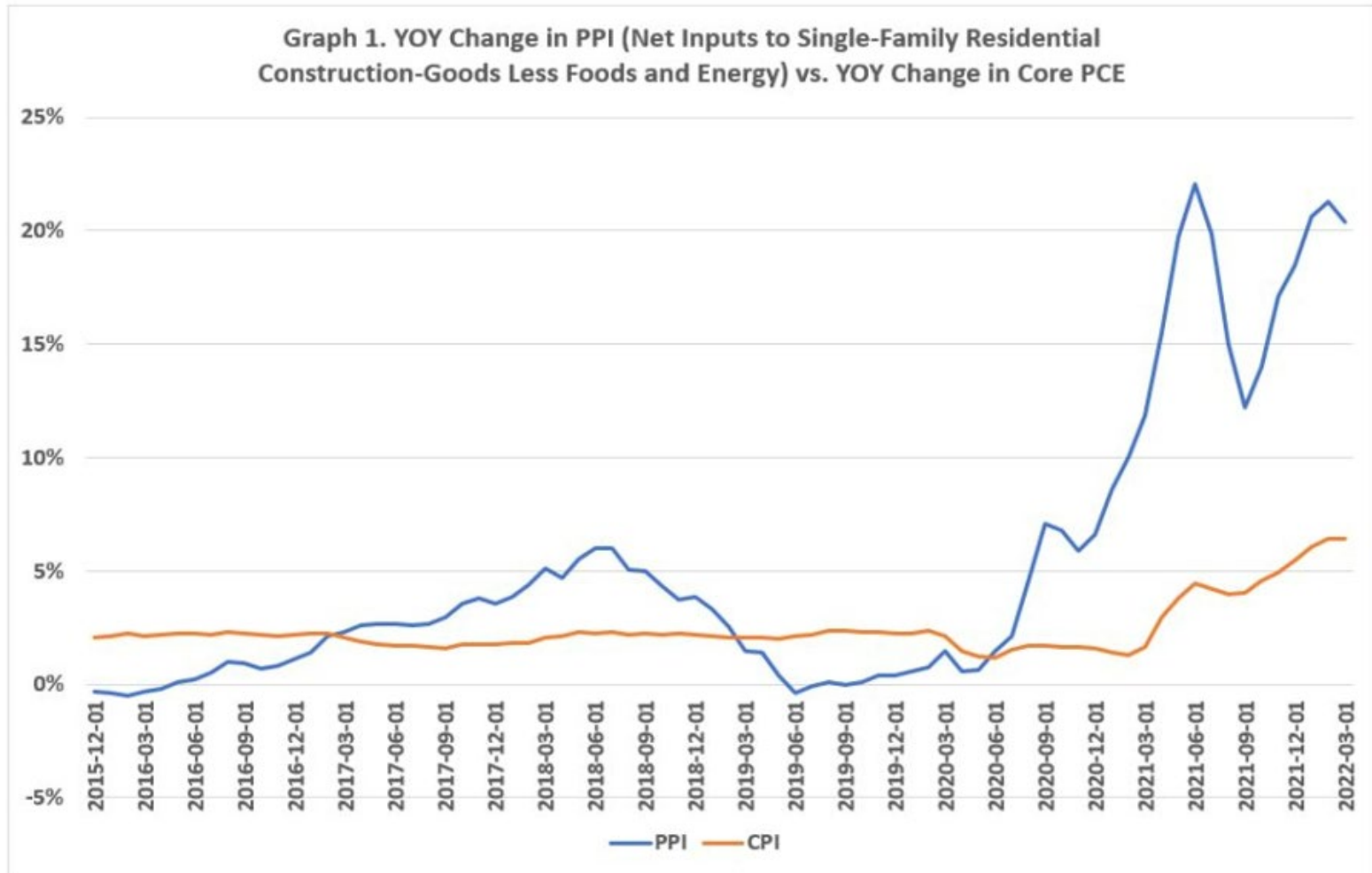
**Mortgage Credit Availability Index, Index Level by Month  
(NSA, 3/2012=100)**



Source: Mortgage Bankers Association

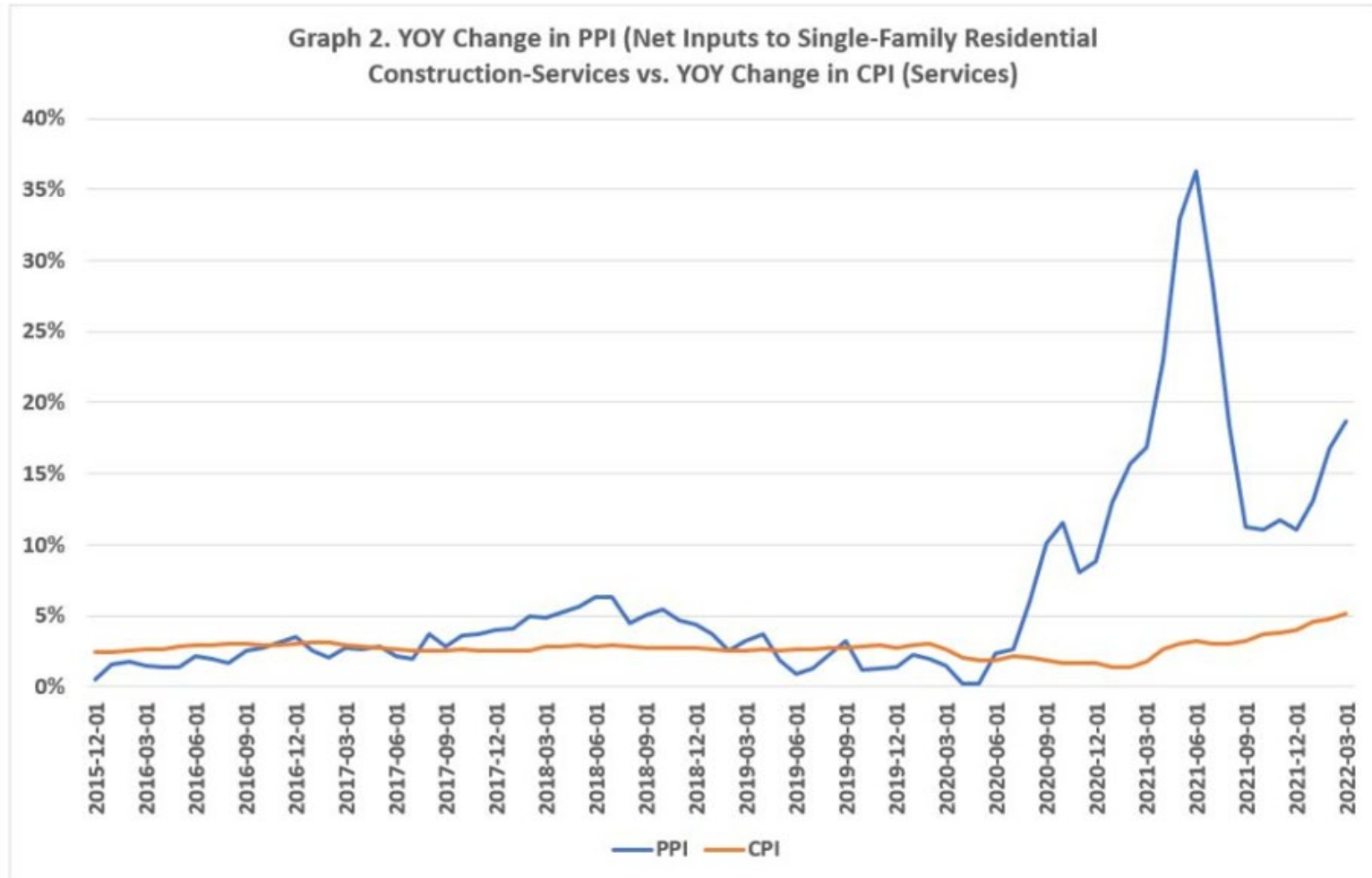


# Increase in the Costs of Construction Diminish Housing Affordability



Source: FRED

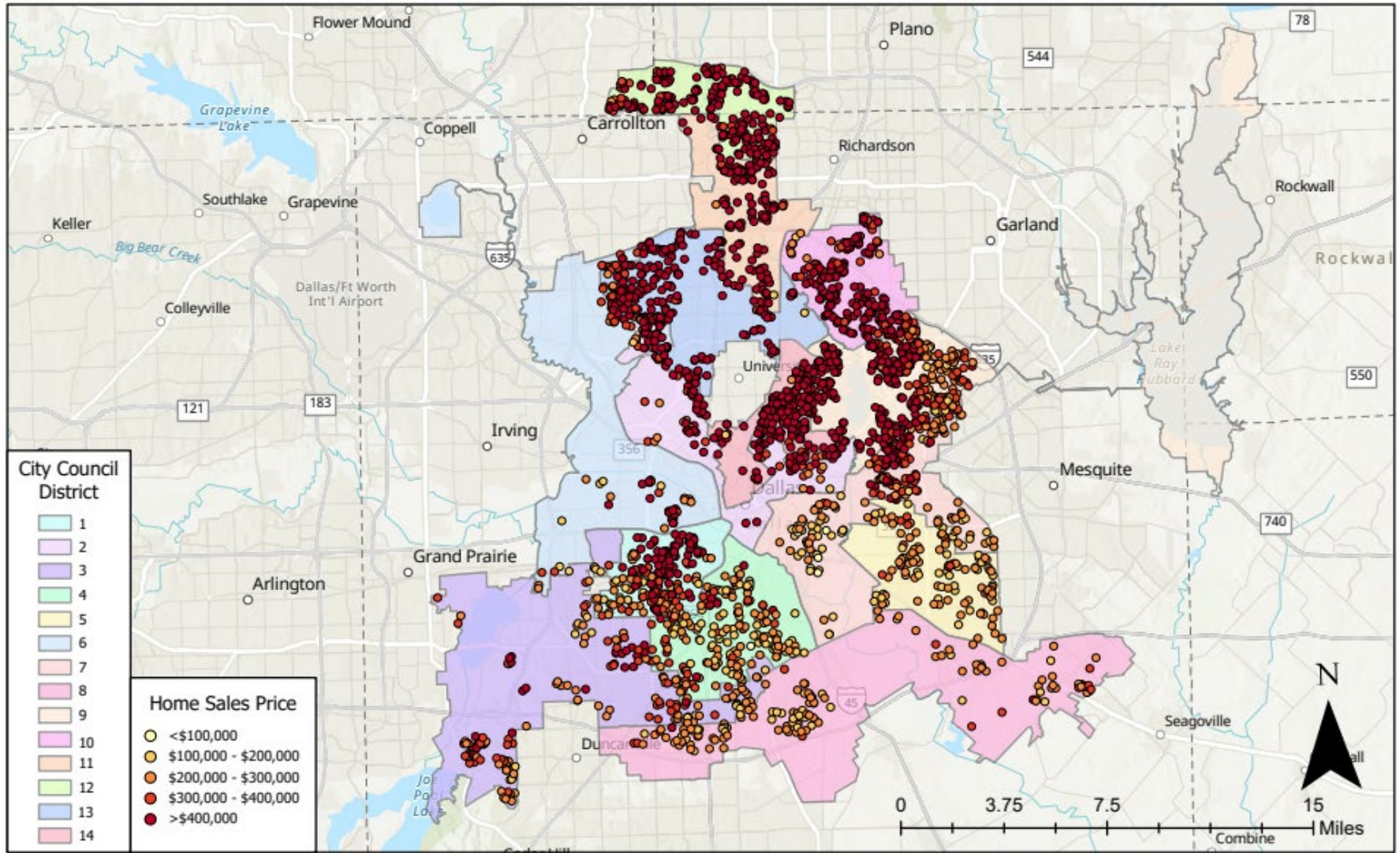
# Increase in the Costs of Construction Diminish Housing Affordability



Source: FRED



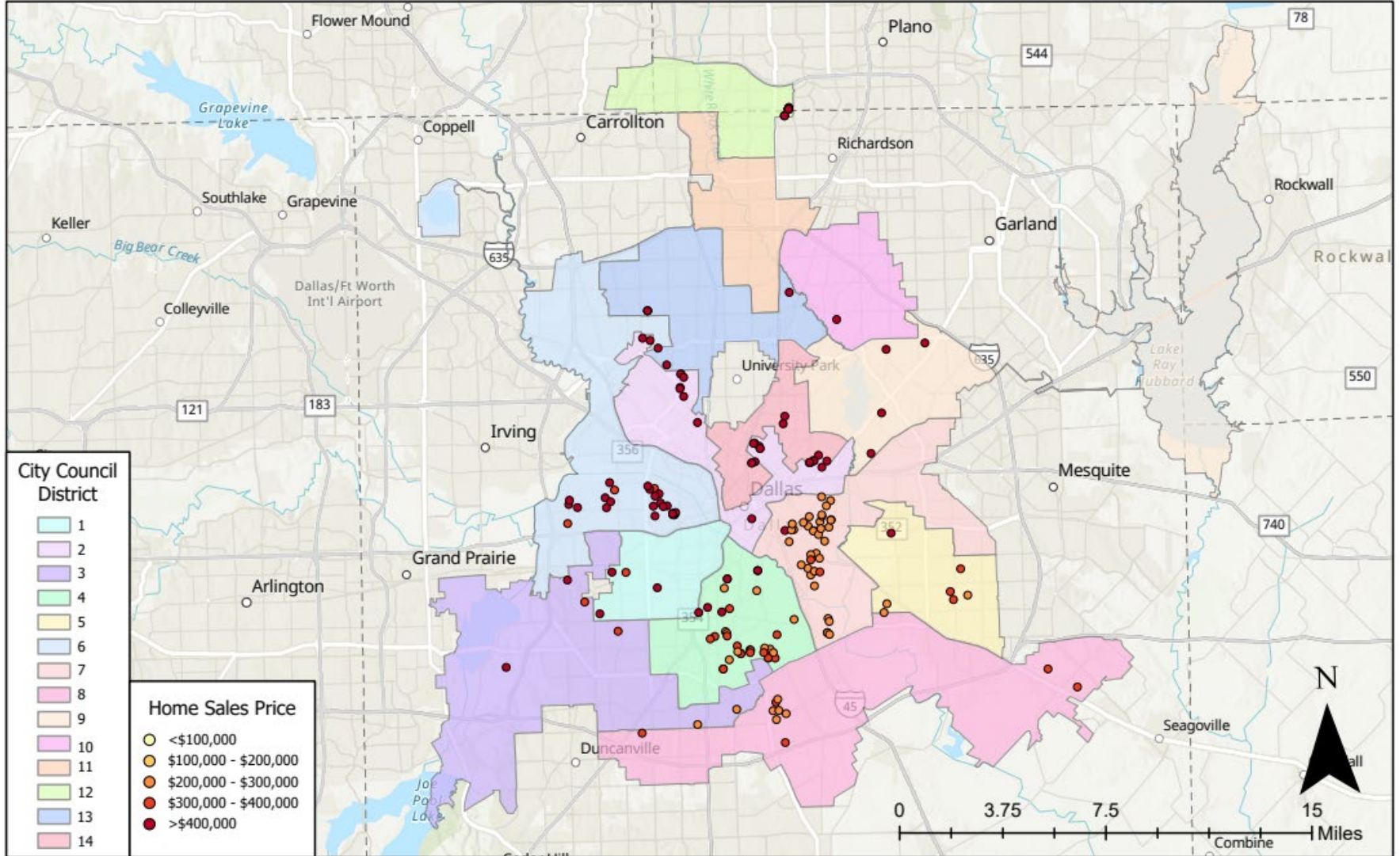
# Sales Price for Existing Single Family Homes in Dallas (2022)



