

MINUTES OF THE CITY COUNCIL COMMITTEE
THURSDAY, SEPTEMBER 29, 2022

22-0014

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

PRESENT: [5] Thomas, Moreno, *Arnold (**9:12 a.m.), Schultz, Ridley

ABSENT: [2] Blackmon, Mendelsohn

The meeting was called to order at 9:00 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 9:24 a.m.

Chair

ATTEST:

City Secretary Staff

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
THURSDAY, SEPTEMBER 29, 2022

EXHIBIT A

RECEIVED

2022 SEP 23 PM 2: 30

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

220898

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

September 29, 2022

9:00 AM

2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	ENVIRONMENT AND SUSTAINABILITY Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
PUBLIC SAFETY McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
AD HOC JUDICIAL NOMINATING COMMITTEE Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	AD HOC LEGISLATIVE AFFAIRS Atkins (C), McGough, Mendelsohn, Narvaez, Willis
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	AD HOC COMMITTEE ON GENERAL INVESTIGATING & ETHICS Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Willis (C), McGough, Moreno, Schultz, West	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

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

The public is encourage 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.

The public may also listen to the meeting as an attendee at the following videoconference link: <https://dallascityhall.webex.com/dallascityhall/j.php?MTID=meb95207ff8383a10a6f23eeb957dea6b>

Call to Order

MINUTES

- 1 22-2209 Approval of the August 22, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: Minutes

BRIEFING ITEMS

- A 22-2210 Update on Audits for the Department of Housing and Neighborhood Revitalization [Cynthia Rogers-Ellickson, Assistant Director & Aqwana Long, Housing Compliance Manager, Department of Housing & Neighborhood Revitalization]

Attachments: Presentation

REPORTS

- B 22-2213 Department of Housing & Neighborhood Revitalization Performance Measure Update [Jessica MacKinnon, Department of Housing & Neighborhood Revitalization]

Attachments: Report

UPCOMING AGENDA ITEMS

- C 22-2211 Upcoming Agenda Item: The sale of 5 Land Transfer Program lots to Citybuild Community Development Corporation for the Development of a Health/Wellness Center in the Bonton neighborhood [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- D 22-2212 Upcoming Agenda Item: The sale of 5 Land Transfer Program lots to Women That Soar, L.L.C. for the Development of 5 affordable housing units in the Bonton neighborhood [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

MEMORANDUMS

- E 22-2214 Office of Homeless Solutions Four Track Strategy Proposed Changes per Budget Listening Sessions Feedback [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Memo

ADJOURNMENT

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
THURSDAY, SEPTEMBER 29, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 29, 2022

Item 1: Approval of the August 22, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Schultz moved to adopt the minutes as presented.

Motion seconded by Councilmember Moreno and unanimously adopted. (Arnold absent when vote taken; Blackmon, Mendelsohn absent.)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 29, 2022

BRIEFING ITEMS

Item A: Update on Audits for the Department of Housing and Neighborhood Revitalization

The following individuals briefed the committee on the item:

- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization; and
- Aqwana Long, Housing Compliance Manager, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 29, 2022

REPORTS

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

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 29, 2022

UPCOMING AGENDA ITEMS

Item C: Upcoming Agenda Item: The sale of 5 Land Transfer Program lots to Citybuild Community Development Corporation for the Development of a Health/Wellness Center in the Bonton neighborhood

Item D: Upcoming Agenda Item: The sale of 5 Land Transfer Program lots to Women That Soar, L.L.C. for the Development of 5 affordable housing units in the Bonton neighborhood

Councilmember Ridley moved to forward the items to city council.

Motion seconded by Councilmember Moreno and unanimously adopted. (Blackmon, Mendelsohn absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 29, 2022

MEMORANDUMS

Item E: Office of Homeless Solutions Four Track Strategy Proposed Changes per
Budget Listening Sessions Feedback

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
THURSDAY, AUGUST 29, 2022

EXHIBIT C



City of Dallas

Update on Audits for the Department of Housing & Neighborhood Revitalization

**Housing and Homelessness
Solutions Committee
September 29, 2022**

Cynthia Rogers-Ellickson, Assistant Director
Aqwana Long, Housing Compliance Manager
Department of Housing & Neighborhood
Revitalization
City of Dallas

Presentation Overview



- Purpose
- Background/History
- Housing Department Changes for Compliance
- Recent Audits Conducted or Underway
- 2022 Audits
- Proposed Action
- Questions and Comments



Purpose



- The purpose of this briefing is to:
 - Provide updates on Housing & Neighborhood Revitalization (Housing) audits that were still underway in February 2020;
 - Provide information on new audits since February 2020; and
 - Describe the departments changes to meeting compliance.



Background/History



- Housing committed to updating the Dallas City Council on audits;
- There were four audits remaining to closeout at the time of the last audit update;
 - ✓ 2016 Internal City Auditor's Office:
 - Pending review of new construction project.
 - ✓ 2017 U.S. Department of Housing and Urban Development (HUD) Monitoring HOME Investment Partnerships Program (HOME):
 - Pending response from HUD on Finding #7-Rental conversions.
 - ✓ 2017 Office of Inspector General (OIG) Audit HOME Housing Reconstruction:
 - Pending engineer report and completion of repairs on eight homes.
 - ✓ 2018 OIG Audit Community Housing Development Organizations (CHDO):
 - Housing is working with HUD on resolving the findings.
- All the above were closed out through several resolutions including reaching regulatory compliance and HOME grant funds reduction in the 2020 grant funds.



Housing Department Changes for Compliance



- Reorganization
- Training to internal staff and external partners
- Policies and procedures
- Checks and balances
- Ongoing monitoring
- Improved portfolio management
- Clearly defined operations



Recent Audits Conducted or Underway



- FY 2020 audits:
 - In December 2020, the HOME Program was included in the Single audit by Weaver; and
 - The review included:
 1. Cash disbursements including processes and source documentation.
 2. Cash management/reimbursement including Integrated Disbursement and Information System (IDIS) process and drawdown process.
 3. Payroll including timesheets approved by the appropriate supervisor and finance team reviews.
 4. Program income including reconciliation of program income and how an individual transaction of program income is processed for approval.
 5. Special tests (Wage rate requirement) – Davis Bacon.
 6. Special tests - Housing Quality Standards.
 - There were no findings.



Recent Audits Conducted or Underway Cont.



- In March 2021, the Office of the City Auditor's started an audit on the home repair and homebuyer assistance programs funded with Community Development Block Grant (CDBG) and HOME for the period October 31, 2019 - December 31, 2020.
 - A review for compliance with City and Federal requirements for both programs has included the following:
 - 1.Policies and processes
 - 2.Program spending
 - 3.Eligibility processing
 - 4.Applicant final contracts
- The audit is ongoing, and no concerns or findings have been identified.



Recent Audits Conducted or Underway Cont.



- FY 2021 audits:
 - In March 2022, the HOME Program was included in the Single audit by Weaver; and
 - The review included homebuyer assistance, tenant based rental program, and development. Following are the areas reviewed:
 1. Allowability for cash/payroll disbursement.
 2. Eligibility for all the eligible participants in the grant and we ensured they met the income requirements in order to receive grant funding.
 3. Program income.
 4. Reporting/drawdown support.
 5. Wage rate requirement – Davis Bacon.
 6. Housing Quality Standards - Home Inspection.
 - There were no findings.



2022 Audits



- HUD conducted a monitoring on the HOME Program on July 25-August 5.
- Response letter from HUD dated August 29, 2022 and attached as Exhibit A.
- Following are the items/areas reviewed:
 - Homebuyer assistance program policies and procedures.
 - Financial management and audit requirements.
 - Limited environmental review.



2022 Audits Cont.



- No repayments or funding reductions identified.
- Findings:
 - ✓ Beneficiary Written Agreements.
 - ✓ Records Retention.
 - ✓ Identification of Federal and HUD Grant Awards.
- Concerns:
 - ✓ Differences in Recorded Expenditures between IDIS and the City's Accounting System AMS.
 - ✓ Ensure all signatures on loan agreements are executed and dated.
- Recommendation:
 - ✓ Add an item to the Homebuyer Approval Review Checklist for risky lending features.



Proposed Actions



- Make changes to procedures and implement stronger controls on procedures and documentation to ensure minimal discrepancies;
- Add identifiers to Housing reports for tracking purposes;
- Make changes to agreements and lock down loan templates to reduce unwanted changes; and
- Continue to provide ongoing department training on policies, procedures, and regulatory requirements.





Questions and Comments?





City of Dallas

Update on Audits for the Department of Housing & Neighborhood Revitalization

**Housing and Homelessness
Solutions Committee
September 29, 2022**

Cynthia Rogers-Ellickson, Assistant Director
Aqwana Long, Housing Compliance Manager
Department of Housing & Neighborhood
Revitalization
City of Dallas

Memorandum



CITY OF DALLAS

DATE September 22, 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 August of 2022. The updated attachments are included, and more details are below.

Development

The attached 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.

Major changes in August are below and also summarized in Exhibit 2.