Sources: Esri, NASA, NGA, USGS, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI, EPA, NPS



# Sales Price for New Single Family Homes in Dallas (2022)



Sources: Esri, NASA, NGA, USGS, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI, EPA, NPS

# Purpose of the Study

- **To better understand the housing needs of Dallas among various income levels and housing types across all 14 districts.**
- **To identify disparities in available supply and demand by income levels to properly target the goals of the Comprehensive Housing Policy.**
- **On April 27, Dallas City Council approved the eleven recommendations of the Comprehensive Housing Policy Racial Equity Assessment. This study extends on those recommendations.**

# Results of Model

- **Significant affordability constraints for low-income households, particularly with respect to homeownership.**
  - **Difficult for low-income households to attain homeownership.**

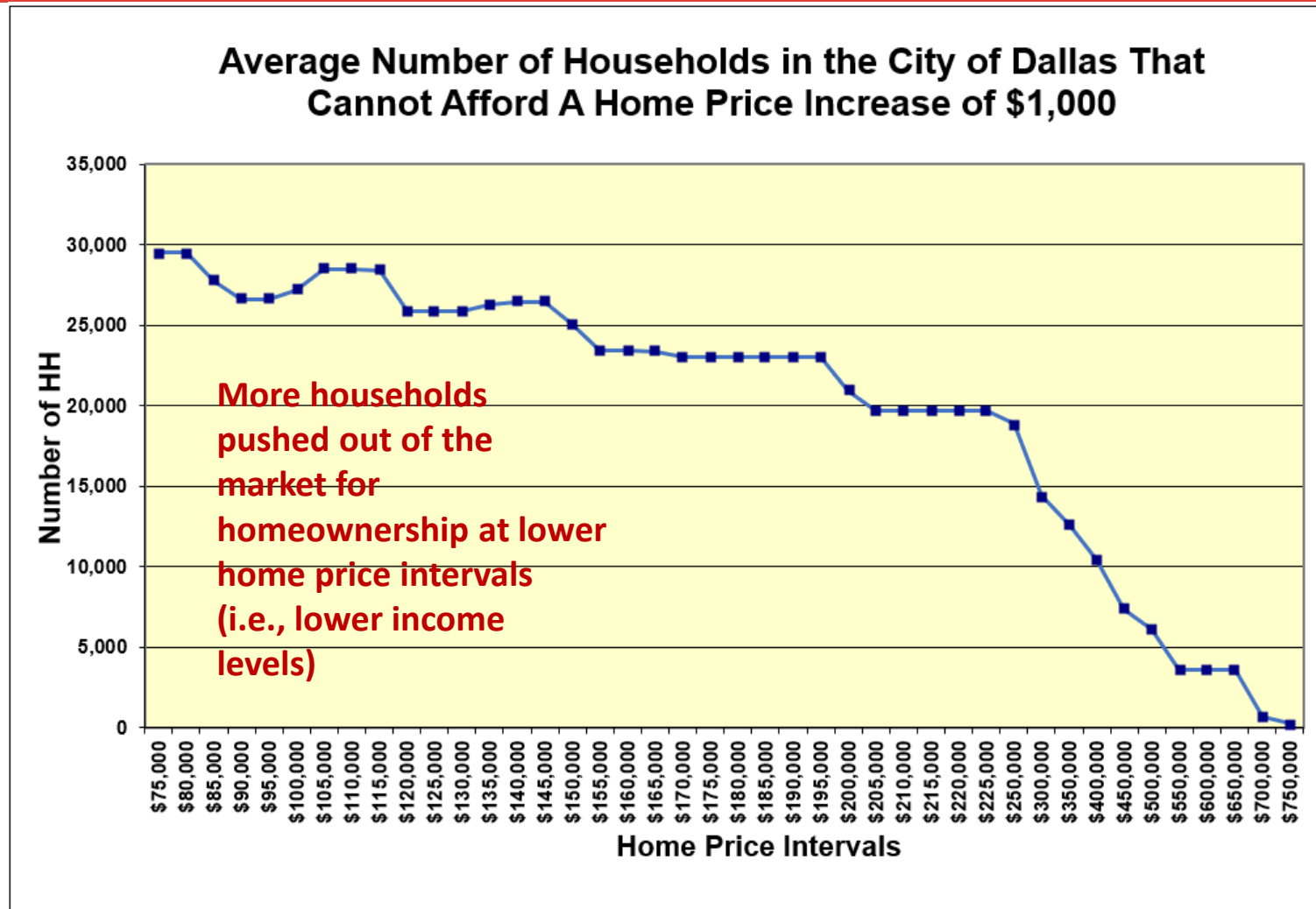
# Demand/Supply Imbalance: Homeownership for 4-Person Households

Income Cohort	Income Range		Affordable Home Price Range	Demand for Homeownership	Supply of Homes	Oversupply or Undersupply (#)
Extremely Low-Income	0-30%	\$0 - \$29,200	\$0 - \$95,701	26.2%	1.0%	<b>-25.2%</b> <b>(54,646)</b>
Very Low-Income	31-50%	\$29,201 - \$48,700	\$95,702 - \$159,611	22.7%	4.8%	<b>-17.9%</b> <b>(38,689)</b>
Low-Income	51-80%	\$48,701 - \$77,900	\$159,612 - \$255,313	23.1%	19.3%	<b>-3.7% (8,078)</b>
Workforce	81-120%	\$77,901 - \$116,880	\$255,314 - \$383,067	14.4%	18.5%	<b>4.1% (8,822)</b>
Market-Rate	121%+	\$116,881+	\$383,068+	13.6%	56.3%	<b>42.7%</b> <b>(92,591)</b>

Source: HUD, American Community Survey, Texas Real Estate Research Center at Texas A&M University

\*Supply reflects only single-family, existing homes

# Each Additional Increase in Home Prices Affects Higher Number of Lower-Income Households



Source: American Community Survey, Texas Real Estate Research Center at Texas A&M University

# Proposed Action

- **Consider affordable homeownership programs (such as down payment assistance) that reduce the barriers to homeownership, particularly for first-time, low-income, and minority households.**
  - **Three primary borrowing constraints: income, wealth, and credit.**
    - **Income is generally relatively “fixed,” at least on a short-term basis.**
    - **Credit score can be improved.**
    - **Wealth extremely difficult for low-income, non-homeowning households to accrue. Down payment assistant programs, which provide cash gifts to help with the down payment, are an effective way to counteract lack of wealth & difficulty building wealth.**
- **Consider increasing housing density to reduce costs of construction per unit of housing.**

# Next Steps

- **Complete analysis on rental housing in Dallas**
- **Generate results of model for City of Dallas Council districts**



Thank you!  
Contact:  
clare\_losey@tamu.edu  
254-717-9090





# Dallas R.E.A.L. Time Rapid Rehousing Updates

**June 2022**

**Presented by Metro Dallas Homeless Alliance  
and the City of Dallas**

# Homeless Collaborative Goals

## *Achieving Measurable Results in Five Years*

### GOALS

Effectively End Veteran Homelessness

Significantly Reduce Chronic Unsheltered Homelessness

Significantly Reduce Family & Youth Homelessness

### Transformation

Coordinated Governance Structure

Performance Management

Rehousing System Enhancements

Expanding Housing Capacity w/ Housing Initiatives

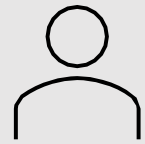
### Current Major Initiatives

Dallas R.E.A.L Time Rapid Rehousing  
Encampment Decommissioning  
Ending Veterans Homelessness Initiatives

# Dallas R.E.A.L Time Collective Results

## Who has been housed? *At a glance!*

October 2021 to June 2022



**703**

Total Individuals



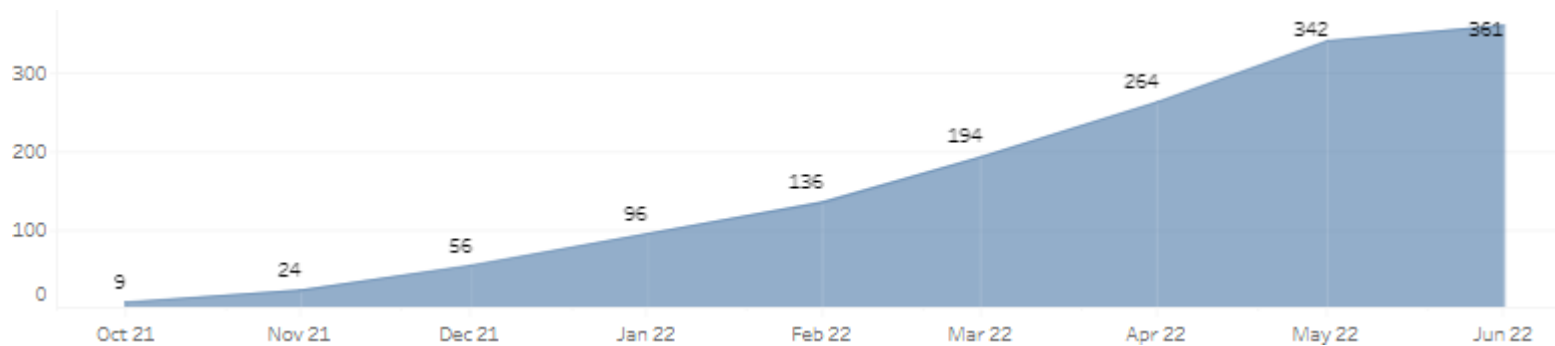
**397\***

Total Households

*\*Total includes data from 36 households fleeing DV not in the dashboard dataset*



Month over month **increases** in housing placements

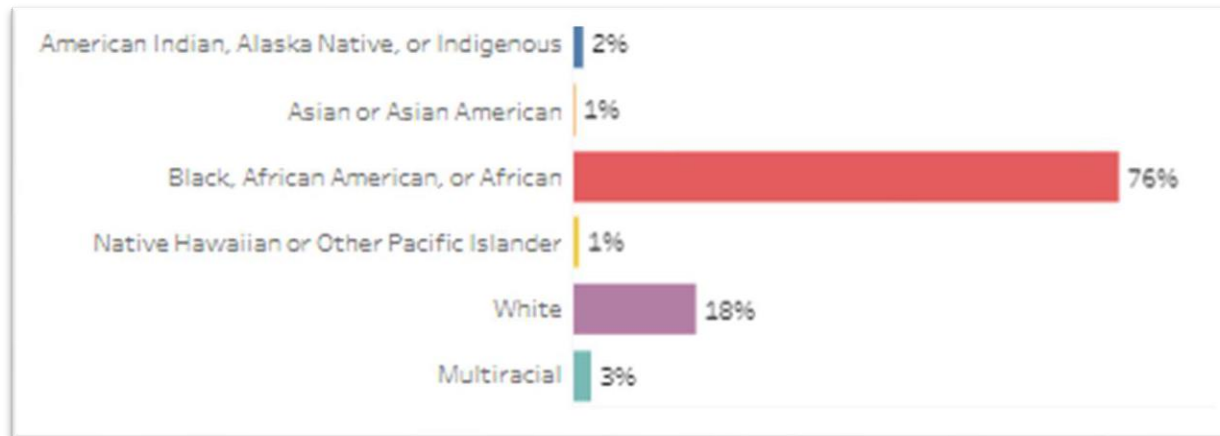


# Dallas R.E.A.L Time Collective Results

## Who has been housed? *At a glance!*

October 2021 to June 2022

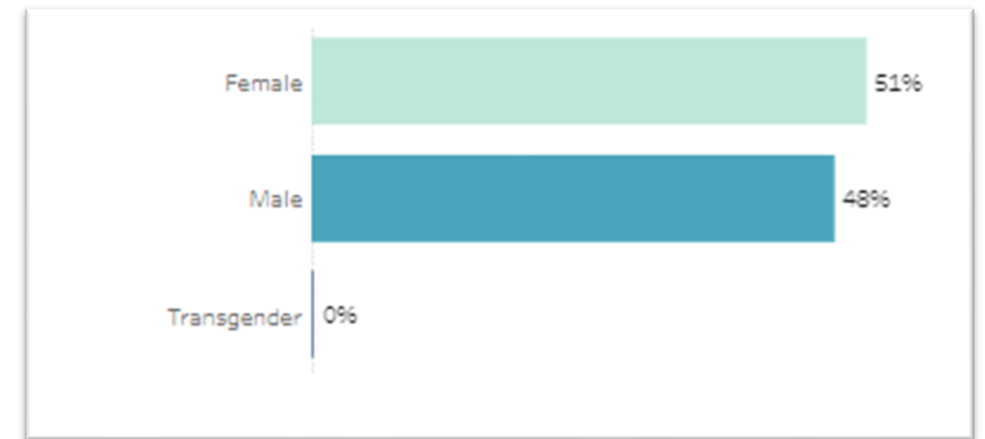
### RACE BREAKDOWN



Black households make up **76 %** of those housed, but **54 %** of the homeless population

Black males make up **47 %** of those housed

### GENDER BREAKDOWN



Female households make up **51%** of those housed, because of the initial push to house families first

# System Capacity Building is Showing Success

Rapid Rehousing Capacity has tripled since 2019...



**More people are getting housed**

In quarter one, permanent housing placements are up **17 %** over last year



**Lowest annual homeless count since 2019**

Veteran homelessness has steadily declined since 2019, with **314** veterans unhoused on any given night in 2022

**1326** Veterans housed since 2019 launch



**New landlord partnerships have been built**

New Housing Location Team engaged **654** landlords, started building portfolio of secured units - **454** total units identified, **56** units held under contract



**Leading CoC in HUD's NOFO Competition**

Dallas CoC scored **90 %** in HUD's CoC Competition in FY 2021, compared with 60 % in FY 2019





## *Creating pathways to housing for chronic unsheltered population*

### **Encampment Decommissioning**

- Chronic homelessness more than doubled in two years - from, 505 in 2020 to 1,029 people in 2022
- This populations makes up a growing share of the unsheltered population (40% in 2022 up from 11% in 2020)
- Encampment decommissioning provides new tools and solutions

# Encampment Decommissioning

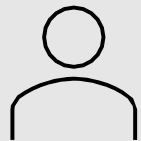
*Bringing together partners with a common mission to end homelessness and resolve public health risks with a focus on rehousing.*

## Key Results



**Seven**

Encampments Closed



**103**

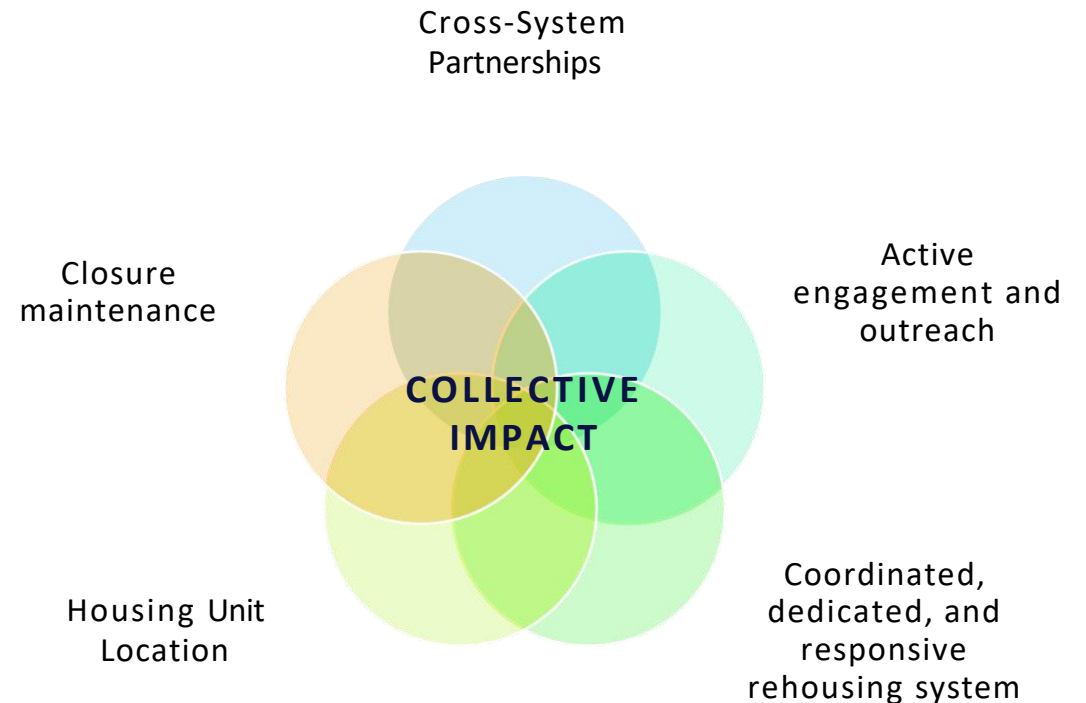
Individuals Engaged



**92**

Individuals on  
Pathway to Housing

## Key Success Factors





# Overcoming Operational Obstacles

## Housing Market

- ✓ Limited units available for extremely low-income renters\*
- ✓ Pressure on lowest end of the market; inflated rents, continuing to rise
- ✓ High competition, landlord choosing not to rent to subsidy-assisted tenants

## Workforce

- ✓ Finding, hiring staff
- ✓ Extreme staff turnover
- ✓ Onboarding, training a new workforce

## Operations

- ✓ Evolution of new partnerships
- ✓ Testing, refining, and learning new administrative structures
- ✓ Scaling components of the rehousing process (inspections, unit location, voucher issuance etc)

A recent report by the [National Low Income Housing Coalition](#) shows that there are only 20 affordable and available rental homes for every 100 extremely low-income renters in Dallas which is much lower than the national gap of 36

# Strategies to Continue Accelerating Housing Placements

## System Management

- ✓ Daily housing unit huddles
- ✓ In person coordination and case conferencing meeting
- ✓ Data driven improvement strategies, performance management

## Capacity Building

- ✓ Onsite technical assistance with Case Managers
- ✓ Focus on Housing Stability - Training Series + Community Integration Services RFP
- ✓ Enhanced leadership training w/ RRH Program Managers

## Housing Location

- ✓ Experimenting with and refining landlord incentive packages
- ✓ Coordinating with system wide housing locators
- ✓ Leveraging unit management technology

**What's Next**

## SCALE DALLAS R.E.A.L TIME HOUSING PLACEMENTS



- Find new tools to compel landlords to rent to subsidy holders
- Successful rehousing at more encampments
- Continue building workforce capacity

## PERMANENT SUPPORTIVE HOUSING EXPANSION STRATEGY



- Chronic homelessness has more than doubled, while permanent supportive housing stock has increased by only 5% over two years
- Begin to apply the same collective impact and investment modelling to PSH expansion strategies --- acquisitions, development and vouchers

## What's Next Transformation In Action

### CONTINUE THE JOB OF ENDING VETERAN HOMELESSNESS



- Continue targeting Veterans with the greatest barriers to housing who have been homeless the longest
- Collaborate with VA partners to address staffing capacity gaps
- Coordinate Landlord Engagement Strategies
- Leverage momentum from Permanent Housing Placement National Challenge

# The Homeless Collaborative, Dallas and Collin Counties



# Memorandum



CITY OF DALLAS

DATE June 27, 2022

Honorable Members of the City Council Housing and Homelessness Committee: Casey Thomas II (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing & Neighborhood Revitalization (Housing) reports project pipelines and accomplishments to the Housing and Homelessness Solutions Committee on a monthly basis. This memo summarizes accomplishments for development, repair programs, the Dallas Homebuyer Assistance Program (DHAP), and housing building permits that occurred in May 2022. The updated attachments are included, and more details are below:

## Development

The development project pipeline includes more detailed information about developments that have been approved by City Council or other approving entities and are in the predevelopment phase, are under construction, or have been completed this fiscal year. Details include property information, location information, funding information, and other details regarding the projects' statuses.

Following are the major changes in May 2022, also summarized in Exhibit 3:

- City Council approved funding for 300 multi-family units at the Terrace at Southern Oaks through the **Notice of Funding Availability (NOFA)**. This development was previously approved for investment from the Dallas Housing Finance Corporation (DHFC). This is the first project supported by the DHFC that did not incorporate Low Income Housing Tax Credits (LIHTC). The Terrace includes 1-4-bedroom units in Council District 4. Fifty-one percent, or 153 units, are reserved for families at 80% Area Median Income (AMI) or below and the remaining 147 units, or 49%, are market rate.
- The **Land Bank** ran out of inventory in early 2020 and was unable to acquire additional properties due to the moratorium on foreclosures during COVID. Since the courts reopened foreclosure proceedings, properties have been working through the process and 105 vacant lots have been acquired. Most of the lots are moving through the redemption period in anticipation of development in FY 2022-2023. Thirty-seven of these lots are already for sale on the Land Bank Program website and more lots will be for sale within the next few months. A majority of the

fifteen completed Land Bank homes in FY 2021-2022 are in Council District 7 (73%), and the remaining are in Council District 4.

- One **Land Bank** home and one **Land Transfer** home received building permits in May 2022, and three **Land Bank** homes completed construction.
- **The Mixed Income Housing Development Bonus (MIHDB) Program** has been amended to allow for a fee in lieu of on-site construction of reserved units, to expand the bonuses available to developers, and to reduce the parking requirement for participating developments in most cases. Housing will be developing policies and procedures for distributing the funds received and will present these recommendations to City Council later this year. In May 2022, City Council approved zoning for the Trammell Crow Knox Street mixed use project, the first new zoning case likely to use the in-lieu fee.

The more detailed pipeline data is attached and the geographic distribution of housing units in the complete pipeline is shown in Exhibit 1. All Council Districts have residential units supported by the Housing programs.

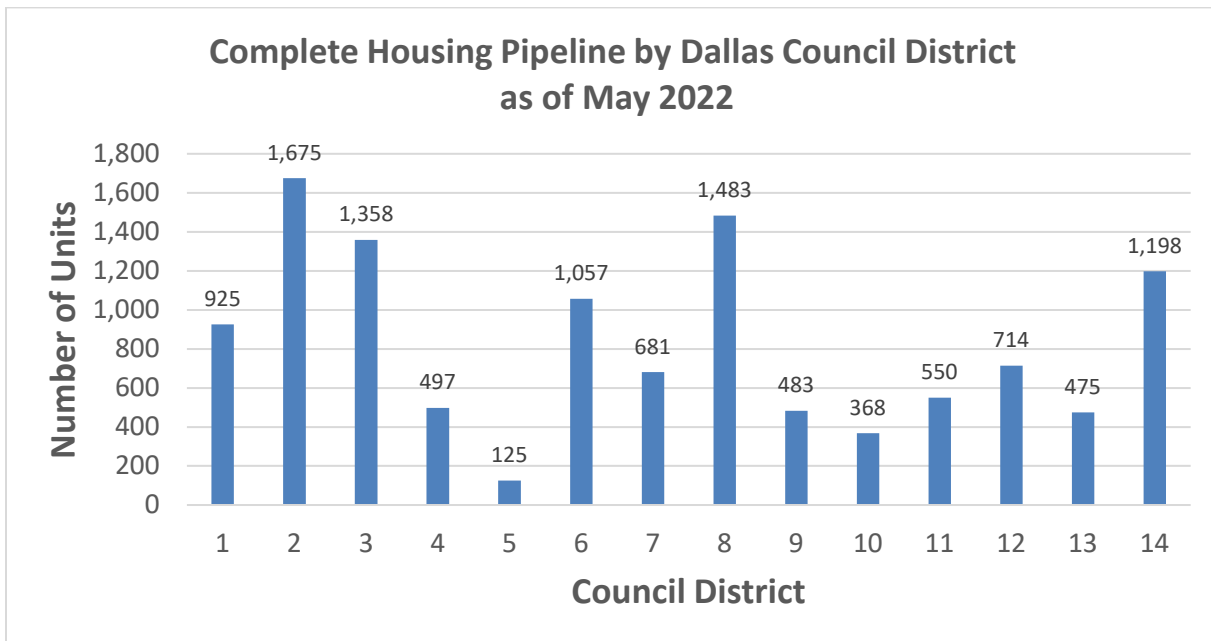


Exhibit 1: Distribution of Complete Pipeline of Housing Units as of May 2022

### Repair

Housing staff manages a handful of repair programs suited to different needs and different funding sources. In general, the home repair programs continue to move forward with a significant number of home repairs in the pipeline (see attachment).

DATE June 27, 2022  
SUBJECT **Department of Housing Performance Measure Update**

The **Home Improvement and Preservation Program (HIPP)** started construction on three new houses and completed four houses. There are currently 39 units under construction under this program and 41 units in predevelopment processes.

The **West Dallas Targeted Repair Program (TRP)** continues to receive new applications. In May 2022, Housing qualified three households and seven agreements were signed. There are currently 21 units under construction for this program and 42 units in predevelopment processes.

The **Dallas Tomorrow Fund (DTF)** has been a popular program despite its limited funding and applications. Housing logged three new households approved in May 2022, one agreement signed, and five completed home repairs. There are currently 9 units under construction for this program and 27 units in predevelopment processes.

The **Healthy Homes Lead Reduction (HHLR) Program** scheduled bid walks for all qualified applicants and one new application was processed.

The new dedicated City staff launched the **American Rescue Plan Act Neighborhood Revitalization Program (ARPA NRP)** which is now accepting applications for home repairs in the Joppa, Historic Tenth Street, and Five Mile neighborhoods. The program has received seven applications as of the end of May 2022. Housing will be working with the selected marketing consultant for ongoing community outreach and awareness about this program.

## **DHAP**

The **Dallas Homebuyer Assistance Program (DHAP)** experienced an increase in applicants and pre-qualifications with eight new homebuyers prequalifying in May 2022. This increase can be attributed to two reasons: first, partner single-family NOFA developers are starting to complete homes and search for buyers, and second, seasonal homebuying trends have an impact on Housing's program applicants. A majority (nine out of 12) of closed DHAP homes are in Council District 8 (see Exhibit 2).