- City Council approved \$4.1 million in *Notice of Funding Availability (NOFA)* gap funding from the Coronavirus State and Local Fiscal Recovery Funds for Cypress Creek Apartment Homes at Montfort in Council District 11. This *Low-Income Housing Tax Credit (LIHTC)* development is a 168-unit, mixed-income project.
- City Council approved \$3.75 million in *NOFA* gap funding from the federal HOME Investment Partnerships Program (HOME) for Skyline at Cedar Crest in Council District 4. This *LIHTC* and *Mixed Income Housing Development Bonus (MIHDB)* development is a 107-unit, mixed-income project. During the pre-development review, the developer learned of a required 50-foot easement running through the property. Building Inspections staff recommended the MIHDB bonus as a solution. With this bonus, the developer was able to increase the buildings from three stories to four stories, remain out of the easement, and still build the originally planned number of units.
- City Council approved \$2.5 million of *NOFA* gap funding from the federal HOME program for Jaipur Lofts. This *LIHTC* development is a 71-unit, affordable housing project in Council District 2. This project will also use the MIHDB.
- City Council approved \$7.325 million of *NOFA* gap funding from the federal HOME program and the Community Development Block Grant (CDBG) program for

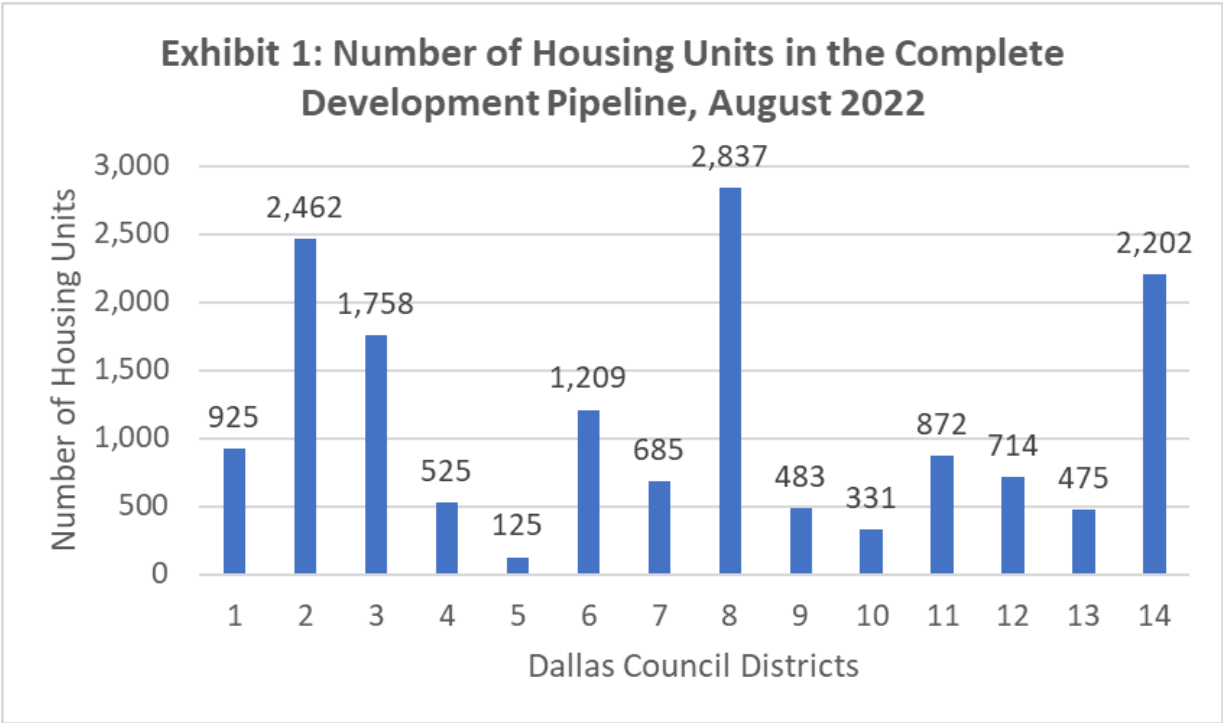
DATE September 22, 2022

SUBJECT **Department of Housing Performance Measure Update**

Patriot Point at Markville. This *LIHTC* development is a 131-unit, mixed-income project in Council District 10 developed by TX Markville and the Dallas Housing Finance Corporation (DHFC).

- In August, Greenleaf Ventures (Lennar) began construction on 16 single-family homes at Singleton Villas/Trinity West in Council District 6. General fund bond money paid for \$1.275 million of infrastructure improvements for the single-family affordable housing development at 120% AMI for 116 homes.
- Bethany Homes completed construction on two *Land Transfer* homes in Council District 7.
- Four additional projects received application approval for the *MIHDB* program:
 - Woody Road Multi-family Phase 1 and 2 in Council District 8. The mixed-income complex will have 264 apartments, with 14 reserved for affordable housing.
 - Terrace at Highland Hills in Council District 8. The mixed-income complex will have 300 apartments, with 15 reserved for affordable housing.
 - Lincoln Katy Trail in Council District 14. The mixed-income complex will have 300 apartments, with 24 reserved for affordable housing.
 - Endeavor Real Estate Group's McKinney/Boll in Council District 14. The mixed-income complex will have 275 apartments, with 10 reserved for affordable housing.
- Three hundred units are under construction at the Terrace at Southern Oaks in Council District 4 after receiving the master building permit. This construction status is an update to the grading permit construction status reported for June/July. This is a (*MIHDB*) project.

The more detailed development pipeline data is attached. The distribution of housing units in the development pipeline by Council District is shown in Exhibit 1. All Council Districts have residential units that are either City Council-approved and in pre-construction, under construction, or completed construction for FY 2021-2022. There are 15,603 units in the complete development pipeline and 14,016 are supported by the following Housing initiatives: NOFA, *MIHDB*, Land Bank, Land Transfer, *LIHTC*, DHFC, and the Dallas Public Facility Corporation (DPFC). The remaining 1,587 units are supported by the Office of Economic Development (OED).



Repair

Housing launched the annual *Home Improvement and Preservation Program (HIPP)* application process on August 1, 2022 and collected 623 applications on August 20, 2022 at Hampton-Illinois, Bachman Lake, MLK, and Pleasant Grove branch libraries. In addition to posting application materials on the City’s website, Housing distributed 925 paper copies of applications to several branch libraries prior to the application collection day. Staff is reviewing applications for eligibility and continues to move the process forward. In August, Housing qualified one household. Currently 48 units are under construction in this program and 15 units in predevelopment processes.

The *West Dallas Targeted Repair Program (TRP)* continues to receive new applications. In August, Housing qualified three households and applicants signed two agreements to start construction. Currently 20 units are under construction for this program and 36 units are in predevelopment processes.

The *Dallas Tomorrow Fund (DTF)* continues to receive new applications. In August, Housing had one applicant sign an agreement to start construction on one home. Currently nine units are under construction for this program and 23 units are in predevelopment processes.

The *Healthy Homes Lead Reduction (HHLR) Program* qualified one new applicant. Eleven homes are in the predevelopment processes.

DATE September 22, 2022
 SUBJECT **Department of Housing Performance Measure Update**

The *American Rescue Plan Act Neighborhood Revitalization Program (ARPA NRP)* is accepting applications for home repairs in the Joppa, Historic Tenth Street, and Five Mile neighborhoods. The program qualified 13 households in August. Currently 43 units are in the predevelopment processes for all *ARPA* programs. Housing staff conducted community meetings in August 2022 in the three neighborhoods.

DHAP

One contract in the *Dallas Homebuyer Assistance Program (DHAP)* closed in August 2022 for a total of 14 *DHAP* homes assisted to date in FY 2021-2022. This homebuyer was able to take advantage of the Targeted Occupations Homebuyer’s Assistance Program, which provides additional homebuyer assistance to buyers who are in education, healthcare, or protective services occupations.

As home prices and mortgage interest rates continue to rise, buyers and lenders find that the \$40,000.00 allowable in this program is increasingly not enough to cover the gap in household income and monthly housing costs. *DHAP* staff also approved three new mortgage lenders in August to provide mortgages for the program.

Housing Building Permits

Dallas issued new construction permits on 1,159 new housing units in August for a total of 9,762 new units to date in FY 2021-2022. This fiscal year to date, 2,894 units supported by Housing have received a permit, meaning that almost 30% of housing units permitted in Dallas so far this year have received support from the City.

Exhibit 2: Highlights of Housing and Funding Programs in August 2022		
Program	Number	Notes
Development		
NOFA	477 units	Approved by City Council
City’s General Fund Bond for Infrastructure	16 homes	Under construction
Land Transfer	2 homes	Completed construction
MIHDB	1,139 units 300 units	MIHDB participation approved Under construction
Repair		
HIPP	1 home 623	Households qualified Applications received
West Dallas	3 homes 2 homes	Applicants qualified Agreements signed

DATE September 22, 2022
SUBJECT **Department of Housing Performance Measure Update**

HHLR	1 home	Applicant qualified
DTF	1 home	Agreement signed
ARPA NRP	13 homes	Households qualified
Other		
DHAP	1 home	Closed
Building Permits	1,159 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 or 214-670-3619.