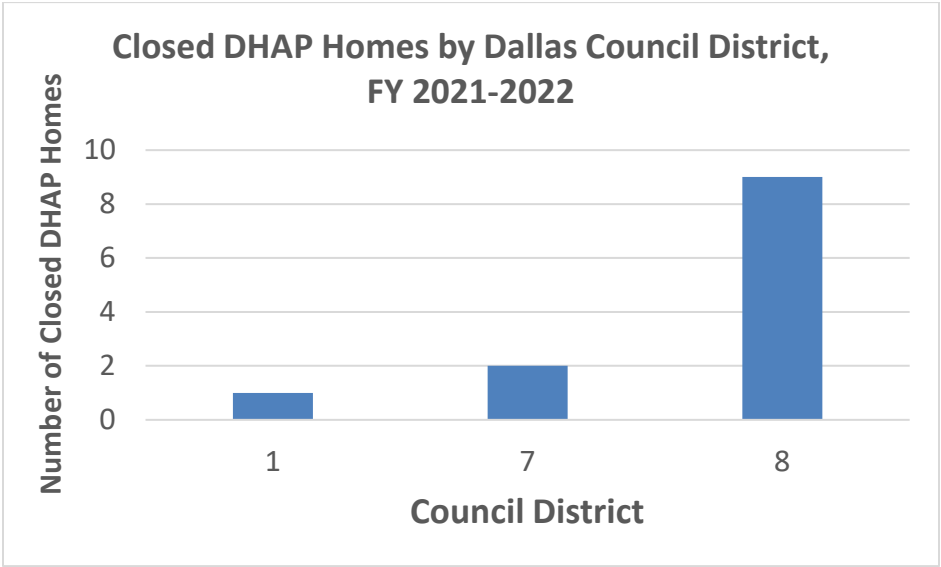


Exhibit 2: DHAP Homes Closed by Dallas Council District as of May 2022

**Housing Building Permits**

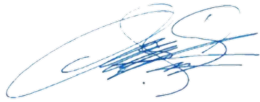
In May 2022, Dallas issued new construction permits on 508 new housing units for a total of 6,346 new units in FY 2021-2022. This fiscal year to date, 1,594 units supported by Housing have received a permit, meaning that more than 25% of housing units permitted in Dallas so far this year have received support from the City.

<b>Exhibit 3: Highlights of Housing Programs in May 2022</b>		
<b>Program</b>	<b>Number</b>	<b>Notes</b>
<b>Development</b>		
NOFA	300 units	Approved by City Council in May 2022
Land Bank	105 lots	Acquisition
Land Bank	1 home 3 homes	Received building permit Completed construction
Land Transfer	1 home	Received building permit
<b>Repair</b>		
HIPP	3 homes 4 homes	Agreements signed Units repaired
West Dallas	3 homes 7 homes	Applicants qualified Agreements signed
HHLR	1 home	Applicant qualified
DTF	3 homes	Households qualified

DATE June 27, 2022  
SUBJECT **Department of Housing Performance Measure Update**

	1 home 5 homes	Agreement signed Units repaired
ARPA	7 homes	Applications received Launch of program in May 2022
<b>Other</b>		
DHAP	8 homes	Prequalified
Building Permits	508 units	Residential units permitted

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@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

Attachments:  
City Council-Approved Development Pipeline  
Home Repair Pipeline  
Homebuyer Assistance Pipeline

- c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager
- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
<b>Completed</b>	Palladium Redbird	8	Palladium	DHFC, HOU, MIHDB	4% Tax Credit	7202 South Westmoreland Road	\$ 60,806,749	210	90	300
	Darby Knox District	14	Alliance	MIHDB	MIHDB Zoning	4444 Cole Ave	NA	34	299	333
	Aster at Uptown	14	Toll Brothers	MIHDB	MIHDB Zoning	3611 Congress	NA	9	261	270
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	4744 Burma Road	\$ 195,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	4002 Marshall Drive	\$ 185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2723 Choice Street	\$ 175,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4535 Frank Street	\$ 170,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	4105 Hamilton Avenue	\$ 180,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	4321 Hamilton Avenue	\$ 180,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	3925 Hamilton Avenue	\$ 170,000	1	0	1
	Land Bank Program	4	Marcer Construction	DHADC	Private	1423 E. Louisiana Avenue	\$ 190,000	1	0	1
	Land Bank Program	4	Marcer Construction	DHADC	Private	2763 Prosperity Avenue	\$ 190,000	1	0	1
	Land Bank Program	4	Marcer Construction	DHADC	Private	1707 Sicily Street	\$ 165,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	2239 Anderson Street	\$ 190,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	2241 Anderson Street	\$ 190,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	3907 Cauthorn Drive	\$ 165,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	3501 Roberts Avenue	\$ 190,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	2331 Starks Avenue	\$ 165,000	1	0	1
							<b>\$ 63,506,749</b>	<b>268</b>	<b>650</b>	<b>918</b>
	<b>Under Construction/ Contract Executed</b>	2400 Bryan	14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$ 77,746,799	111	106
Estates at Shiloh (Senior)		9	Generation Housing	DHFC, HOU	4% Tax Credit	2649 Centerville Road	\$ 40,781,976	239	25	264
Ridgecrest Terrace Apartments (Rehab)		3	Steele Properties	DHFC	4% Tax Credit	526 S. Walton Walker Blvd.	\$ 57,361,222	250	0	250
The Ridge at Lancaster		8	LDG Development	DHFC, MIHDB	4% Tax Credit	5995 Crouch Road	\$ 59,560,307	270	30	300
Gateway Oak Cliff		1	St. Margaret, Inc.	DHFC, MIHDB	4% Tax Credit	400 S. Beckley	\$ 47,131,511	184	46	230
Midpark Towers (Rehab)		11	Elizabeth Property Group	DHFC	4% Tax Credit	8550 Midpark Road	\$ 29,255,004	202	0	202
Dallas Stemmons Apartments		6	Palladium	ROS	9% Tax Credit	11070 N. Stemmons Freeway	\$ 20,020,169	87	0	87
Juliette Fowler Residences		2	Juliette Fowler Communities	ROS	9% Tax Credit	South Fulton Str and Eastside Ave	\$ 23,483,750	144	0	144
Villas @ Western Heights		6	MREC Companies	ROS, CRP, OED	9% Tax Credit	1515 Fort Worth Avenue	\$ 32,888,449	104	26	130
The Oaks		1	DHA/VOA	RONO, HOU	4% Tax Credit	630 S. Llewellyn Ave	\$ 44,053,609	243	17	260
Meadowbrook Apartments		8	LDG Development	DHFC/RONO, MIHDB	4% Tax Credit	15251 Seagoville Road	\$ 42,195,523	162	18	180
Westmoreland Station		3	Generation Housing	DHFC, HOU	4% Tax Credit	2700 S. Westmoreland Road	\$ 51,561,000	223	25	248
West Dallas - Scattered Sites		6	Builders of Hope	NOFA	Single Family	Scattered Sites	\$ 3,879,663	20	0	20
Cedar Crest		4	Confia Homes	NOFA	Single Family	Scattered Sites	\$ 3,600,000	19	0	19
Five Mile		8	Notre Dame Place Inc	NOFA	Single Family	Scattered Sites	\$ 20,965,000	86	0	86
Jeffries Meyers #1/ #3		7	Dallas Housing Foundation	NOFA	Single Family	Scattered Sites	\$ 6,367,368	34	0	34
Jeffries Meyers #2		7	Texas Community Builders	NOFA	Single Family	Scattered Sites	\$ 2,380,852	11	0	11
The Bottoms - Golden S.E.E.D.S		4	Golden S.E.E.D.S	NOFA	Single Family	Scattered Sites	\$ 4,821,423	22	0	22
St Jude - Park Central		11	Catholic Housing Initiative	NOFA	PSH	8102 LBJ Freeway	\$ 15,050,000	180	0	180
Ideal/Joppa		7	Dallas Habitat for Humanity	NOFA	Single Family	Scattered Sites	\$ 7,129,217	33	0	33
Lenox Oak Lawn		2	Oden Hughes	MIHDB	MIHDB Zoning	2929 Oak Lawn	NA	12	273	285
Provident McKinney (Vidorra)		14	Provident Realty	MIHDB	MIHDB Zoning	4700 McKinney	NA	20	178	198
9343/9353 Garland Road		9	Slate Properties	MIHDB	MIHDB Zoning	9343 Garland Road BU1 & BU2	NA	11	208	219
Capitol Flats		2	Larkspur Capital	MIHDB	MIHDB Zoning	5215 Capitol	NA	3	57	60
5050 Keeneland Project		3	AHS Residential	MIHDB	MIHDB Zoning	5050 Keeneland Pkwy	NA	17	319	336
Enclave Frankford		12	Integrated Real Estate Group	MIHDB	MIHDB Zoning	3301 Pres George Bush Tpk	NA	27	353	380
Modera Trinity		6	Mill Creek	MIHDB	MIHDB Zoning	2350 N Beckley Ave	NA	10	194	204
Alexan Arts III		2	Trammell Crow Residential	MIHDB	MIHDB By Right	5088 Ross & 1601 N Henderson	NA	46	340	386
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	4503 Electra Street	\$ 175,000	0	1	1
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	4712 Baldwin Street	\$ 175,000	0	1	1
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	2818 Le Clerc Avenue	\$ 175,000	0	1	1
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	4006 Carpenter Avenue	\$ 175,000	0	1	1
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	4007 Carpenter Avenue	\$ 175,000	0	1	1
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	4229 Carpenter Avenue	\$ 159,000	1	0	1
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	4233 Carpenter Avenue	\$ 159,000	1	0	1
Land Transfer Program		7	Beharry Homes	HOU, PW	Private	3817 Pine Street	\$ 159,000	1	0	1
Land Transfer Program		4	Black Island	HOU, PW	Private	2969 Cummings Street	\$ 180,000	0	1	1
Land Transfer Program		4	Black Island	HOU, PW	Private	4207 Opal Avenue	\$ 158,000	1	0	1
Land Transfer Program		7	CTE Homes	HOU, PW	Private	2473 Wells Street	\$ 160,000	0	1	1
Land Transfer Program		7	CTE Homes	HOU, PW	Private	2517 Wells Street	\$ 160,000	0	1	1
Land Transfer Program		7	CTE Homes	HOU, PW	Private	3435 Beall Street	\$ 160,000	0	1	1
Land Transfer Program		7	CTE Homes	HOU, PW	Private	3411 Detonte Street	\$ 160,000	0	1	1
Land Transfer Program		7	CTE Homes	HOU, PW	Private	3315 Detonte Street	\$ 145,000	1	0	1
Land Transfer Program		7	CTE Homes	HOU, PW	Private	4822 Owenwood Avenue	\$ 145,000	1	0	1
Land Transfer Program		7	CTE Homes	HOU, PW	Private	4609 Silver Avenue	\$ 145,000	1	0	1
Land Bank Program		7	Dallas Area Habitat	DHADC	Private	4744 Burma Road	\$ 180,000	1	0	1
Land Bank Program		7	Dallas Area Habitat	DHADC	Private	4726 Burma Road	\$ 180,000	1	0	1
Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4636 Cherbourg Street	\$ 180,000	1	0	1	
Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4538 Cherbourg Street	\$ 180,000	1	0	1	