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

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

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 Lendr	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%	25	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%	26	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%	46	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
	DHAP	unknown	Simmons Bank	CDBG,HOME	\$ 201,000	\$ 40,000	67.45%	30	1
	DHAP, Targeted Occupation	4	JPMorgan Chase Bank, N.A	CDBG,HOME	\$ 246,000	\$ 45,000	95.31%	35	1
					\$ 203,923	\$ 528,786	70%	35	14
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%	31	1
	DHAP		Town Square Mortgage & Investments, LLC		\$ -	\$ -	63.66%	27	1
	DHAP				\$ -	\$ -	64.33%	27	1
	DHAP				\$ -	\$ -	72.28%	39	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%	59	1
	DHAP		Southwest Funding		\$ 250,000	\$ -	66.12%	48	1
	DHAP				\$ -	\$ -	65.99%	25	1
	DHAP				\$ -	\$ -	61.03%	47	1
	DHAP				\$ -	\$ -	71.49%	27	1
	DHAP				\$ -	\$ -	52.73%	54	1
	DHAP		Supreme Lending		\$ -	\$ -	68.59%	38	1
	DHAP		Martha Vega Soledad		\$ 200,000	\$ -	47.28%	30	1
	DHAP, Targeted Occupation				\$ -	\$ -	83.04%	43	1
	DHAP		AMCAP DBA Gold Financial		\$ 180,000	\$ -	50.36%	30	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				\$ -	\$ -	65.51%	25	1
DHAP	na	Fairway Independent Mortgage Company		\$ 268,000	\$ -	66.83%	25	1	
DHAP				\$ -	\$ -	74.81%	54	1	
DHAP				\$ -	\$ -	78.53%	36	1	
DHAP, Targeted Occupation				\$ -	\$ -	98.62%	34	1	
				\$ 28,026	\$ -	70%	37	39	

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Completed	Palladium Redbird	8	Palladium	DHFC, HOU, MIHDB, OED	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
	Provident McKinney (Vidorra)	14	Provident Realty	MIHDB	MIHDB Zoning	4700 McKinney	NA	20	178	198
	St Jude - Park Central	11	Catholic Housing Initiative	NOFA	PSH	8102 LBJ Freeway	\$ 15,050,000	180	0	180
	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
							\$ 78,556,749	468	828	1296
Under Construction/ Contract Executed	2400 Bryan	14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$ 77,746,799	111	106	217
	Estates at Shiloh (Senior)	9	Generation Housing	DHFC, HOU	4% Tax Credit	2649 Centerville Road	\$ 40,781,976	239	25	264
	Standard at Royal	6	LDG Development	DPFC	Conventional MF	2737 Royal Lane	\$ 69,245,305	150	150	300
	Terrace at Southern Oaks	4	LDG Development	DHFC/RONO, MIHDB	Conventional MF	3300 Southern Oaks Blvd.	\$ 60,538,517	151	149	300
	Ridgecrest Terrace Apartments (Rehab)	3	Steele Properties	DHFC	4% Tax Credit	526 S. Walton Walker Blvd.	\$ 57,361,222	250	0	250
	HighPoint at Wynnewood	1	MVAH Partners	DHFC/RONO	4% Tax Credit	1911 Pratt Street	\$ 46,845,856	220	0	220
	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, OED	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
	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
	Doverhouse at White Rock	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 Tpke	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
	Fairfield Manderville	13	Fairfield	MIHDB	MIHDB Zoning	7735 & 7777 Manderville	NA	36	439	475
	Singleton Villas / Trinity West	6	Greenleaf Ventures (Lennar)	HOU	Single Family	3155 Normandy	\$ 3,000,000	116	0	116
	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	

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	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
	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	7	Dallas Area Habitat	DHADC	Private	1116 Brock Street	\$ 195,000	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
							\$ 760,977,520	3,269	2,785	6,054
Prelim Inducement/ Council Approved/ MIHDB App. Approved	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
	Jaipur Lofts	2	Saigebrook	ROS	9% Tax Credit	2203 N. Fitzhugh & 2102 Annex Ave.	\$ 22,540,012	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	\$ 37,830,292	103	28	131
	Kiva East	2	Saigebrook	ROS, CRP, MIHDB	9% Tax Credit/MIHDB	4724 East Side Ave.	\$ 21,587,420	71	15	86
	Sadler Circle Senior Apartments	2	Resource Center of Dallas	ROS, CRP, OED	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/MIHDB	2720 E. Kiest Blvd.	\$ 26,597,686	87	22	109
	Cypress Creek at Forest Lane	10	Sycamore Strategies	ROS, CRP	9% Tax Credit	11520 N Central Expressway	\$ 44,904,476	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. Phillips Catalyst	7	St Phillips	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 West Commerce	6	Ojala Partners	DPFC	Conventional MF	1400 West Commerce	\$ 64,763,980	153	147	300
	The Briscoe	11	OHG	DHFC	Conventional MF	12639 Coit Rd	\$ 99,443,740	288	34	322
	Jefferson University Hills	3	JPI Companies	DPFC	Conventional MF	NW Corner of University Hills and Camp V	\$ 99,727,000	200	200	400
	Saint Michael's and All Angels mixed use	13	Episcopal Diocese	MIHDB	MIHDB Zoning	8111 Douglas	NA	NA	NA	NA
	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
	Conor Live Oak	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
	Modera Trailhead	2	Mill Creek	MIHDB	MIHDB Zoning	7532 East Grand Ave	NA	26	260	286
	Bluffview Apartments	2	X Equity Group	MIHDB	MIHDB By Right	3527 Bolivar Drive	NA	4	66	70
	Fitz 2	2	Slate Properties	MIHDB	MIHDB By Right	1513 N. Fitzhugh	NA	4	59	63
	Woody Road Multifamily Phase I & Phase II	8	LDG (fka Covenant Funding)	MIHDB	MIHDB Zoning	14201 C F Hawk Fwy	NA	14	250	264
	Terrace at Highland Hills	8	LDG	MIHDB	MIHDB By Right	3100 Persimmon Rd	NA	15	285	300
	Lincoln Katy Trail	14	Lincoln Property	MIHDB	MIHDB Zoning	3255 Carlisle St	NA	24	276	300
	Endeavor McKinney/Boll	14	Endeavor RE	MIHDB	MIHDB Zoning	2702 & 2710 McKinney Ave. at Boll St	NA	10	265	275
	Mockingbird Station East	14	Trammell Crow/High Street Res.	OED (TIF)	MIHDB By Right	5465 E. Mockingbird	\$ 117,300,000	86	343	429
	Pearl Lofts	2	1100 Pearl Street, Inc.	OED (TIF)		2100 Jan Pruitt	\$ 33,200,000	30	70	100
	One Newpark	2	One Newpark GP, LLC	OED (TIF and PPP)		Akard and Canton	\$ 379,300,000	54	214	268
	University Hills Phase 1 Multifamily	8	I-20 Lancaster Development, LLC	OED (TIF and PPP)		Lancaster Road at Wheatland Road	TBD	50	200	250
	University Hills Phase 1 Single Family	8		OED (TIF and PPP)		Lancaster Road at Wheatland Road	TBD	0	540	540
	Trinity West Villas	6	Builders of Hope CDC	NOFA	Conventional MF	3457 Normandy Brook Rd	\$ 7,279,182	9	27	36
	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

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	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
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

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
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
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

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	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 Cherboung Street	\$ 184,000	1	0	1
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 Mame Street	\$ 218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	5039 Mame 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
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	402 Bobbie Street	\$ 215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	402 Cleaves Street	\$ 215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	408 Cleaves Street	\$ 215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	431 Cleave Street	\$ 215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	438 Cleave Street	\$ 215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	401 Hart Street	\$ 215,000	1	0	1

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	\$ -	1	27%	67	
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,930	\$ -	1	65%	63	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,370	\$ 19,370	1	55%	44	
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,996	\$ -	1	60%	70	
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 6,825	\$ -	1	76%	75	
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 10,675	\$ -	1	28%	61	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 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	\$ -	1	71%	55	
	DTF	District 8	REKJ Builders, LLC	DTF	\$ 19,650	\$ -	1	45%	72	
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 20,000	\$ -	1	31%	65	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 5,575	\$ -	1	20%	73	
	HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	27%	70
	HIPP		District 6	Symone Construction Services, LLC	CDBG	\$ 152,783	\$ -	1	37%	63
	HIPP		District 5	Torres Construction	CDBG	\$ 30,378	\$ -	1	75%	1
	HIPP		District 9	Torres Construction	CDBG	\$ 30,378	\$ -	1	89%	69
	HIPP		District 2	Torres Construction	CDBG	\$ 59,945	\$ -	1	66%	30
	HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ -	1	28%	68
	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%	95
	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 6	Opportunity Construction, LLC	CDBG	\$ 158,240	\$ -	1	26%	78
	HIPP		District 8	Legacy RED Group	CDBG	\$ 41,053	\$ 41,053	1	61%	38
	HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	47%	59
	HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 157,950	\$ -	1	26%	78
	HIPP		District 8	Scott-King Group, LLC	CDBG	\$ 29,750	\$ 4,500	1	39%	58
	HIPP		District 1	ANGEL AC & REFRIGERATION	CDBG	\$ 48,685	\$ -	1	62%	33
	HIPP		District 4	Scott-King Group, LLC	CDBG	\$ 49,999	\$ -	1	53%	61
	HIPP		District 8	Scott-King Group, LLC	CDBG	\$ 44,749	\$ -	1	16%	68
	HIPP		District 7	Torres Construction	CDBG	\$ 47,632	\$ -	1	17%	81
	HIPP		District 5	J A Construction	CDBG	\$ 19,780	\$ -	1	48%	67
	HIPP		District 2	Torres Construction	CDBG	\$ 49,921	\$ -	1	45%	67
	HIPP		District 6	Scott-King Group, LLC	CDBG	\$ 49,399	\$ -	1	56%	43
	HIPP		District 9	ANGEL AC & REFRIGERATION, J A C	CDBG	\$ 47,620	\$ -	1	53%	64
	HIPP		District 14	Scott-King Group, LLC	CDBG	\$ 49,350	\$ -	1	74%	48
	HIPP		District 9	REKJ Builders, LLC	CDBG	\$ 49,900	\$ -	1	27%	68
	HIPP		District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	24%	61
	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 8	Titan & Associates Construction, LLC	CDBG	\$ 49,999	\$ -	1	69%	61
	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 7	ANGEL AC & REFRIGERATION	CDBG	\$ 45,300	\$ -	1	79%	57	
HIPP		District 7	Torres Construction	CDBG	\$ 37,407	\$ -	1	63%	44	
HIPP		District 9	Torres Construction	CDBG	\$ 45,607	\$ -	1	19%	78	
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	27%	70	

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
HIPP		District 6	Symone Construction Services, LLC	CDBG	\$ 152,783	\$ -	1	37%	63
HIPP		District 5	Torres Construction	CDBG	\$ 30,378	\$ -	1	75%	1
HIPP		District 9	Torres Construction	CDBG	\$ 30,378	\$ -	1	89%	69
HIPP		District 2	Torres Construction	CDBG	\$ 59,945	\$ -	1	66%	30
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ -	1	28%	68
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%	95
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 6	Opportunity Construction, LLC	CDBG	\$ 158,240	\$ -	1	26%	78
HIPP		District 8	Legacy RED Group	CDBG	\$ 41,053	\$ 41,053	1	61%	38
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	47%	59
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 157,950	\$ -	1	26%	78
HIPP		District 8	Scott-King Group, LLC	CDBG	\$ 29,750	\$ 4,500	1	39%	58
HIPP		District 1	ANGEL AC & REFRIGERATION	CDBG	\$ 48,685	\$ -	1	62%	33
HIPP		District 4	Scott-King Group, LLC	CDBG	\$ 49,999	\$ -	1	53%	61
HIPP		District 8	Scott-King Group, LLC	CDBG	\$ 44,749	\$ -	1	16%	68
HIPP		District 7	Torres Construction	CDBG	\$ 47,632	\$ -	1	17%	81
HIPP		District 2	Torres Construction	CDBG	\$ 49,921	\$ -	1	45%	67
HIPP		District 14	Scott-King Group, LLC	CDBG	\$ 49,350	\$ -	1	74%	48
HIPP		District 9	REKJ Builders, LLC	CDBG	\$ 49,900	\$ -	1	27%	68
HIPP		District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	24%	61
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 8	Titan & Associates Construction, LLC	CDBG	\$ 49,999	\$ -	1	69%	61
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 7	ANGEL AC & REFRIGERATION	CDBG	\$ 45,300	\$ -	1	79%	57
HIPP		District 7	Torres Construction	CDBG	\$ 37,407	\$ -	1	63%	44
HIPP		District 9	Torres Construction	CDBG	\$ 45,607	\$ -	1	19%	78
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,900	\$ -	1	59%	52
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%	66
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,980	\$ -	1	55%	64
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,600	\$ -	1	50%	68
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ -	1	23%	67
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
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 8,700	\$ -	1	9%	62
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	19%	57
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	14%	69
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	\$ 9,865	\$ -	1	40%	51
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,700	\$ -	1	32%	57
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 8,553	\$ -	1	22%	80
					\$ 5,261,474	\$ 240,812	101	43%	61
Under Construction	DTF	District 8	REKJ Builders, LLC	DTF	\$ 17,849	\$ -	1	33%	74

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
DTF		District 7	REKJ Builders, LLC	DTF	\$ 11,800	\$ 11,800	1	25%	75
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,865	\$ 19,865	1	36%	74
DTF		District 5	REKJ Builders, LLC	DTF	\$ 20,000	\$ 20,000	1	29%	85
DTF		District 7	REKJ Builders, LLC	DTF	\$ -	\$ -	1		56
DTF		District 5	REKJ Builders, LLC	DTF	\$ 19,325	\$ -	1	71%	55
DTF		District 7	REKJ Builders, LLC	DTF	\$ 6,600	\$ 6,600	1	28%	80
DTF		District 5	REKJ Builders, LLC	DTF	\$ 4,030	\$ 4,030	1	29%	76
DTF		District 5	NCN Constructions LLC	DTF	\$ 19,895	\$ 19,895	1	49%	75
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 158,900	\$ 144,050	1	36%	94
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ 57,700	\$ 45,550	1	26%	82
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 39,775	\$ 39,775	1	38%	80
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,975	\$ 55,975	1	49%	68
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	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 173,175	1	16%	
HIPP		District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 63,599	\$ 63,599	1	25%	79
HIPP		District 6	Titan & Associates Construction, LLC	CDBG	\$ 58,850	\$ 58,850	1	25%	70
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%	50
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 5	Scott-King Group, LLC	CDBG	\$ 58,500	\$ 58,500	1	22%	73
HIPP		District 5	Torres Construction	CDBG	\$ 26,472	\$ 26,472	1	71%	66
HIPP		District 6	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ 46,809	1	17%	63
HIPP		District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 97,746	1	17%	76
HIPP		District 8	REKJ Builders, LLC, Opportunity Cons	CDBG	\$ 160,000	\$ 91,844	1	74%	78
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 147,000	\$ 97,770	1	34%	69
HIPP		District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ 59,909	1	63%	75
HIPP		District 3	Torres Construction	CDBG	\$ 58,621	\$ 58,621	1	39%	79
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 37,425	\$ 37,425	1	26%	66
HIPP		District 4	Torres Construction	CDBG	\$ 54,914	\$ 54,914	1	17%	63
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 4	Opportunity Construction, LLC	CDBG	\$ 157,450	\$ 42,858	1	32%	86
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 90,653	1	33%	72
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 42,558	1	26%	84
HIPP		District 8	Torres Construction, Legacy RED Gro	CDBG	\$ 29,592	\$ 29,592	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	\$ 133,728	1	40%	90
HIPP		District 1	Torres Construction, J A Construction	CDBG	\$ 49,673	\$ 49,673	1	59%	38
HIPP		District 4	Symone Construction Services, LLC	CDBG	\$ 164,800	\$ 144,285	1	46%	62
HIPP		District 5	Torres Construction, J A Construction	CDBG	\$ 49,880	\$ 49,880	1	66%	81
HIPP		District 9	Torres Construction	CDBG	\$ 49,915	\$ 49,915	1	47%	71
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	\$ 176,000	\$ 104,958	1	16%	46
HIPP		District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 43,430	\$ 43,430	1	44%	67
HIPP		District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 48,549	1	15%	62
HIPP		District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 67,480	1	21%	77
HIPP		District 10	Scott-King Group, LLC	CDBG	\$ 49,110	\$ 35,745	1	40%	70

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ 49,650	1	37%	78
	HIPP	District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 169,114	1	13%	71
	HIPP	District 7	Hatley II Roofing Inc, Torres Constructi	CDBG	\$ 49,628	\$ -	1	18%	68
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 72,218	1	26%	83
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	69%	53
	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%	81
	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	\$ 5,225	\$ 5,225	1	19%	55
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,988	\$ 9,988	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	\$ 9,885	\$ 9,885	1	34%	71
	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	\$ 9,750	\$ 9,750	1	29%	51
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	40%	69
	West Dallas	District 6		Equity Fund	\$ 9,970	\$ 9,970	1	54%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	18%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	23%	39
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ 9,790	1	32%	84
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	62%	79
					\$ 4,675,388	\$ 3,547,690	77	36%	69