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4534 Cherbourg Street	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4820 Zealand Street	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	7903 Trojan Street	\$ 180,000	1	0	1
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	1116 Brock Street	\$ 195,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2711 Rochester Street	\$ 185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	4103 Marshall Drive	\$ 185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2726 Valentine Street	\$ 175,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2926 Valentine Street	\$ 175,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4711 Frank Street	\$ 170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	2538 Starks Avenue	\$ 170,000	1	0	1
	Land Bank Program	6	Builders of Hope	DHADC	Private	2020 Morris Street	\$ 170,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	3425 Pondrom Street	\$ 180,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	4010 Roberts Avenue	\$ 180,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	3807 Frank Street	\$ 170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4806 Silver Avenue	\$ 185,000	1	0	1
							<b>\$ 596,397,842</b>	<b>2,796</b>	<b>2,225</b>	<b>5,021</b>
<b>Prelim Inducement/ Council Approved</b>	parcHAUS	8	Provident Realty Advisors	DHFC/RONO	4% Tax Credit	9101 Old Hickory Trail	\$ 84,545,786	291	33	324
	Ash Creek	7	DevCo	DHFC/RONO	4% Tax Credit	2605 John West Rd	\$ 54,892,942	280	0	280
	Estelle Village	8	Community Preservation Partners	DHFC/RONO	4% Tax Credit	5969 Highland Drive	\$ 73,453,904	291	0	291
	Parmore Univ. Hills (Senior)	3	JPI	RONO	4% Tax Credit	University Hills & Camp Wisdom	\$ 43,480,458	200	0	200
	Terrace at Southern Oaks	4	LDG Development	DHFC/RONO/NOFA, MIHDB	Conventional MF	3300 Southern Oaks Blvd.	\$ 60,538,517	151	149	300
	Jaipur Lofts	2	Saigebrook	ROS	9% Tax Credit	2203 N. Fitzhugh & 2102 Annex Ave.	\$ 28,214,074	71	0	71
	Blakely, The	2	Saigebrook	ROS	9% Tax Credit	1607 Carrol Ave. & 1407 Garrett Ave.	\$ 28,292,888	86	6	92
	Cypress Creek at Montfort	11	Sycamore Strategies	ROS	9% Tax Credit	NWC of Montfort & Spring Valley	\$ 44,655,796	116	52	168
	Malcom's Point Scholar House	7	Brinshore & South Fair CDC	ROS, 1,000 UC	9% Tax Credit	3015 Al Lipscomb Way	\$ 27,821,451	68	12	80
	Patriot Pointe at Markville	10	Generation Housing	ROS, DHFC	9% Tax Credit	9222 Markville Road	\$ 44,721,303	100	68	168
	Kiva East	2	Saigebrook	ROS, CRP, MIHDB	9% Tax Credit	4724 East Side Ave.	\$ 21,587,420	71	15	86
	Sadler Circle Senior Apartments	2	Resource Center of Dallas	ROS, CRP	9% Tax Credit	5717 Sadler Circle	\$ 20,416,324	84	0	84
	Skyline at Cedar Crest	4	Brompton CHDO (Houston)	ROS, MIHDB	9% Tax Credit	2720 E. Kiest Blvd.	\$ 22,587,127	87	22	109
	Cypress Creek at Forest Lane	10	Sycamore Strategies	ROS, CRP	9% Tax Credit	11520 N Central Expressway	\$ 47,589,846	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	NOFA	Single Family	6000 Block of Bexar St.	\$ 3,406,500	21	13	34
	Dolphin Heights	7	EDCO	NOFA	Single Family	Scattered Sites	\$ 1,039,433	5	0	5
	St. Philips Catalyst	7	St Philips	NOFA	Single Family	Scattered Sites	\$ 1,781,815	7	0	7
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topeka Ave	\$ 2,857,004	11	4	15
	Greenleaf Lake June	5	Greenleaf Ventures	NOFA	Single Family	NEC Lake June & St. Augustine	\$ 6,317,000	125	0	125
	Mountain Creek Apartments	3	NRP Group	DPFC	Conventional MF	NWC of I-20 & TX-480	\$ 59,246,341	162	162	324
	Oakhouse at Colorado	1	Mintwood Real Estate	DPFC	Conventional MF	900 E. Colorado Blvd.	\$ 48,230,230	113	102	215
	Standard at Royal	6	LDG Development	DPFC	Conventional MF	2737 Royal Lane	\$ 69,245,305	150	150	300
	Standard West Commerce	6	Ojala Partners	DPFC	Conventional MF	1400 West Commerce	\$ 64,763,980	153	147	300
	HighPoint at Wynnewood	1	MVAH Partners	DHFC/RONO	4% Tax Credit	1911 Pratt Street	\$ 46,845,856	220	0	220
	Saint Michael's and All Angels mixed use	13	Episcopal Diocese	MIHDB	MIHDB Zoning	8111 Douglas	NA	NA	NA	NA
	Fairfield Manderville	13	Fairfield	MIHDB	MIHDB Zoning	7735 & 7777 Manderville	NA	36	439	475
	Maple/Kimsey	2	Urban Genesis	MIHDB	MIHDB Zoning	5908 Maple	NA	4	69	73
	Maple/Kimsey	2	Urban Genesis	MIHDB	MIHDB Zoning	5901 Maple Ave	NA	3	56	59
	2811 Maple Ave	14	Crescent	MIHDB	MIHDB Zoning	2811 Maple	NA	6	174	180
	The Lyle	12	Toll Brothers	MIHDB	MIHDB By Right	17727 Addison Rd	NA	17	317	334
	4931 Live Oak et al	2	Conor Commercial	MIHDB	MIHDB By Right	4931 Live Oak et al	NA	33	294	327
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.	MIHDB	MIHDB Zoning	West quadrant Travis St & Knox St.	NA	TBD	TBD	TBD
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5914 Carlton Garrett Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	6302 Carlton Garrett Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Bethurum Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2324 Bethurum Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2305 Bethurum Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Dyson Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2313 Dyson Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2316 Dyson Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2517 Lowery Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2503 Lowery Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2510 Lowery Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2504 Lowery Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2512 Wells Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5007 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5023 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5215 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5031 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5041 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2723 Council Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2710 Council Street	\$ 173,000	1	0	1



Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5107 Echo Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5122 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5018 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5015 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	4930 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5102 Marne Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5021 Marne Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5006 Marne Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2815 Marder Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2708 Brigham Lane	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2461 Starks Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2457 Starks Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2415 Starks Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2404 Starks Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2402 Starks Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2429 Starks Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Macon Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2230 Macon Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2254 Macon Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2210 Garden Drive	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2246 Garden Drive	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2238 Garden Drive	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2411 Garden Drive	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2407 Garden Drive	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2335 Harding Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2700 Lawrence Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2227 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2218 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2318 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2410 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2530 Lawrence Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	4930 Crozier Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2506 Elsie Faye Heggins Street	\$ 173,000	1	0	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	1610 Kinmore Street	\$ 208,000	0	1	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	1632 Kinmore Street	\$ 208,000	0	1	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	5238 Beeman Avenue	\$ 208,000	0	1	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	3239 Reynolds Avenue	\$ 208,000	0	1	1
	Land Transfer Program	8	Camden Homes	HOU, PW	Private	5714 Bon Air Drive	\$ 208,000	0	1	1
	Land Transfer Program	8	Camden Homes	HOU, PW	Private	5662 Bon Air Drive	\$ 208,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4614 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4607 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4523 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4415 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4422 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4863 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4869 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4806 Baldwin Street	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4423 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4507 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4726 Frank Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4531 Frank Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Frank Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4410 Hamilton Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4343 Hamilton Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4211 Hamilton Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4309 Hamilton Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4318 Hamilton Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3706 Hamilton Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2906 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2814 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2820 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2902 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4346 Jamaica Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4406 Jamaica Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4431 Jamaica Street	\$ 184,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1611 Hudspeth Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 Hudspeth Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1714 Hudspeth Avenue	\$ 215,000	0	1	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1619 E Overton Road	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 E Overton Road	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1502 Marfa Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1527 Marfa Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1523 Garza Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1823 Garza Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4402 Landrum Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4217 Landrum Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4221 Landrum Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2908 Pennsylvania Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3004 Warren Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3021 Warren Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2625 Peabody Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2627 Peabody Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1423 Rowan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1554 Caldwell Avenue	\$ 184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1423 Caldwell Avenue	\$ 184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1217 Caldwell Avenue	\$ 215,000	0	1	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1530 Caldwell Avenue	\$ 184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	4415 Rose Street	\$ 184,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	1502 Hortense Avenue	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	3317 Biglow Drive	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2727 Maurine F Bailey Way	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2807 Farragut Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2850 Farragut Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2459 Macon Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2455 Macon Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2303 Starks Avenue	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2344 Starks Avenue	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2223 Garden Drive	\$ 194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	2615 Birdsong Drive	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	1222 Noah Street	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	819 Lambert Street	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	210 Cottonwood Parkway	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	530 Woodbine Avenue	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	612 S Moore Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2819 Troy Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4226 Canal Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4235 Canal Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4233 Canal Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4335 Spring Avenue	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2719 Frazier Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4230 Carl Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3635 Carl Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3802 Carl Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3642 Carl Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4319 Elsie Faye Heggins Street	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Moore Street	\$ 194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	507 N Moore Street	\$ 194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Denley Drive	\$ 194,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1356 S Denley Drive	\$ 184,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1806 Morrell Avenue	\$ 244,000	0	1	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	2722 E Overton Road	\$ 244,000	0	1	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1619 E Woodin Boulevard	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5504 Bexar Street	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5502 Bexar Street	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2604 Brigham Lane	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2718 Council Street	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2424 Garden Drive	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2425 Garden Drive	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2615 Hooper Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2726 Lawrence Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5006 Linder Avenue	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5002 Linder Avenue	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2711 Maurine F Bailey Way	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7735 Brownsville Avenue	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7736 Brownsville Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7721 Brownsville Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4549 Cherbourg Street	\$ 184,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4632 Corregidor Street	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7944 Hull Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7935 Hull Avenue	\$ 184,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4720 Stokes Street	\$ 184,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4331 Copeland Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4518 Jamaica Street	\$ 184,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4226 York Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2245 Anderson Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5814 Carlton Garrett Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2732 Keeler Street	\$ 184,000	0	1	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3331 Beall Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3322 Beall Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3327 Beall Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3310 Detonte Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	4714 Dolphin Road	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1522 E Ann Arbor Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1506 Presidio Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1403 Maywood Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	2524 Marjorie Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	2436 Hudspeth Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	426 Bonnie View Road	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	1204 Claude Street	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	216 Landis Street	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	112 N Cliff Street	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	623 Woodbine Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4210 Copeland Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4227 Copeland Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4302 Copeland Avenue	\$ 206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4302 Marshall Street	\$ 206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4335 Marshall Street	\$ 206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4615 Canal Street	\$ 206,000	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2453 Starks Ave	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2412 Starks Ave	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	5012 Marne Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	5039 Marne Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2338 Macon Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2510 Hooper Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	1916 J B Jackson Jr Blvd	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3723 Kenilworth Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3504 Roberts Avenue	\$ 190,500	0	1	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2215 Stoneman Street	\$ 190,500	0	1	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2643 Tanner Street	\$ 190,500	0	1	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3814 Atlanta Street	\$ 190,500	0	1	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	1242 E Ohio Ave	\$ 190,500	0	1	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	3723 Opal Avenue	\$ 190,500	0	1	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	4234 Opal Avenue	\$ 190,500	0	1	1
							<b>\$ 947,888,800</b>	<b>3,159</b>	<b>2,491</b>	<b>5,650</b>

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
Completed FY 21-22	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,521	\$ -	1	27%	88
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 17,940	\$ -	1	16%	60
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,928	\$ -	1	25%	61
	DTF	District 3	REKJ Builders, LLC	DTF	\$ 19,450	\$ 19,450	1	27%	66
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,930	\$ -	1	65%	63
	DTF	0	REKJ Builders, LLC	DTF	\$ 19,370	\$ 19,370	1	55%	44
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 20,000	\$ 20,000	1	60%	69
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 10,675	\$ -	1	28%	60
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,798	\$ -	1	33%	82
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 20,000	\$ -	1	31%	64
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 5,575	\$ -	1	20%	72
	HIPP	District 1	ANGEL AC & REFRIGERATION	CDBG	\$ 48,685	\$ -	1	62%	33
	HIPP	District 4	Scott-King Group, LLC	CDBG	\$ 49,999	\$ -	1	53%	60
	HIPP	District 8	Scott-King Group, LLC	CDBG	\$ 44,749	\$ 12,034	1	16%	67
	HIPP	District 7	Torres Construction	CDBG	\$ 47,632	\$ -	1	17%	81
	HIPP	District 5	J A Construction	CDBG	\$ 19,780	\$ -	1	48%	66
	HIPP	District 2	Torres Construction	CDBG	\$ 49,921	\$ -	1	45%	67
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 49,399	\$ -	1	56%	42
	HIPP	District 9	ANGEL AC & REFRIGERATION, J A	CDBG	\$ 47,620	\$ -	1	53%	64
	HIPP	District 9	REKJ Builders, LLC	CDBG	\$ 49,900	\$ -	1	27%	68
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	24%	60
	HIPP	District 4	Ever Green Constructions LLC	CDBG	\$ 49,991	\$ -	1	30%	61
	HIPP	District 6	Hinton Services LLC	CDBG	\$ 34,676	\$ 21,513	1	59%	52
	HIPP	District 6	Torres Construction	CDBG	\$ 43,226	\$ -	1	67%	48
	HIPP	District 3	Ever Green Constructions LLC	CDBG	\$ 49,990	\$ -	1	48%	62
	HIPP	District 3	Scott-King Group, LLC	CDBG	\$ 49,999	\$ -	1	57%	82
	HIPP	District 9	Torres Construction	CDBG	\$ 45,607	\$ -	1	19%	77
	HIPP	District 6	Symone Construction Services, LLC	CDBG	\$ 152,783	\$ -	1	37%	63
	HIPP	District 6	Symone Construction Services, LLC	CDBG	\$ 159,999	\$ 16,000	1	20%	90
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 49,910	\$ 20,210	1	23%	94
	HIPP	District 4	J A Construction	CDBG	\$ 49,950	\$ -	1	23%	65
	HIPP	District 3	Legacy RED Group	CDBG	\$ 28,763	\$ -	1	22%	60
	HIPP	District 7	Ever Green Constructions LLC	CDBG	\$ 49,960	\$ 4,996	1	20%	61
	HIPP	District 8	Legacy RED Group	CDBG	\$ 41,053	\$ 41,053	1	61%	38
	HIPP	District 8	Scott-King Group, LLC	CDBG	\$ 29,750	\$ 4,500	1	39%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,900	\$ -	1	59%	51
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,500	\$ -	1	75%	33
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,985	\$ -	1	25%	35
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ -	1	23%	72
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,675	\$ -	1	32%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,980	\$ -	1	55%	63
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,600	\$ -	1	50%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ -	1	75%	33
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,895	\$ 9,895	1	51%	41



Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,700	\$ -	1	9%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,650	\$ -	1	67%	69
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,935	\$ -	1	71%	28
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,700	\$ -	1	32%	57
					<b>\$ 1,715,872</b>	<b>\$ 189,020</b>	<b>48</b>	<b>40%</b>	<b>61</b>
<b>Under Construction</b>	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,990	\$ 19,990	1	49%	74
	DTF	District 8	REKJ Builders, LLC	DTF	\$ 14,280	\$ 14,280	1	33%	74
	DTF	District 5	REKJ Builders, LLC	DTF	\$ -	\$ -	1	76%	75
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 17,735	\$ 17,735	1	29%	85
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,963	\$ 19,963	1	27%	59
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,798	\$ -	1	33%	82
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,325	\$ 19,325	1	71%	55
	DTF	District 8	REKJ Builders, LLC	DTF	\$ 19,650	\$ 19,650	1	45%	72
	DTF	District 11	REKJ Builders, LLC	DTF	\$ 5,260	\$ 5,260	1	11%	47
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 39,775	\$ 39,775	1	38%	79
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,975	\$ 55,975	1	49%	68
	HIPP	District 5	Torres Construction	CDBG	\$ 30,258	\$ 30,258	1	84%	1
	HIPP	District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 63,599	\$ 63,599	1	25%	79
	HIPP	District 9	Torres Construction	CDBG	\$ 26,009	\$ 26,009	1	89%	69
	HIPP	District 2	Torres Construction	CDBG	\$ 59,945	\$ 59,945	1	66%	30
	HIPP	District 4	Torres Construction	CDBG	\$ 54,914	\$ 54,914	1	17%	63
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 157,450	\$ 90,840	1	32%	85
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 133,840	1	33%	72
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 90,540	1	26%	84
	HIPP	District 8	Torres Construction,Legacy RED Gro	CDBG	\$ 29,593	\$ 29,593	1	21%	71
	HIPP	District 4	DFW Renovation Solutions	CDBG	\$ 157,000	\$ 142,150	1	12%	52
	HIPP	District 8	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 154,450	1	40%	90
	HIPP	District 1	Torres Construction,J A Construction	CDBG	\$ 44,323	\$ 44,323	1	59%	38
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 164,800	\$ 164,800	1	46%	62
	HIPP	District 5	Torres Construction,J A Construction	CDBG	\$ 49,779	\$ 49,779	1	66%	81
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 49,915	1	47%	71
	HIPP	District 14	Scott-King Group, LLC	CDBG	\$ 49,350	\$ 10,020	1	74%	48
	HIPP	District 5	Scott-King Group, LLC,Agape Contrac	CDBG	\$ 49,999	\$ 49,999	1	42%	76
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 143,832	1	16%	46
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 49,999	\$ 13,145	1	69%	61
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 43,430	\$ 43,430	1	44%	67
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 67,480	1	15%	61
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 143,832	1	21%	77
	HIPP	District 7	ANGEL AC & REFRIGERATION	CDBG	\$ 43,545	\$ 43,545	1	79%	57
	HIPP	District 7	Torres Construction	CDBG	\$ 37,407	\$ 37,407	1	63%	44
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 49,110	\$ 35,745	1	40%	70
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 41,003	\$ 41,003	1	37%	78
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 156,415	\$ 26,644	1	27%	70