Preconstruction	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ -	\$ -	1		71
	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ -	\$ -	1		69
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		64
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		75
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		45
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		69
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		64
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		56
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		68
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		72
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		60
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		78
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		68
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		66
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		89
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		74
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		70
	ARPA (Joppa)	District 7	Torres Construction	ARPA	\$ -	\$ -	1		72
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		74
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		71
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		66
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		69
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		53
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1	23%	80
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		68
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1	15%	52
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		61
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		60
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ -	\$ -	1	93%	66
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ -	\$ -	1		60
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	85%	64
	ARPA (TenthStreet)	District 4	NCN Constructions LLC	ARPA	\$ -	\$ -	1	77%	62
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ -	\$ -	1	39%	97
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	32%	76
	ARPA (TenthStreet)	District 7		ARPA	\$ -	\$ -	1	129%	54
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		59
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		64
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,570	\$ 19,570	1	2%	65
	DTF	District 13	Titan & Associates Construction, LLC	DTF	\$ 19,050	\$ 19,050	1	18%	63
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,880	\$ 19,880	1		58
	DTF	District 7	REKJ Builders, LLC	DTF	\$ -	\$ -	1	34%	57
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,550	\$ 19,550	1	36%	51
	DTF	District 2	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	21%	72
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,050	\$ 19,050	1	78%	67
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,280	\$ 19,280	1	14%	70
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 9,900	\$ 9,900	1	46%	67
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,775	\$ 18,775	1	12%	54
	DTF	District 3	REKJ Builders, LLC	DTF	\$ 19,995	\$ 19,995	1	21%	79
	DTF	District 12	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	9%	69
	DTF	District 11	Scott-King Group, LLC	DTF	\$ -	\$ -	1	11%	47
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,930	\$ 19,930	1	66%	55
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,968	\$ 19,968	1	41%	64
	DTF	District 7		DTF	\$ -	\$ -	1	26%	57
	DTF	District 3	REKJ Builders, LLC	DTF	\$ -	\$ -	1	73%	49
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,536	\$ 18,536	1	16%	59
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,955	\$ 19,955	1	17%	44
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,990	\$ 19,990	1	36%	71
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,900	\$ 19,900	1	19%	63
	DTF	District 8		DTF	\$ -	\$ -	1	18%	59
	DTF	District 6	REKJ Builders, LLC	DTF	\$ 13,070	\$ 13,070	1	49%	70
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 60,000	\$ 60,000	1	62%	59
	HIPP	District 14	ANGEL AC & REFRIGERATION	CDBG	\$ 59,920	\$ 59,920	1	81%	46
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 58,825	\$ 58,825	1	66%	71
	HIPP	District 7	Torres Construction	CDBG	\$ 21,000	\$ 21,000	1	69%	70
	HIPP	District 2		CDBG	\$ -	\$ -	1	18%	66
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	33%	69
	HIPP	District 5		CDBG	\$ -	\$ -	1	24%	83
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 56,200	\$ 56,200	1	32%	68
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	25%	78
	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

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
HIPP		District 7	Dallas Finest Construction LLC	CDBG	\$ 57,990	\$ 57,990	1	32%	67
HIPP		District 8		CDBG	\$ -	\$ -	1	46%	63
HIPP		District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	69
Lead		District 6	REKJ Builders, LLC	Lead	\$ -	\$ -	1	52%	59
Lead		District 4		Lead	\$ -	\$ -	1	13%	64
Lead		District 3		Lead	\$ -	\$ -	1	25%	49
Lead		District 1		Lead	\$ -	\$ -	1	42%	47
Lead		District 2		Lead	\$ -	\$ -	1	17%	52
Lead		District 1		Lead	\$ -	\$ -	1	45%	68
Lead		District 7		Lead	\$ -	\$ -	1	50%	27
Lead		District 4		Lead	\$ -	\$ -	1	18%	70
Lead		District 6		Lead	\$ -	\$ -	1	69%	28
Lead		District 4		Lead	\$ -	\$ -	1	13%	53
Lead		District 1		Lead	\$ -	\$ -	1	29%	64
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,985	\$ 9,985	1	21%	81
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	27%	55
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	21%	76
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,575	\$ 9,575	1	25%	60
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	63%	60
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	70
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	18%	75
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	17%	56
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,758	\$ 9,758	1	32%	74
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 4,500	\$ 4,500	1	32%	71
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	29%	57
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,890	\$ 9,890	1	28%	62
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	42%	81
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	27%	48
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,880	\$ 9,880	1		2
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	21%	67
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	61%	66
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,590	\$ 9,590	1	67%	77
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	37%	72
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 6,950	\$ 6,950	1	64%	58
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	37%	44
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,735	\$ 9,735	1	24%	85
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	32%	62
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 7,290	\$ 7,290	1	24%	63
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	69%	60
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	80
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	56%	45
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	17%	67
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 8,625	\$ 8,625	1	40%	65
West Dallas		District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	28%	72
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	28%	75
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 4,445	\$ 4,445	1	63%	65
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	10%	70
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	62%	48
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	45%	68
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	28%	77
					\$ 1,098,501	\$ 1,098,501	128	38%	64

Memorandum



CITY OF DALLAS

DATE September 23, 2022

TO 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 Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

On Thursday, September 29, 2022, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer lots to a qualified participating developer.

Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 44 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Citybuild Community Development Corporation for the purchase of five (5) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Citybuild Community Development Corporation for HHS Committee consideration.

Background

On May 22, 2019, City Council adopted the Land Transfer Program via Resolution No. 19-0824. The purpose of the Land Transfer Program is to incentivize: 1) the development of quality, sustainable housing that is affordable to the residents of the City and 2) the development of other uses that complement the City's Comprehensive Housing Policy, Economic Development Policy, or redevelopment policy. Specifically, the Land Transfer Program authorizes the City to sell qualifying City-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or City ordinance.

In May 2022, an eligible developer, Citybuild Community Development Corporation submitted an application (proposal) to purchase a total of five (5) Land Transfer Program lots. Four (4) lots will be sold under Chapter 34.051 of Texas Tax Code and one (1) lot, which will be used for the parking portion of the development, will be sold under Chapter

DATE September 23, 2022

SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

253.011 of the Texas Local Government Code (subject to a Development Agreement requiring a right of reversion in favor of the City). Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and was assigned a score. Staff collaborated with the Qualified Participating Developer regarding the terms of the lease for the anchor tenant as well as the terms related to the subsequent leases of ancillary tenants related to the core services of the facility.

The Developer being considered for the sale of five (5) lots is Citybuild Community Development Corporation, based in Dallas, Texas, specifically the Bonton neighborhood. The Developer is a not-for-profit Community Development Corporation (CDC) formed in 2007 and is licensed with the City of Dallas as a General Contractor and is Minority/Women Business Enterprise (M/WBE) certified. The CDC is a subsidiary of Bonton Enterprises. Bonton Enterprises has worked for the past ten (10) years to address health and wellness as well as affordable housing in the Bonton neighborhood. With the development of Bonton Farms, the organization has utilized the business as a catalyst for economic development through job creation and addressing health issues in the community. The business now includes a café, market, and welcome center. Currently, Bonton Enterprises is expanding the services in the neighborhood to include affordable housing solutions and health and wellness care for the residents of the Bonton community. The project is estimated to create 12-15 jobs in the Bonton community. In addition, the applicant has financial commitments to support this project 1.64 times. The Director for Citybuild Community Development Corporation is Trey Holloway.

The proposal indicates the construction of a Health and Wellness Center estimated to be 11,070 square feet and parking lot on five (5) vacant Land Transfer Program lots and two (2) Bonton Enterprises owned lots, the Bonton Farms Health and Wellness Center. The Center will have three (3) primary tenants. The anchor tenant will be Parkland Health and Hospital System occupying approximately 36% of the facility. A secondary tenant will be Baylor Scott and White Health occupying approximately 12% of the facility. A third tenant is expected to be a network of financial institutions and non-profit financial organizations occupying approximately 12% of the facility. The remaining square footage will be occupied by Bonton Farms for office space and common space for visitors to the facility. The primary service will be health screenings along with primary care and wellness education and activities. Ancillary services will be financial education for individuals and small businesses. The facility is expected to operate Monday through Friday, 8:00 am-5:00 pm, with additional educational programming on the weekends. In addition, Parkland Health and Hospital System is projecting approximately 3,500 visitors annually to the facility. The project is financially supported by Bonton Enterprises a component fund of The Dallas Foundation.

The development terms applicable to each lot are as follows:

DATE September 23, 2022

SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

- **Vacant Lot Sales Price:** Attached as **Exhibit A**.
- **Targeted Income Group:** Bonton neighborhood, 120% area median income and below.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and lease with the anchor tenant within two (2) years of the date of acquisition of the vacant lots utilized for construction of the facility.
- **Additional Obligations:** Developer must: 1) execute a lease with Parkland Health and Hospital System Parkland and 2) prior to the execution of the lease, must provide to Department of Housing & Neighborhood Revitalization staff the proposed lease agreement with the lease terms.
- **Restrictive Covenants:** Once the proposed lease is executed, it must be occupied by a health and wellness service provider as the facility's anchor tenant for at least 20 years. If the original tenant vacates the property during the affordability period, the property may only be leased to another eligible tenant.
- **Right of Reverter:** Title to the property sold under Chapter 34.051 of Texas Tax Code may revert to the City of Dallas if Developer has 1) failed to take possession of the land within 90 calendar days after receiving the deed to the parcels of real property; 2) failed to complete construction of all required facility or other required development on the real property, or failed to ensure occupancy by the eligible tenant within the development timeframe set forth in the development agreement; 3) incurred a lien on the property because of violations of City ordinances and failed to fully pay off the lien within 180 days of the City's recording of the lien; or 4) sold, conveyed, or transferred the land without the consent of the City. Title to the property sold under Chapter 253.011 of the Texas Local Government Code will revert to the City of Dallas when the property no longer primarily promotes the public purpose of the municipality.

Issues

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the five (5) vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,000.00. The sales price for each lot is a minimum of \$1,000.00 for

DATE September 23, 2022
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed facility the expected property tax revenue for the City of Dallas is expected to be approximately \$17,530.53 annually. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$10,257.31.

Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may be considered and approved of the sale of five (5) vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

Upon receiving Committee approval, staff will place this item on the next available City Council agenda.

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 or 214-670-3619.