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 158,900	\$ 144,050	1	36%	94
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ 28,657	1	28%	67
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ 93,891	1	17%	63
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 156,040	\$ 137,118	1	17%	76
	HIPP	District 8	REKJ Builders, LLC,Opportunity Cons	CDBG	\$ 160,000	\$ 139,278	1	74%	77
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 158,240	\$ 25,477	1	26%	78
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 147,000	\$ 132,150	1	34%	68
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 152,130	\$ 24,866	1	47%	59
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 157,950	\$ 25,448	1	26%	77
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 115,156	1	26%	82
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,205	\$ 7,205	1	46%	60
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,780	\$ 7,780	1	54%	78
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ 9,940	1	18%	80
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	23%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,990	\$ 7,990	1	56%	60
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,370	\$ 7,370	1	47%	56
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,950	\$ 9,950	1	26%	47
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	19%	57
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	14%	69
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 5,225	\$ 5,225	1	19%	55
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	21%	67
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	44%	43
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,785	\$ 9,785	1	29%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,865	\$ 9,865	1	40%	51
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,970	\$ 9,970	1	54%	57
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	18%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	23%	38
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ 9,790	1	32%	84
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,553	\$ 8,553	1	22%	80
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	62%	79
					<b>\$ 4,316,934</b>	<b>\$ 3,085,730</b>	<b>69</b>	<b>39%</b>	<b>66</b>
<b>Preconstruction</b>	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		78
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		67
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		66
	ARPA (10th)	District 4		ARPA	\$ -	\$ -	1	77%	62
	ARPA (10th)	District 4		ARPA	\$ -	\$ -	1	32%	76
	ARPA (10th)	District 4		ARPA	\$ -	\$ -	1	93%	66
	ARPA (10th)	District 4		ARPA	\$ -	\$ -	1	39%	97
	ARPA (10th)	District 4		ARPA	\$ -	\$ -	1	85%	63
	ARPA (10th)	District 4		ARPA	\$ -	\$ -	1	129%	54
	ARPA (10th)	District 4		ARPA	\$ -	\$ -	1		59
	DTF	District 7		DTF	\$ -	\$ -	1	2%	65

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
DTF		District 13		DTF	\$ -	\$ -	1	18%	63
DTF		District 7		DTF	\$ -	\$ -	1		58
DTF		District 7		DTF	\$ -	\$ -	1	34%	57
DTF		District 7		DTF	\$ -	\$ -	1	36%	51
DTF		District 2		DTF	\$ -	\$ -	1	21%	72
DTF		District 7		DTF	\$ -	\$ -	1	78%	66
DTF		District 7	REKJ Builders, LLC	DTF	\$ 11,800	\$ 11,800	1	25%	75
DTF		District 5		DTF	\$ -	\$ -	1	14%	70
DTF		District 4		DTF	\$ -	\$ -	1	46%	67
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,865	\$ 19,865	1	36%	73
DTF		District 7		DTF	\$ -	\$ -	1	31%	69
DTF		District 7	REKJ Builders, LLC	DTF	\$ -	\$ -	1		55
DTF		District 7		DTF	\$ -	\$ -	1	12%	54
DTF		District 7		DTF	\$ -	\$ -	1	28%	79
DTF		District 3		DTF	\$ -	\$ -	1	21%	79
DTF		District 12		DTF	\$ -	\$ -	1	9%	69
DTF		District 7		DTF	\$ -	\$ -	1	66%	54
DTF		District 5		DTF	\$ -	\$ -	1	41%	64
DTF		District 5	REKJ Builders, LLC	DTF	\$ 4,030	\$ 4,030	1	29%	76
DTF		District 7		DTF	\$ -	\$ -	1	26%	57
DTF		District 3		DTF	\$ -	\$ -	1	73%	49
DTF		District 7		DTF	\$ -	\$ -	1	16%	58
DTF		District 7		DTF	\$ -	\$ -	1	17%	44
DTF		District 7		DTF	\$ -	\$ -	1	36%	71
DTF		District 7		DTF	\$ -	\$ -	1	19%	63
DTF		District 6		DTF	\$ -	\$ -	1	49%	70
HIPP		District 6		CDBG	\$ -	\$ -	1	62%	59
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ 57,700	\$ 57,700	1	26%	82
HIPP		District 5	Torres Construction	CDBG	\$ 54,349	\$ 54,349	1	67%	59
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 173,175	1	55%	94
HIPP		District 7	ANGEL AC & REFRIGERATION	CDBG	\$ 58,189	\$ 58,189	1	70%	51
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 173,175	1	16%	
HIPP		District 14	ANGEL AC & REFRIGERATION	CDBG	\$ 59,920	\$ 59,920	1	81%	46
HIPP		District 2	Titan & Associates Construction, LLC	CDBG	\$ 56,100	\$ 56,100	1	42%	59
HIPP		District 6	Titan & Associates Construction, LLC	CDBG	\$ 58,850	\$ 58,850	1	25%	69
HIPP		District 4		CDBG	\$ -	\$ -	1	48%	64
HIPP		District 4	NCN Constructions LLC	CDBG	\$ 59,793	\$ 59,793	1	18%	68
HIPP		District 8	Torres Construction	CDBG	\$ 56,182	\$ 56,182	1	30%	76
HIPP		District 2	NCN Constructions LLC	CDBG	\$ 59,650	\$ 59,650	1	65%	49
HIPP		District 4		CDBG	\$ -	\$ -	1	25%	73
HIPP		District 7	Titan & Associates Construction, LLC	CDBG	\$ 51,000	\$ 51,000	1	43%	66
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 48,005	\$ 48,005	1	16%	65
HIPP		District 6		CDBG	\$ -	\$ -	1	21%	82
HIPP		District 5	Dallas Finest Construction LLC	CDBG	\$ 58,825	\$ 58,825	1	66%	71

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
HIPP		District 5	Scott-King Group, LLC	CDBG	\$ 58,500	\$ 58,500	1	22%	72
HIPP		District 7		CDBG	\$ -	\$ -	1	72%	69
HIPP		District 5	Torres Construction	CDBG	\$ 26,472	\$ 26,472	1	71%	66
HIPP		District 7		CDBG	\$ -	\$ -	1	15%	58
HIPP		District 2		CDBG	\$ -	\$ -	1	18%	65
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	33%	69
HIPP		District 5		CDBG	\$ -	\$ -	1	24%	83
HIPP		District 5		CDBG	\$ -	\$ -	1	32%	68
HIPP		District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ 59,909	1	56%	75
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	25%	77
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ 35,900	\$ 35,900	1	54%	60
HIPP		District 4	Dallas Finest Construction LLC	CDBG	\$ 48,855	\$ 48,855	1	53%	75
HIPP		District 1	Scott-King Group, LLC	CDBG	\$ 59,455	\$ 59,455	1	24%	82
HIPP		District 3	Torres Construction	CDBG	\$ 58,621	\$ 58,621	1	39%	79
HIPP		District 7	Dallas Finest Construction LLC	CDBG	\$ 57,990	\$ 57,990	1	32%	66
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 37,425	\$ 37,425	1	26%	66
HIPP		District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	69
HIPP		District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	58
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 28,513	\$ 28,513	1	64%	62
HIPP		District 9	Torres Construction	CDBG	\$ 51,682	\$ 51,682	1	35%	50
HIPP		District 12	Scott-King Group, LLC	CDBG	\$ 39,300	\$ 39,300	1	71%	73
HIPP		District 13	REKJ Builders, LLC	CDBG	\$ 48,050	\$ 48,050	1	58%	78
HIPP		District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 169,114	1	13%	71
Lead		District 6		Lead	\$ -	\$ -	1	52%	59
Lead		District 3		Lead	\$ -	\$ -	1	25%	48
Lead		District 1		Lead	\$ -	\$ -	1	23%	47
Lead		District 2		Lead	\$ -	\$ -	1	1%	52
Lead		District 1		Lead	\$ -	\$ -	1		68
Lead		District 7		Lead	\$ -	\$ -	1	50%	26
Lead		District 4		Lead	\$ -	\$ -	1	20%	70
Lead		District 4		Lead	\$ -	\$ -	1		
Lead		District 6		Lead	\$ -	\$ -	1	69%	28
Lead		District 4		Lead	\$ -	\$ -	1		53
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	21%	81
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	27%	55
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	21%	75
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	37%	44
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	60
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	63%	60
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,953	\$ 9,953	1	74%	49
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	31%	53
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	69
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	69%	53
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	18%	74

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	50
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	16%	55
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	74
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	71
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	36%	63
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	21%	78
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	62
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	42%	81
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	27%	47
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1		2
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	21%	67
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	34%	71
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	67%	77
	West Dallas	District 4		Equity Fund	\$ -	\$ -	1	18%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	70%	58
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	51
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	37%	44
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	24%	85
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	61
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	24%	63
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	40%	69
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	69%	59
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	28%	65
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	80
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	56%	45
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	17%	67
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	40%	65
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	72
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	75
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	63%	65
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	58%	70
					<b>\$ 2,019,897</b>	<b>\$ 2,019,897</b>	<b>130</b>	<b>39%</b>	<b>64</b>

Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served
Closed FY 21-22	DHAP	1	Everett financial Inc dba Supreme Ler	CDBG, HOME	\$ 145,000	\$ 30,000	71.18%	33	1
	DHAP	8	Gold Financial	CDBG, HOME	\$ 215,000	\$ 40,000	73.57%	35	1
	DHAP	8	Origin Bank Home Lending	CDBG, HOME	\$ 205,000	\$ 40,000	72.94%	24	1
	DHAP	8	Origin Bank Home Lending	CDBG, HOME	\$ 185,000	\$ 40,000	66.92%	28	1
	DHAP	7	Gold Financial Services	CDBG, HOME	\$ 170,000	\$ 40,000	65.72%	57	1
	DHAP	8	Origin Bank Home Lending	CDBG, HOME	\$ 225,000	\$ 40,000	74.38%	25	1
	DHAP	8	Origin Bank Home Lending	CDBG, HOME	\$ 205,000	\$ 40,000	62.17%	34	1
	DHAP	8	Origin Bank Home Lending	CDBG, HOME	\$ 215,000	\$ 40,000	62.41%	31	1
	DHAP	8	Homeside Financial LLC	CDBG, HOME	\$ 215,000	\$ 15,800	76.35%	45	1
	DHAP	8	Cadence Bank (BancorpSouth)	CDBG, HOME	\$ 230,000	\$ 40,000	72.01%	33	1
	DHAP	8	Origin Bank Home Lending	CDBG, HOME	\$ 215,000	\$ 40,000	60.28%	38	1
	DHAP	7	Inwood National Bank	CDBG, HOME	\$ 225,000	\$ 37,986	61.54%	40	1
						<b>\$ 204,167</b>	<b>\$ 443,786</b>	<b>68%</b>	<b>35</b>
Prequalified	DHAP				\$ -	\$ -	74.54%	34	1
	DHAP		Fairway Independent Mortgage Corporation		\$ -	\$ -	78.19%	52	1
	DHAP		Bank of America		\$ -	\$ -	67.49%	40	1
	DHAP		AmCap Mortgage dba Gold Financial Services		\$ -	\$ -	67.18%	2	1
	DHAP		Paramount Residential Mortgage Group, Inc.		\$ -	\$ -	63.77%	50	1
	DHAP				\$ -	\$ -	60.14%	30	1
	DHAP		Town Square Mortgage & Investments, LLC		\$ -	\$ -	63.66%	27	1
	DHAP				\$ -	\$ -	64.33%	27	1
	DHAP				\$ -	\$ -	72.28%	38	1
	DHAP		Gold Financial		\$ -	\$ -	74.78%	42	1
	DHAP		Amegy Bank		\$ -	\$ -	73.45%	32	1
	DHAP				\$ -	\$ -	67.91%	28	1
	DHAP, Targeted Occupation				\$ -	\$ -	108.53%	34	1
	DHAP				\$ -	\$ -	74.48%	40	1
	DHAP	Dallas	loanDepot		\$ 195,000	\$ -	65.59%	44	1
	DHAP				\$ -	\$ -	56.92%	31	1
	DHAP		Simmons Bank		\$ -	\$ -	78.01%	48	1
	DHAP				\$ -	\$ -	75.96%	58	1
	DHAP		Southwest Funding		\$ -	\$ -	66.12%	48	1
	DHAP				\$ -	\$ -	65.99%	25	1
	DHAP				\$ -	\$ -	71.49%	27	1
	DHAP				\$ -	\$ -	52.73%	54	1
	DHAP		Martha Vega Soledad		\$ 200,000	\$ -	47.28%	30	1
	DHAP, Targeted Occupation				\$ -	\$ -	83.04%	42	1
	DHAP		AMCAP DBA Gold Financial		\$ 180,000	\$ -	50.36%	29	1
	DHAP				\$ -	\$ -	60.80%	49	1
	DHAP				\$ -	\$ -	76.93%	57	1
	DHAP				\$ -	\$ -	72.10%	30	1
	DHAP				\$ -	\$ -	60.80%	36	1
	DHAP		Chase Bank		\$ -	\$ -	68.35%	31	1
	DHAP, Targeted Occupation				\$ -	\$ -	63.06%	35	1
	DHAP, Targeted Occupation				\$ -	\$ -	90.78%	34	1
	DHAP				\$ -	\$ -	65.46%	46	1
DHAP				\$ -	\$ -	70.82%	27	1	
					<b>\$ 16,912</b>	<b>\$ -</b>	<b>69%</b>	<b>37</b>	<b>34</b>

# Memorandum



CITY OF DALLAS

DATE June 27, 2022

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Upcoming Agenda Item: Amendment to the Bylaws of the Dallas Public Facility Corporation**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on August 24, 2022 to authorize an amendment to the bylaws of the Dallas Public Facility Corporation (Corporation). The current bylaws only allow the Corporation to receive applications during an annual three-month period. This window limits the Corporation's ability to act on potential mixed-income housing developments that require the Corporation's Board of Directors and City Council approval in the other nine months of the year. Because suitable development sites for mixed-income housing become available throughout the year, Staff recommend removing the three-month application period language from the Corporation's bylaws and allowing the Corporation to receive applications on an ongoing basis. This will ensure the City can act on potential mixed-income housing developments as they become available.

## BACKGROUND

Per Section 7.5 of the Corporation's bylaws, "Applications shall only be accepted during an annual three-month period, as specified by the General Manager." As noted above, potential development sites become available at all times throughout the year. Limiting the Corporation's ability to receive applications to three months out of the year hinders the City's ability to provide high-quality, mixed-income housing throughout the City. Many high-opportunity sites require swift action from developer, the Corporation, and City Council to meet the closing timelines set forth by property owners. If a site becomes available outside of the three-month application period, a developer does not have enough time to wait until the next application period opens. In the real estate market we are currently experiencing, a developer will only have about 30 to 60 days before removing contingencies and going hard on earnest money deposits. Developers will not risk these funds without at least an approved term sheet from the Corporation's Board of Directors. It is imperative that the Corporation is able to receive applications as potential developments become available to allow for the development of workforce and mixed-income housing throughout the City.

The ability to receive applications year-round is not without precedent in the City and has provided flexibility to the affordable housing development community. For instance, the Dallas Housing Finance Corporation (DHFC) receives applications on an ongoing basis. This has allowed the DHFC Board of Directors and Staff to process applications in a timely manner to meet State of Texas tax credit and private activity bond deadlines. The



DATE June 27, 2022


SUBJECT **Upcoming Agenda Item: Amendment to the Bylaws of the Dallas Public Facility Corporation**

Comprehensive Housing Policy (CHP) also allows year-round applications for 4% housing tax credit Resolutions of No Objection. Application deadlines are provided by Staff only to inform developers of when applications must be submitted in order to receive committee and City Council approval; the applications can be submitted at any time. In August 2020, the Department of Housing & Neighborhood Revitalization modified its Notice of Funding Availability (NOFA) to function as a standing application in order to receive proposals as they become available. This has resulted in a more diverse array of project types and development partners as well as better performance in meeting federal grant timeliness tests. The Office of Economic Development also receives development incentive applications on an ongoing basis to participate in economic development activities as they become available.

The first three-month application period opened on October 1, 2021 and closed December 31, 2021. Staff received 13 applications. The next three-month application period was opened on May 1, 2022 and will close July 31, 2022. Staff has received one application in this application period and anticipate an additional five to seven applications. Under the current bylaws, the Corporation would not be able to receive an application until May 1, 2023. Many potential mixed-income and workforce housing development opportunities will come on the market between now and then and the City will not be able to act. Removing the three-month application period requirement will allow the Corporation and City to act in a timely manner to partner in the development of mixed-income housing that furthers the goals of the CHP.

Staff recommends approval of this item to allow the Corporation to receive applications on an ongoing basis in a manner similar to most other Housing and Economic Development programs of the City in order to better respond to the real estate development market.

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@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

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# Memorandum



CITY OF DALLAS

DATE June 27, 2022

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Jaipur Lofts**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on August 10, 2022 to authorize the execution of a development loan agreement in an amount not to exceed \$2,500,000.00 in HOME Investment Partnerships Program (HOME) with Jaipur Lofts, LLC or its affiliate (Applicant), conditioned upon Jaipur Lofts, LLC receiving a 2022 9% Housing Tax Credit award for the development of Jaipur Lofts, a 71-unit mixed-income multi-family complex located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue. The Applicant received a fundable score through the Notice of Funding Availability (NOFA) application process and a third-party underwrite of the project is underway to confirm the funding gap associated with the development.

## BACKGROUND

Jaipur Lofts, LLC submitted a proposal under the City's NOFA, as amended, to receive gap financing in the form of a loan to support the construction of a 71-unit mixed-income multi-family complex. The NOFA was issued by the Department of Housing & Neighborhood Revitalization (Housing) in accordance with the City's Comprehensive Housing Policy (CHP). Jaipur Lofts received a fundable score of 94 points.

In addition to NOFA funding, Jaipur Lofts, LLC plans to utilize 2022 9% Competitive Low Income Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) to acquire and construct the property. The Resolution of Support for the development has already received City Council approval. The requested NOFA funds, if approved, will cover the gap created by recent market conditions, increased construction costs, and stabilize the viability and economics of the development. TDHCA requires all 9% Competitive HTC projects have final commitment of all funding sources by the August tax credit cycle deadline. NOFA funding is contingent upon completion of third-party underwriting report and confirmation of the \$2,500,000.00 funding gap. Due to the timing of the City Council Recess, future HHSC meetings, and TDHCA's deadlines, this item is presented to the HHSC prior to final underwriting. Should the third-party underwrite of the project not identify a funding gap, no City funding will be provided, and this item will not be placed on the August 2022 City Council Agenda.

DATE June 23, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Jaipur Lofts**

O-SDA Industries, or its affiliate, will serve as the developer and guarantor of the project. O-SDA Industries has successfully completed over 5,000 quality safe energy efficient affordable homes, both infill and subdivision developments. O-SDA Industries has contracted with Accolade Property Management as the property manager and provide consulting services for the proposed development. Accolade Property Management is a professional management company based in Coppell, TX with over 35 years of extensive experience in Real Estate Management.

The Applicant proposes to develop 71 mixed-income multi-family units on 1.1 acres. The 71 units are comprised of 26 1-bedroom, 37 2-bedroom, and 8 3-bedroom units. The project will include common area amenities, such as on-site leasing center, fitness center, cyber lounge/computer center, community kitchen and multipurpose room. Free WiFi will be available in the clubhouse for residents to use. The development will include modern security features based on best practices of the multi-family sector and Crime Prevention Through Environmental Design (CPTED).

The property will provide onsite resident services including:

- Contracted career training and placement partnerships with local employers;
- Annual income tax prep;
- Food pantry accessible to residents;
- Annual Health fair;
- Weekly exercise classes;
- Partnership with local law enforcement to provide quarterly activities with tenants;
- Notary services for residents;
- Twice monthly arts, crafts, or other recreational activities;
- Twice monthly social events.

The proposed development is only 0.2 miles from the nearest high frequency public transit stop, and 0.21 miles from Monarch Park. Kroger, a full-scale grocery store and pharmacy, and licensed day care facility are all within a mile of the site. The development of workforce housing in this location helps the City of Dallas to meet its housing goals and provide 71 households with high quality housing in a neighborhood currently underserved with affordable housing availability and prevent continued displacement in the area.

Total development costs are anticipated to be approximately \$22,540,013.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$10,650,049.00 which is \$150,001.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$ 3,900,000.00
<b>Investor Equity</b>	\$ 15,379,282.00
<b>City of Dallas HOME Loan</b>	\$ 2,500,000.00
<b>Deferred Developer Fee</b>	\$ 760,730.00
<b>Total</b>	<b>\$ 22,540,012.00</b>


DATE June 23, 2022  
SUBJECT **Upcoming Agenda Item: NOFA Development Project – Jaipur Lofts**

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$ 4,950,000.00
<b>Off-site Improvements</b>	\$ 15,000.00
<b>Total Construction Costs</b>	\$10,650,049.00
<b>Financing Fees, Soft Costs</b>	\$ 4,443,186.00
<b>Developer Fee</b>	\$ 2,152,518.00
<b>Reserves</b>	\$ 329,259.00
<b>Total</b>	<b>\$22,540,012.00</b>

After the development is complete, 13 of the 71 units will be made available to households earning 0%-30% of Area Median Income (AMI), 26 of the 71 units will be made available to households earning 31%-50% of AMI, and 21 of the 71 units will be made available to households earning between 51%-60% of AMI, 11 of the 71 units will be made available to households earning 61%-80% of AMI. The affordable units must remain affordable for a minimum of 20 years, per federal and CHP requirements. A land use restrictive agreement (LURA) associated with the competitive 9% housing tax credits will also be recorded on the property to maintain affordability at the property for 45 years per the requirements of TDHCA's Qualified Allocation Plan (QAP).

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. Staff recommend approval of this item, subject to third-party underwriting, as it furthers the mixed-income housing goals of the CHP and meets the threshold requirements of the NOFA.

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@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

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# Memorandum



CITY OF DALLAS

DATE June 27, 2022

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Cypress Creek Apartment Homes at Montfort**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on August 10, 2022 to authorize the execution of a development loan agreement in an amount not to exceed \$4,100,000.00 in HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), or other eligible funds with Cypress Creek Montfort Drive, LP or its affiliate (Applicant), conditioned upon Cypress Creek Montfort Drive, LP receiving a 2022 9% Housing Tax Credit award for the development of Cypress Creek Apartment Homes at Montfort, a 168-unit mixed income multifamily complex located at 14119 Montfort Drive. The Applicant received a fundable score through the Notice of Funding Availability (NOFA) application process and a third-party underwrite of the Project is underway to confirm the funding gap associated with the development.

## BACKGROUND

Cypress Creek Montfort Drive, LP submitted a proposal under the City's NOFA, as amended, to receive gap financing in the form of a loan to support the construction of a 168-unit mixed-income multifamily complex. The NOFA was issued by the Department of Housing & Neighborhood Revitalization (Housing) in accordance with the City's Comprehensive Housing Policy (CHP). Cypress Creek Apartment Homes at Montfort received a fundable score of 99 points.

In addition to NOFA funding, Cypress Creek Montfort Drive, LP plans to utilize 2022 9% Competitive Low Income Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) to acquire and construct the property. The Resolution of Support for the development has already received City Council approval. The requested NOFA funds, if approved, will cover the gap created by recent market conditions, increased construction costs, and stabilize the viability and economics of the development. TDHCA requires all 9% Competitive HTC projects have final commitment of all funding sources by the August tax credit cycle deadline. NOFA funding is contingent upon completion of third-party underwriting report and confirmation of the \$4,100,000.00 funding gap. Due to the timing of the City Council Recess, future HHSC meetings, and TDHCA's deadlines, this item is presented to the HHSC prior to final underwriting. Should the third-party underwrite of the project not identify a funding gap, no City funding will be provided, and this item will not be placed on the August 2022 City Council Agenda.

DATE June 27, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Cypress Creek Apartment Homes at Montfort**

The Applicant specializes in the development of mixed-income and affordable housing and is a Texas-certified Historically Underutilized Business (HUB). The Applicant has decades of experience working in the public and private sectors and will act as the general partner of the ownership structure. The property management company is Bonner Carrington, a professional management company based in Austin, TX with a 20-year track record and portfolio of 4,500+ apartments.

The Applicant proposes to develop 168 mixed-income multi-family units on 3.8 acres. The 168 units are comprised of 67 1-bedroom, 84 2-bedroom, and 17 3-bedroom units. The project will be a 4-story wrap construction product. The units will include energy efficient appliances and lighting and other TDHCA-required features. The Project will also include security cameras, swimming pool, courtyard, community kitchen, media/gathering room, clubhouse, fitness center, and business center with Wi-Fi and in common areas. The development is just minutes from three major highways allowing easy access to major corporations in the area, retail, shopping, entertainment, and the International District. Also, the development has access to public transportation within 0.3 miles. The development will include modern security features based on best practices of the multi-family sector and Crime Prevention Through Environmental Design (CPTED).

The Applicant proposes to provide on-site resident services including:

1. Monthly transportation to community/social events;
2. Annual income tax preparation;
3. Food pantry;
4. Annual health fair and flu shots;
5. Weekly exercise class;
6. Notary services;
7. Arts and crafts programming twice a month;
8. Organized social gatherings twice a month; and
9. Weekly chore and preventative maintenance for elderly and disabled residents;
10. Partnership with local law enforcement to provide quarterly activities with tenants.

Total development costs are anticipated to be approximately \$44,904,976.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$29,298,116.00 which is \$174,394.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Permanent Loan</b>	\$22,000,000.00
<b>Investor Equity</b>	\$16,998,300.00
<b>City of Dallas HOME/CDBG or other eligible source Loan</b>	\$ 4,100,000.00
<b>Deferred Developer Fee</b>	\$ 1,806,676.00
<b>Total</b>	<b>\$44,904,976.00</b>

DATE June 27, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Cypress Creek Apartment Homes at Montfort**

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$ 5,500,000.00
<b>Total Const. Costs</b>	\$29,298,116.00
<b>Financing Fees, Soft Costs</b>	\$ 4,111,796.00
<b>Reserves</b>	\$ 1,213,303.00
<b>Developer Fee</b>	\$ 4,781,761.00
<b>Total</b>	<b>\$44,904,976.00</b>

After the development is complete, 41 of the 168 units will be made available to households earning 0%-30% of Area Median Income (AMI), 41 of the 168 units will be made available to households earning 51%-60% of AMI, 34 of the 168 units will be made available to households earning 61%-80% of AMI. 52 Units will remain as non-income-restricted market-rate units. All units funded using City funds will remain affordable for twenty years per federal and CHP requirements. A land use restrictive agreement (LURA) associated with the competitive 9% housing tax credits will also be recorded on the property to maintain affordability at the property for 45 years per the requirements of TDHCA's Qualified Allocation Plan (QAP).