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

Attachment: Project Map

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

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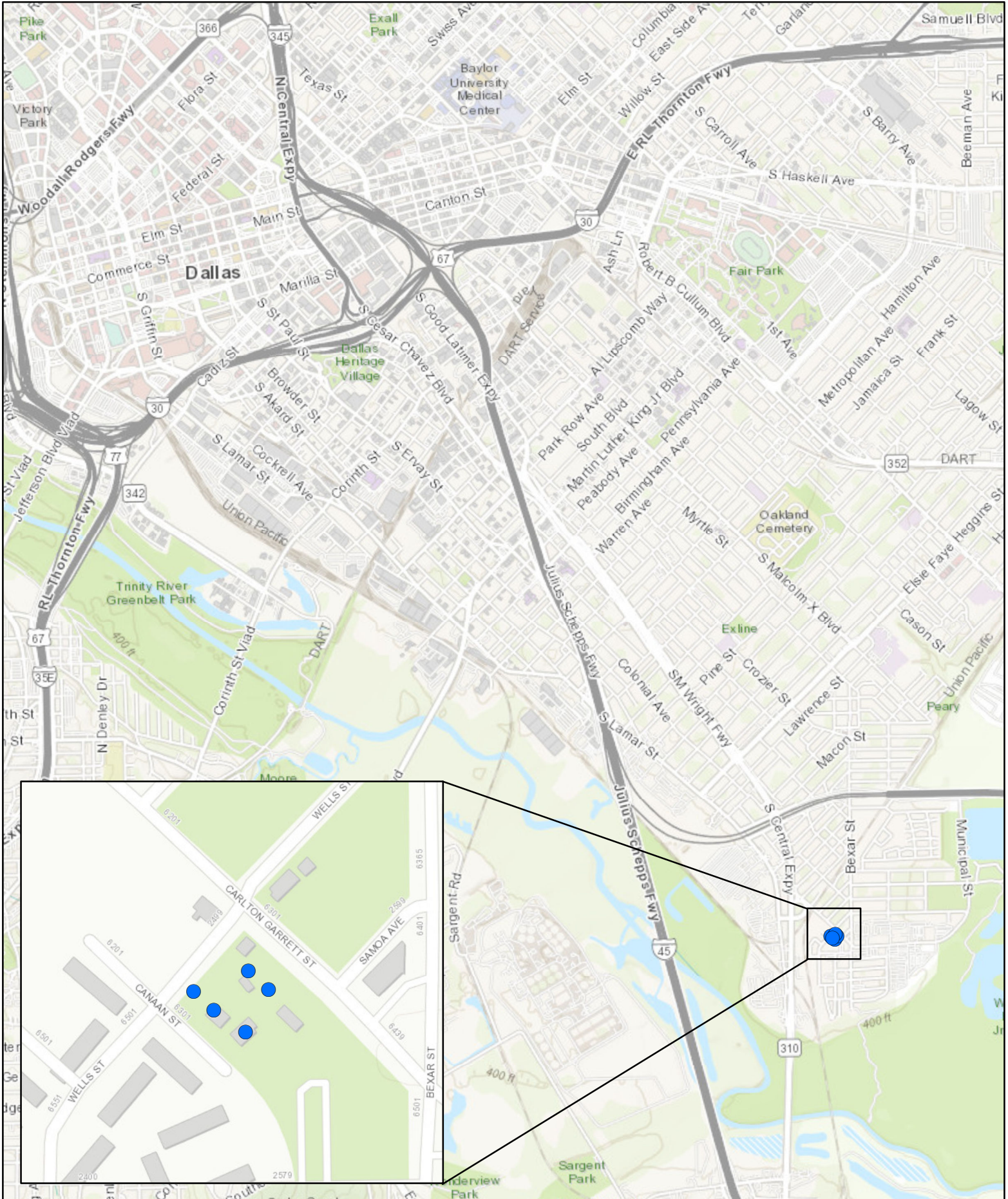
DATE September 23, 2022

SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

Exhibit A
Citybuild Community Development Corporation

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Non- Tax Lien Amount
1	6307	CARLTON GARRETT ST	Bonton	7	5000	\$ 1,000.00	tax foreclosed	\$ 10,257.31
2	6309	CARLTON GARRETT ST	Bonton	7	4998	\$ 1,000.00	tax foreclosed	\$ -
3	6302	CANAAN ST	Bonton	7	4499	\$ 1,000.00	tax foreclosed	\$ -
4	6306	CANAAN ST	Bonton	7	4499	\$ 1,000.00	tax foreclosed	\$ -
5	6310	CANAAN ST	Bonton	7	7030	\$ 1,000.00	surplus	\$ -
TTL Purchase Price						\$ 5,000.00	TTL Non-Tax Lien Amount	\$ 10,257.31

Land Transfer Lots Requested by Developer Citybuild



Memorandum



CITY OF DALLAS

DATE September 22, 2022

TO 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 Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

On Thursday, September 29, 2022, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer lots to a qualified participating developer.

Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 44 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Women That Soar, L.L.C. for the purchase of five (5) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Women That Soar L.L.C. for HHS Committee consideration.

Background

On May 22, 2019, City Council adopted the Land Transfer Program by Resolution No. 19-0824, as amended, for the purpose of incentivizing: 1) the development of quality, sustainable housing that is affordable to the residents of the City and 2) the development of other uses that complement the City's Comprehensive Housing Policy, Economic Development Policy, or redevelopment policy. Specifically, the Land Transfer Program authorizes the City to sell qualifying city-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations, as applicable, in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or City ordinance. The tax foreclosed lots are being sold pursuant to 34.051 of the Texas Property Tax Code.

In August 2022, a qualified participating developer, Women That Soar, L.L.C., submitted an application (proposal) to purchase a total of five (5) Land Transfer lots. The Housing evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility

DATE September 22, 2022
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and met minimum scoring to be eligible. Housing collaborated with Women That Soar, L.L.C. regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

Women That Soar, LLC is a domestic limited liability company formed in Texas in 2007 by managing member Gina Grant. The organization is a Dallas-based organization focusing on community development strategies specifically targeting minority, low-moderate income individuals. The organization, Women That Soar produces fiscal literacy and homebuyer education courses to assist their target audience in becoming successful homeowners. At this time, Women That Soar intends to partner with Simply Custom to advance their objectives by developing affordable housing. Simply Custom is a Dallas-based builder with experience in residential and commercial construction. The Builder has previously participated in the City’s Land Bank Program and successfully completed the lot acquisition, development, and sale of 6 homes to income-qualified homebuyers on Land Bank lots over the past 4 years. Past performance suggests that the Builder will continue to construct quality affordable housing units on the lots while meeting the requirements of the Land Transfer Program.

The proposal indicates the construction of five (5) single family units ranging from 1,500 square feet to 1,750 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$188,000.00 - \$240,000.00 targeting homebuyers in an income range of 60 - 120% of the area median income (AMI). Three (3) units will be used to target homebuyers in an income range of 80 – 120% AMI and two (2) units will be used to target homebuyers in an income range of 60 - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60 - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as **Exhibit A**.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Grants (HOME) homeownership sales price for the Dallas, TX HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** Three (3) units will target homebuyers in an income range of 80 - 120% AMI, and two (2) units will target homebuyers in an income range of 60 - 80% AMI.

DATE September 22, 2022

SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within two years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Restrictive Covenants:** Developer must: 1) sell each lot to an income eligible household and 2) prior to the sale, must provide to Department of Housing & Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five (5) years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City of Dallas if Developer has 1) failed to take possession of the land within 90 calendar days after receiving the deed to the parcels of real property; 2) failed to complete construction of all required housing units or other required development on the real property, or failed to ensure occupancy by eligible households within the development timeframe set forth in the development agreement; 3) incurred a lien on the property because of violations of City ordinances and failed to fully pay off the lien within 180 days of the City's recording of the lien; or 4) sold, conveyed, or transferred the land without the consent of the City.

Issues

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the five (5) vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,000.00. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed five (5) housing units the expected property tax revenue for the City of Dallas is expected to be approximately \$8,013.81 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$13,992.74. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded.

DATE September 22, 2022
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may be considered and approved of the sale of five (5) vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

Upon receiving Committee approval, staff will place this item on the next available City Council agenda.

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 or 214-670-3619.