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. Staff recommend approval of this item, subject to third-party underwriting, as it furthers the mixed-income housing goals of the CHP and meets the threshold requirements of the NOFA.

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@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.

  
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# Memorandum



CITY OF DALLAS

DATE June 27, 2022

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Patriot Pointe at Markville**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on August 10, 2022 to authorize the execution of a development loan agreement in an amount not to exceed \$7,325,000.00 in HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), or other eligible funds with TX Markville 2022, LTD or its affiliate (Applicant), conditioned upon Texas Markville 2022, LTD, receiving a 2022 9% Housing Tax Credit award for the development of The Patriot Pointe at Markville, a 131-unit mixed-income multi-family complex located at 9222 Markville Drive. The Applicant received a fundable score through the Notice of Funding Availability (NOFA) application process and a third-party underwrite of the Project is underway to confirm the funding gap associated with the development.

## BACKGROUND

TX Markville 2022 LTD submitted a proposal under the City's NOFA, as amended, to receive gap financing in the form of a loan to support the construction of a 131-unit mixed-income multi-family complex. The NOFA was issued by the Department of Housing & Neighborhood Revitalization (Housing) in accordance with the City's Comprehensive Housing Policy (CHP). Patriot Pointe at Markville received a fundable score of 95 points.

In addition to NOFA funding, TX Markville 2022 LTD plans to utilize 2022 9% Competitive Low Income Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) to acquire and construct the property. The Resolution of Support for the development has already received City Council approval. The requested NOFA funds, if approved, will cover the gap created by recent market conditions, increased construction costs, and stabilize the viability and economics of the development. TDHCA requires all 9% Competitive HTC projects have final commitment of all funding sources by the August tax credit cycle deadline. NOFA funding is contingent upon completion of third-party underwriting report and confirmation of the \$7,325,000.00 funding gap. Due to the timing of the City Council Recess, future HHSC meetings, and TDHCA's deadlines, this item is presented to the HHSC prior to final underwriting. Should the third-party underwrite of the project not identify a funding gap, no City funding will be provided, and this item will not be placed on the August 2022 City Council Agenda.

DATE June 27, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Patriot Pointe at Markville**

The Applicant intends to partner with the Dallas Housing Finance Corporation (DHFC). The City has successfully partnered with the Applicant in the development of Estates at Shiloh and Westmoreland Station. Other development team partners include Hill Tide Partners, LLC and Generation Housing Partners, LLC as developer and co-developer. Hill Tide Development, LLC, and Generation Housing Partners, LLC, have a long-standing track record of successfully completing and operating affordable housing developments throughout the southwest. Collectively, the members of Generation Housing Development and Hill Tide Development have been involved in the development and operation of over 5,500 units. The proposed property manager is Alpha Barnes who has extensive property management experience that includes other City-funded and DHFC-owned properties.

The Applicant proposes to develop 131 mixed-income multi-family units on 2.75 acres. The 131 units are comprised of 46 1-bedroom, 51 2-bedroom, and 34 3-bedroom units. The units will include Green Building elements and will incorporate an “open concept design.” Amenities will include Energy Star appliance, dishwasher, ceiling fans, laundry connection, High efficiency HVAC, faux wood flooring, Low-e windows, low-flow fixtures, covered entries, nine-foot ceilings, microwave ovens, and additional storage. Additional units will be wired with high-speed cable. The community will be provided with high-speed fiber and community wide Wi-Fi. Additionally, Patriot Pointe will provide a multitude of community amenities designed specifically to appeal to veterans. This includes an outdoor grill area, state of the art fitness center, business center, community room, and community workshop. The development will include modern security features based on best practices of the multi-family sector and Crime Prevention Through Environmental Design (CPTED).

Resident services that Patriot Pointe will also provide include:

1. Min. 4 hours/week organized onsite classes for adults;
2. Annual income tax preparation;
3. Contracted career training and placement partnerships with local employers;
4. Weekly exercise classes;
5. 2x monthly arts and crafts or recreational activities;
6. 2x monthly on-site social events;
7. Education/tuition savings match or scholarship program for residents.

All supportive services and classes will be provided to residents completely free of charge. In addition to the supportive services, this development is intended to be a veteran-focused property that is well-located near various veteran’s services, including the Dallas Vet Center and the UTD Military and Veteran Center. Of the estimated 4,500 homeless persons currently living in the North Texas area, approximately 10% of them are veterans, homeless veterans may receive a housing voucher yet still struggle to find a community that will accept them. Patriot Point will accept housing vouchers and help to address this issue.



DATE June 27, 2022  
 SUBJECT **Upcoming Agenda Item: NOFA Development Project – Patriot Pointe at Markville**

Total development costs are anticipated to be approximately \$36,912,962.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$21,409,756.00 which is \$163,433.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Construction Loan Financing</b>	\$10,115,000.00
<b>Investor Equity</b>	\$17,798,220.00
<b>City of Dallas HOME/CDBG or other eligible source Loan</b>	\$ 7,325,000.00
<b>Developer Fee</b>	\$ 1,471,942.00
<b>City of Dallas Fee Reduction</b>	\$ 500.00
<b>Refund of Freddie Mac Good Faith Deposit</b>	\$ 202,300.00
<b>Total</b>	<b>\$36,912,962.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$ 6,755,000.00
<b>Total Const. Costs</b>	\$21,409,756.00
<b>Financing Fees, Soft Costs</b>	\$ 4,288,335.00
<b>Developer Fee</b>	\$ 3,642,369.00
<b>Reserves</b>	\$ 817,502.00
<b>Total</b>	<b>\$36,912,962.00</b>

After the development is complete, 11 of the 131 units will be made available to households earning 0%-30% of Area Median Income (AMI), 42 of the 131 units will be made available to households earning 31%-50% of AMI, 50 of the 131 units will be made available to households earning 51%-60% of AMI. 28 units will remain as non-income-restricted market-rate units. All units funded using City funds will remain affordable for twenty years per federal and CHP requirements. A land use restrictive agreement (LURA) associated with the competitive 9% housing tax credits will also be recorded on the property to maintain affordability at the property for 45 years per the requirements of TDHCA’s Qualified Allocation Plan (QAP).

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. Staff recommend approval of this item, subject to third-party underwriting, as it furthers the mixed-income housing goals of the CHP and meets the threshold requirements of the NOFA.

DATE June 27, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Patriot Pointe at Markville**

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@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



**Majed A. Al-Ghafry, P.E.**  
Assistant City Manager

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Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE June 27, 2022

Honorable members of the Housing and Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Skyline at Cedar Crest**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on August 10, 2022 to authorize the execution of a development loan agreement in an amount not to exceed \$3,750,000.00 in HOME Investment Partnerships Program (HOME) with Brompton Community Housing Development Corporation (BCHDC) or its affiliate (Applicant) for the development of Skyline at Cedar Crest, a 107-unit mixed-income multi-family complex located 2720 East Kiest Blvd Dallas. The applicant was awarded 2021 9% competitive housing tax credits from TDHCA and received a fundable score through the Notice of Funding Availability (NOFA) application process. A third-party underwrite of the Project is underway to confirm the funding gap associated with the development.

## BACKGROUND

BCHDC submitted a proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive gap financing in the form of a loan to support the construction of a 107-unit affordable multi-family complex located within the City limits. The NOFA was issued by the Department of Housing & Neighborhood Revitalization (Housing) in accordance with the City's Comprehensive Housing Policy (CHP). The Skyline at Cedar Crest development received a fundable score of 114 points.

In addition to NOFA funding, BCHDC plans to utilize 2021 9% Competitive Low Income Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) to acquire and construct the property. The Resolution of Support for the development received City Council approval on February 24, 2021 during the 2021 tax credit cycle. The requested NOFA funds, if approved, will cover the gap created by recent market conditions, increased construction costs, and stabilize the viability and economics of the development. TDHCA requires all 9% Competitive HTC projects have final commitment of all funding sources by the August tax credit cycle deadline. NOFA funding is contingent upon completion of third-party underwriting report and confirmation of the \$3,750,000.00 funding gap. Due to the timing of the City Council Recess, future HHSC meetings, and TDHCA's deadlines, this item is presented to the HHSC prior to final underwriting. Should the third-party underwrite of the project not identify a funding gap, no City funding will be provided, and this item will not be placed on the August 2022 City Council Agenda.

DATE June 27, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Skyline at Cedar Crest**

BCHDC or its affiliate will serve as the developer and guarantor of the project. Created in 1996, BCHDC has twenty-six years of successful affordable housing development experience, which includes two other Dallas mixed-income properties: Taylors Farm and Hillside West. BCHDC has contracted with Texas Inter-Faith Management Corporation/Portfolio Resident Services as the property manager and provide consulting services for the proposed development. Texas Inter-Faith Management Corporation has over 50 years of experience delivering affordable housing development, asset, and property management.

The Applicant proposes to develop 107 mixed-income multi-family units on 6+ acres. The 107 units are comprised of 41 1-bedroom, 50 2-bedroom, and 16 3-bedroom units. The project will include common area amenities, such as on-site leasing center, fitness center, swimming pool, business/computer center, multifunctional learning center, BBQ grills and picnic tables. The development will include modern security features based on best practices of the multi-family sector and Crime Prevention Through Environmental Design (CPTED).

The proposed development is only 0.5 miles from the nearest high frequency public transit stop, and 1/4 miles from three different public parks. Fiesta Mart, a full-scale grocery store, pharmacy, and John Neely Bryan Elementary School are all within a mile of the site. The development of workforce housing in this location helps the City of Dallas to meet its housing goals and provide new, high-quality housing in a neighborhood that has a lack of investment in new housing.

Resident services will include:

- Monthly transportation to community/social events;
- 3x weekly transportation to grocery and big box retail;
- 4 hours/week adult education (GED, ESL, financial literacy, etc.);
- 12 hours/week K12 after school programming;
- Partnership with local law enforcement for community activities;
- Annual income tax prep;
- Annual Health fair;
- Weekly exercise classes;
- Notary services for residents;
- Twice monthly arts, crafts, or other recreational activities;
- Twice monthly social events;
- Education/tuition savings and scholarship match program.

DATE June 27, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Skyline at Cedar Crest**

Total development costs are anticipated to be approximately \$27,715,109.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$17,508,094.00 which is \$163,627.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Regions Capital Markets Loan</b>	\$ 7,935,000.00
<b>GP Capital</b>	\$ 100.00
<b>Regions Affordable Housing Equity</b>	\$ 13,498,650.00
<b>City of Dallas Loan</b>	\$ 3,750,000.00
<b>Deferred Developer Fee</b>	\$ 1,413,936.00
<b>Total</b>	<b>\$ 26,597,686.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$ 1,401,120.00
<b>Construction Costs</b>	\$18,049,981.00
<b>Indirect Construction Costs</b>	\$ 801,165.00
<b>Financing, Soft Costs</b>	\$ 2,162,082.00
<b>Developer Fee</b>	\$ 3,204,784.00
<b>Reserves</b>	\$ 978,554.00
<b>Total</b>	<b>\$26,597,686.00</b>

After the development is complete, 9 of the 107 units will be made available to households earning 0%-30% of Area Median Income (AMI), 34 of the 107 units will be made available to households earning 31%-50% AMI, 42 of the 107 units will be made available to households earning 51%-60% AMI, and the remaining 22 units will remain market rate. The affordable units must remain affordable for a minimum of 20 years, per federal and CHP requirements. A land use restrictive agreement (LURA) associated with the competitive 9% housing tax credits will also be recorded on the property to maintain affordability at the property for 45 years per the requirements of TDHCA's Qualified Allocation Plan (QAP).

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. Staff recommend approval of this item, subject to third-party underwriting, as it furthers the mixed-income housing goals of the CHP and meets the threshold requirements of the NOFA.

DATE June 27, 2022

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Skyline at Cedar Crest**

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@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



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M. Elizabeth Reich, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE June 24, 2022

TO Honorable Members of the Housing & Homelessness Solutions Committee: Casey Thomas (Chair), Jesse Moreno (Vice-Chair), Carolyn King Arnold, Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Office of Homeless Solutions Porta-Potty and Handwashing Station Initiative Update**

The purpose of this memorandum is to provide an update on the Porta-Potty Initiative presented at the Housing and Homelessness Solutions Committee in February of 2022.

In February, OHS initiated the delivery of porta-potty units across seven, key sites, based on 311 data and Code Compliance requests for the City of Dallas. Post-installation of the initial units behind the Eric Johnson Central Library, the City-approved vendor advised they would no longer work with OHS due to security concerns, stemming from working with those experiencing homelessness. This caused further delay in procurement and placement of porta-potties in other locations.

OHS found that the cost of porta-potties had increased when securing another vendor so in order to stay within the originally quoted budget of \$4,000 for ninety (90) days, only 6 locations were utilized, with the location at Woodall Rodgers Freeway at North Field Street canceled due to the former encampment being successfully resolved through the DRTRR. All locations have ADA units, handwashing stations, and are serviced three times a week. In consideration of the delayed start date, the pilot phase has been extended to August 18, 2022. OHS will present pilot findings to the Dallas Area Partnership, Citizen Homelessness Commission, and Housing and Homelessness Solutions Committee by September 2022.

The following locations denote where the units and handwashing stations have been positioned:

- North Stemmons at Medical District, D6
- 1700 Chestnut Street, D7
- 2600 Hickory Street, D7
- 2600 Dawson Street, D7
- 270 Gould Street, D7
- Eric Johnson Central Library, D2

Should you have any questions or concerns please contact me.

*Christine Crossley*

Christine Crossley  
Director, Office of Homeless Solutions

DATE June 27, 2022

SUBJECT **Office of Homeless Solutions Porta-Potty Initiative**

c: T.C. Broadnax, City Manager  
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