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

Attachment: Project Map

c: T.C. Broadnax, City Manager
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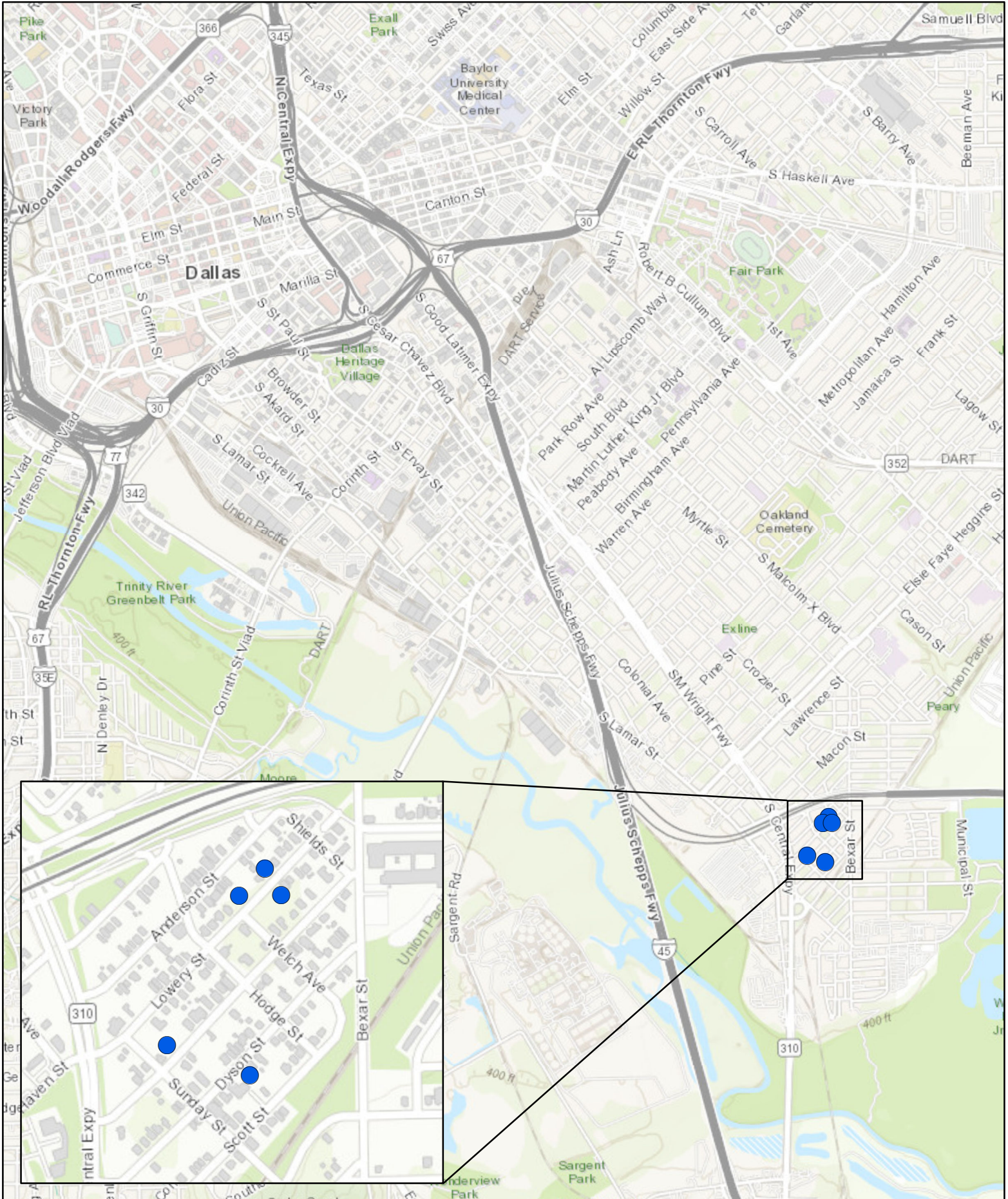
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DATE September 22, 2022
 SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

**Exhibit A
 Women That Soar, LLC**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non-Tax Lien Amount
1	2305	BETHURUM AVE	Bonton	7	4993	\$ 1,000.00	tax foreclosed	60-120%	\$ 1,317.15
2	2316	DYSON ST	Bonton	7	4933	\$ 1,000.00	tax foreclosed	60-120%	\$ 319.83
3	2517	LOWERY ST	Bonton	7	5045	\$ 1,000.00	surplus	60-120%	\$ 1,294.88
4	2503	LOWERY ST	Bonton	7	5546	\$ 1,000.00	tax foreclosed	60-120%	\$ 1,347.19
5	2510	LOWERY ST	Bonton	7	4939	\$ 1,000.00	tax foreclosed	60-120%	\$ 9,713.69
TTL Purchase Price						\$ 5,000.00	TTL Non-Tax Lien Amount		\$ 13,992.74

Land Transfer Lots Requested by Developer Women That Soar



Memorandum



CITY OF DALLAS

DATE September 23, 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 Budget Listening Sessions Feedback**

The purpose of this memorandum is to provide the committee with answers to questions posed by the Citizens Homeless Commission (CHC), the Housing and Homeless Solutions Committee (HHS), and the Dallas Area Partnership (DAP) during the Budget Listening Sessions held to discuss proposed changes to the Office of Homeless Solutions (OHS) Four-Track Strategy, in June and July of 2022.

Questions and Answer:

- **Question: What is the status of Veteran resources?**
Answer: There is an array of veteran resources available through the local Continuum of Care (CoC), including housing vouchers specifically for veterans. Any veteran encountered within the CoC has several additional layers of support available to them via these resources.
- **Question: How much funding is needed to support the shelter need per the change to Track One?**
Answer: OHS proposes to fund shelter overflow through a Request for Proposal, utilizing existing funding of roughly \$1 million and will continue to work with the County to identify additional funding support, both now and for ongoing use. OHS will collect the data netted by this program and come back with an adjusted funding request as needed in the next budget cycle.
- **Question: Is expanding shelter capacity via hotels a viable option concerning occupancy rates?**
- Answer: OHS confirmed that this is a currently successful model utilized by several shelter providers and does not anticipate a disruption in that process. Additionally, we expect this type of emergency mechanism to be used less frequently as additional affordable and supportive housing comes online.
- **Question: Will any locations in the Central Business District (CBD) be used for Temporary Inclement Weather Shelters (TIWS)?**

Answer: Outside of the Central Library, which OHS will use as TIWS overflow, there will not be any TIWS locations in the CBD and staff is currently negotiating a long-term solution to address the need for Inclement Weather Shelter with further information coming soon.

- **Question: Do faith-based organizations need a permit to be a TIWS?**

Answer: Yes, all TIWS must have a current Certificate of Occupancy and fill out a TIWS application to show that the location may accommodate individuals in a sheltering capacity.

- **Question: Please provide the City’s contributions to all shelter providers. Including overall budgets and what percentage of that is the City’s portion.**

Answer:

Shelter Partner	Funding source	FY22 Shelter Budget	FY22 City/County funding	City/County funding %
Bridge Step	City	\$14,340,781	\$3,443,847	24.01%
	Dallas County		\$1,000,000	6.97%
Austin Street Center	City	\$8,371,631	\$480,000	5.73%
Family Gateway	City	\$7,561,617	\$1,609,157	21.28%
Family Place	City	\$3,138,354	\$90,000	2.87%
Shared Housing	City	\$48,000	\$48,000	100.00%
The Salvation Army	City	\$10,081,743	\$175,000	1.74%

- **Question: How does OHS keep its mission centered on the unsheltered population while supporting poverty driver removal without shifting too much focus to the drivers of poverty?**

Answer: Efforts to address these issues must be done in partnership with other City departments and partnering municipal and private bodies, who focus on those areas, to ensure that issues are addressed holistically, by all who are impacted. OHS currently meets with Housing and Neighborhood Stabilization (HOU), Office of Community Care (OCC), Code Compliance (CODE), Metro Dallas Homeless Alliance (MDHA), Dallas Housing Authority (HUD), and Dallas County around these issues and housing affordability to ensure that all efforts are working together in the most efficient manner possible.

- **Question: The current wording on Track three (3) is too vague, what does “low barrier,” mean?**

Answer: The low barrier approach, as part of the Housing First approach, encourages the removal of unnecessary barriers, that may reduce the program’s effectiveness and goal of placing individuals in housing. It is not free of expectations and rules, and does utilize

background check as necessary, to ensure that program participants are in compliance with the requirements of their housing applications. It aims to house those with low to moderate barriers such as:

- No rental history
 - Poor rental history (i.e., prior evictions, rent/utility arrears)
 - Insufficient savings
 - Poor credit history
 - Sporadic employment history
 - No high school diploma/GED
 - Recent or current abuse and/or battering (client fleeing domestic violence housing situation)
 - Head of household under 18 years old
 - Large family (three or more children)
 - Criminal background (as applicable to unit standards)
- **Question: Can the lots on Haskell be used for tiny homes?**
Answer: In 2018, OHS evaluated the possible use of three City-owned vacant lots at 1805 N. Haskell Ave., 2009 N. Haskell Ave. and 2011 N. Haskell Ave. Two of the properties are 6,250 sq. ft. and one is 6,850 sq. ft. All three are zoned commercial. Due to the size of the property and need to provide parking, the sites were eliminated from consideration in favor of a larger space to accommodate more residents at one location.
 - **Question: Do other cities have city-led TIWS?**
Answer: TIWS are typically stood up by private non-profits, not cities.
 - **Question: What are OHS's internal measures that correspond with the Four-Track Strategy?**
Answer: OHS has standard performance measures and Racial Equity Measures which gauge our effectiveness year over year. These are broken out into two sections below:
 - OHS Racial Equity Plan Key Department Actions-
 - Progress Measures:
 - By December 2022 formalize a partnership between HOU, OCC, MDHA, and Dallas County to address permanent supportive housing for residents with no-to-low-income.
 - In partnership with the Office of Governmental Affairs (OGA) and the Office of Equity and Inclusion (OEI), recommend a source of income discrimination legislation by December 2023.
 - By July 2024, in partnership with HOU, OCC, MDHA, and Dallas County create a city-wide plan for permanent supportive housing for residents with no-to-low income.
 - Decrease the number of unsheltered single, Black men by 10% by 2025.
 - In partnership with HOU, OCC, MDHA, and Dallas County add an additional 248 units to the availability of permanent supportive housing stock by December 2027.
 - Decrease the average placement time from program enrollment to housing placement for single, Black Dallas R.E.A.L. Time Rapid Rehousing applicants from an average of 77 days to an average of 59 days by December 2027.

- FY22-23 Performance Measures

Description	FY 21-22 Target	FY 22-23 Proposed	FY 23-24 Planned
1. Percentage of service requests resolved within 21 days.	80.0%	85.0%	85.0%
2. Percentage of unduplicated persons placed in permanent housing who remain housed after six months.	85.0%	85.0%	85.0%
3. Percentage of persons exited to positive destinations through the Landlord Subsidized Leasing Program.	80.0%	80.0%	80.0%
4. Percentage of persons connected to services through street outreach.	85.0%	90.0%	90.0%
5. Percentage of beds utilized under the Pay-to-Stay program.	80.0%	80.0%	80.0%
6. Unduplicated number of homeless clients who have a mental illness or who might also have co-occurring substance use or primary care health issues to receive outreach/ engagement/ screening/ assessment/ triage services.	0	1,400	1,400

Upon reviewing the above questions and answers, your feedback on the proposed changes to the Four-Track Strategy, listed in the aforementioned Listening Session Feedback presentation (see attached), is requested. Upon receipt of this feedback, OHS will update the proposed changes to the Four-Track Strategy and share them with the Housing and Homelessness Solutions Committee. If the Committee recommends the changes for approval, they will be brought forward to City Council at a later date. In the meantime, should you have any questions or concerns please contact me.

Christine Crossley

Christine Crossley
 Director, Office of Homeless Solutions

c: T.C. Broadnax, City Manager
 Chris Caso, City Attorney
 Mark Swann, City Auditor
 Bilierae Johnson, City Secretary
 Preston Robinson, Administrative Judge
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 Genesis D. Gavino, Chief of Staff to the City Manager

DATE September 29, 2022
SUBJECT **Office of Homeless Solutions Budget Listening Sessions Feedback**

Jon Fortune, Deputy City Manager

Directors and Assistant Directors



City of Dallas

Office of Homeless Solutions FY 22-23 Budget Listening Session Feedback

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Presentation Overview



- OHS Four-Track Strategy
- FY 22-23 OHS Listening Sessions
- Feedback Across Sessions
- Major Needs Identified
- Proposed Modifications - OHS Four-Track Strategy
- CHC Feedback
- HHS Feedback
- Next Steps



OHS Four-Track Strategy



- Developed in consultation with the Citizen Homelessness Commission and Dallas City Council
- Approved by the Dallas City Council on August 1, 2018
- Funding for new developments (Track 4) was intended for implementation of Proposition J of the 2017 bond program

TRACK 1 | INCREASE SHELTER CAPACITY

Expand capacity of existing providers through contracted pay-to-stay shelter beds

TRACK 2 | INCREMENT WEATHER SHELTERS

Allow private & faith-based organizations to provide shelter on days when the actual temperature is less than 36° (in winter months) or above 100° during the day with an evening temperature higher than 80 degrees (in summer months)

TRACK 3 | LANDLORD SUBSIDIZED LEASING PROGRAM

Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords

TRACK 4 | NEW DEVELOPMENTS

Funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services



FY 22-23 OHS Listening Sessions



Topics

- OHS Four-Track Strategy
- FY 21-22 OHS Budget Overview
- FY 21-22 OHS Listening Sessions
- Major Needs Identified FY 21-22
- OHS Four-Track Strategy Updates
- Vouchers and Point-In-Time Count Timeline 2016-2022
- Homeless Services Initiatives By City Council District

Listening Sessions

- June 9, 2022: Citizen Homelessness Commission
- June 13 – 30, 2022: Local Communities by City Council District
- June 29, 2022: Unsheltered individuals at The Bridge
- July 11, 2022: Homelessness Service Providers



Feedback Across Sessions



Track 1	Track 2	Track 3	Track 4
<p>Increase shelter capacity through funding overflow shelter at hotels. This is an existing practice used by some shelters with private funding that needs more support.</p>	<p>Change phrasing from religious orgs and non-profits to “Allow entities with Ch 45 TIWS permit...as led by the City.” to shift focus to match progress</p>	<p>Expand to encompass all Supportive Housing. Should be about deposits, fees, rent, incentives to landlords, and wrap around services</p>	<ul style="list-style-type: none"> • Expand to “Investments in Facilities that Combat Homelessness” • More permanent supportive housing needed
<p>Can more hygiene services be offered to those in encampments like: showers and permanent public restrooms?</p>		<p>Heavier focus on supportive services tied to a stable exit out of homelessness, i.e., increasing income for the individuals</p>	<p>More housing for people with pets and partners (not legally married)</p>
<p>Need for an LGBTQIA+ focused shelter</p>		<p>Ensure services are applicable to the overall goal and not just stabilizing, but lifting people out of poverty (at or below 30% AMI)</p>	<p>More housing for people with criminal backgrounds</p>
		<p>More housing location and transportation services</p>	<p>Tiny homes should be looked at by the City as a part of the overall solution</p>



Major Needs Identified



Focused Expansion

- Services alleviating poverty
- Housing with financial supports and fewer barriers to entry
- **Services**
 - City-subsidized shelter overflow
 - Supportive services that lift people out of and move them beyond poverty
- **Housing**
 - Additional permanent supportive housing needed for the aging and chronically unsheltered population
 - Housing should be low barrier for people with criminal backgrounds
 - More couples housing for those not legally married



Proposed Modifications - OHS Four-Track Strategy



Current Four-Track Strategy

Track 1: Increase Shelter Capacity

- Expand capacity of existing providers through contracted pay-to-stay shelter beds

Track 2: Inclement Weather Shelters

- Allow private & faith-based organizations to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months)

Track 3: Landlord Subsidized Leasing

- Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords

Track 4: New Developments, Prop J 2017 Bond

- Funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services

Proposed Four-Track Strategy

Track 1: Increase Shelter Capacity

- Expand capacity of existing providers through contracted **shelter overflow programs**

Track 2: Inclement Weather Shelters

- Allow **entities with Chapter 45 Temporary Inclement Weather Shelter permits** to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) **as led by the City**

Track 3: **Subsidized Supportive Housing**

- Provide security deposits, rent, utilities, incentives, **and supportive services to further the alleviation of poverty** to tenants as well as incentives and risk mitigation services to participating landlords

Track 4: **Investments in Facilities Combatting Homelessness**

- Funding for **low barrier housing types, to include permanent supportive housing**, targeting targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services



August 11, 2022: Citizen Homelessness Commission Feedback

What is the status of Veteran resources?

- OHS went over the array of veteran resources through the Continuum of Care, including housing vouchers

How much funding is needed to support the shelter need per the change to Track 1?

- OHS proposes to fund shelter overflow through an Request For Proposal, utilizing existing funding of roughly \$1 million. OHS will collect the data netted by this program and come back with an adjusted funding request as needed in the next budget cycle

Is expanding shelter capacity via hotels a viable option concerning occupancy rates?

- OHS confirmed that this is a currently successful model utilized by several shelter providers

What do providers need more of?

- Housing
- Resources for care managers to sustain relationships with unsheltered neighbors and landlords

Track 3's expanded scope is critical in terms of specifically calling out the needs it now highlights, especially concerning building relationships with landlords. Master leasing is also needed

Supports the explicit focus on the specific types of housing in Track 4



August 22, 2022: Housing and Homelessness Solutions Committee

Inclement Weather Shelter

- Will anything be in the CBD? Outside of the Central Library shelter, no
- Do faith-based organizations need a permit to be a temporary inclement weather shelter?

Emergency Shelter Overflow

- Please provide the City's contributions to all shelter providers, their overall budgets, and what percent of that the City's portion is
- The proposed \$1 million from OHS is not enough

How does OHS keep its eye on the unsheltered and support poverty driver removal without going too far afield of our mission statement?

- OHS acknowledges that homelessness cannot be sustainably addressed without focusing on the drivers of poverty which help to create it. This must be done in partnership with other City departments and partnering municipal and private bodies, who focus on those areas, to ensure that issues are addressed holistically, by all who are impacted

Track 3's expanded scope

- The current wording is too vague, IE. low barrier needs to be defined to ensure that people are going into the housing that is best suited to them
- Can the lots on Haskell be used for tiny homes?
- Recognizing that shelter is needed for those who are coupled but not traditionally married and for those who have pets is important



Next Steps



- ~~August 11, 2022: Citizen Homelessness Commission~~
- ~~August 22, 2022: City Council Housing and Homeless Solutions Committee~~
- ~~September 1, 2022: Dallas Area Partnership~~
- September 29, 2022: Memo on finalized changes to City Council Housing and Homeless Solutions Committee
- TBD: City Council vote on any proposed changes to the Four-Track Strategy





City of Dallas

Office of Homeless Solutions FY 22-23 Budget Listening Session Feedback

**Dallas Area Partnership
September 1, 2022**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas