

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, DECEMBER 13, 2022

22-0014

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

PRESENT: [7] Thomas, Moreno, Arnold (**10:34 a.m.), Blackmon, Mendelsohn (**9:18 a.m.), Schultz, Ridley

ABSENT: [0]

The meeting was called to order at 9:04 a.m. with a quorum of the committee present.

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

After all business properly brought before the committee had been considered, the meeting adjourned at 11:11 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
TUESDAY, DECEMBER 13, 2022

EXHIBIT A

RECEIVED

2022 DEC -9 PM 4:24

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

221159

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

December 13, 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

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."

The City Council Housing & Homelessness Solutions meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Housing & Homelessness Solution Committee on Spectrum Cable Channels 16 (English) and 95 (Spanish) and 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=m696389f2da2ceb729008d10d506a398a>

Call to Order

MINUTES

- 1 22-2893 Approval of the November 15, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: Minutes

BRIEFING ITEMS

- A 22-2894 Dallas Housing Policy 2033: Concept Briefing on Proposed Dallas Housing Policy 2033 [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Presentation

- B 22-2913 Upcoming Agenda Item: Briefing on Community Feedback, Program Design and Program Launch of Proposed Senior Home Rehabilitation Program [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Presentation

- C 22-2900 Inclement Weather Operational Plan FY 2022 - 2023 [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Presentation

REPORTS

- D 22-2911 Department of Housing & Neighborhood Revitalization Performance Measure Update [Pam Thompson, Department of Housing & Neighborhood Revitalization]

Attachments: Report

BRIEFING MEMORANDUMS

- H 22-2905 The sale of 10 Land Transfer Program lots to Masa Design-Build, LLC. for the Development of 10 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- I 22-2906 Homeless Action Response Team Update and Plan of Action [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Memo

UPCOMING AGENDA ITEMS

- J 22-2901 Upcoming Agenda Item: Approval of a Resolution of No Objection for Rosemont Meadow Lane Apartments, LLC's Application to the Texas Department of Housing & Community Affairs for Non-Competitive 4% Housing Tax Credits for the Rosemont at Meadow Lane, an Existing Affordable Multifamily Property Located at 4722 Meadow Lane [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- K 22-2902 Upcoming Agenda Item: Approval of a Resolution of No Objection for Positano Apartments, LLC's Application to the Texas Department of Housing & Community Affairs for Non-Competitive 4% Housing Tax Credits for the Positano, an Existing Affordable Multifamily Property Located at 2519 John West Road [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- L 22-2903 Upcoming Agenda Item: Approval of a Resolution of No Objection for Mondello Apartments, LLC's Application to the Texas Department of Housing & Community Affairs for Non-Competitive 4% Housing Tax Credits for the Mondello, an Existing Affordable Multifamily Property Located at 2000 Highland Road [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- M Authorize a two-year, with three, three-year renewal options to the short-term use agreement with Fair Park First for the Office of Homeless Solutions to utilize a larger space at Fair Park to provide temporary Inclement Weather Sheltering Services and related operational expenses for the period January 1, 2023 through December 31, 2024 - Not to exceed \$468,079.84 - Financing: General Funds (subject to annual appropriations)

- N Authorize a one-year lease agreement, with two, one-year renewal options, to extend the Term of the Lease with Austin Street Center, for approximately 20,000 square feet of office, storage, training and shelter space located at 2929 Hickory Street, to be used for storage, training, and sheltering operations by the Office of Homeless Solutions and Office of Emergency Management for the period January 1, 2023 through December 31, 2023, and the two one-year renewal options, if applicable - Not to exceed \$2,234,723.04 - Financing: General Fund (subject to annual appropriations)
- O Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to amend the Targeted Rehabilitation Program to (1) remove property insurance from property eligibility requirements; (2) allow applicants to reapply to receive additional assistance for property previously assisted with funds through the Targeted Rehabilitation Program; and (3) revise the funding cap amount from \$10,000.00 to \$20,000.00 for the Targeted Rehabilitation Program - West Dallas Sub-Program Module - Financing: No cost consideration to the City
- P Authorize the City Manager to execute a one-year Contract with two one-year renewal options, approved as to form by the City Attorney, with GrantWorks, Inc. and/or its affiliate (Contractor) for the administration, management and implementation, pursuant to the City's Comprehensive Housing Policy (CHP) and the CDBG Regulations (as defined in the Contract), of portions of the Major Home Rehabilitation Program and the Home Reconstruction Program (the Programs) (collectively, the Services), in an amount not to exceed \$3,737,000.00 - Not to Exceed \$3,737,000.00 - Financing: Community Development Block Grant Funds
- Q Authorize the Dallas Public Facility Corporation to acquire, develop, and own 1508 Mockingbird, a mixed-income, multifamily development to be located at 1508 West Mockingbird Lane (Project) and enter into a seventy-five-year lease agreement with Provident Realty Advisors, Inc., or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund \$835,055.00 (15 Years of Estimated Taxes)
- R Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Legacy at White Rock, a mixed-income, multifamily development to be located at the 2825 North Buckner Boulevard (Project) and enter into a seventy-five-year lease agreement with LDG Development, LLC or its affiliate for the development of the Project - Estimated Revenue Foregone: General Fund \$42,331.00 (15 Years of Estimated Taxes)

S Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Reserve at Lancaster, a mixed-income townhome development to be located at 5703 South Lancaster Road (Project) and enter into a seventy-five-year lease agreement with LDG Development, LLC or its affiliate for the development of the Project - Estimated Revenue Foregone: General Fund \$19,259.00 (15 Years of Estimated Taxes)

T Authorize the Dallas Public Facility Corporation to acquire, develop, and own Jefferson University Hills, a mixed-income, multifamily development to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road (Project) and enter into a seventy-five-year lease agreement with JPI Companies or its affiliate for the development of the Project - Estimated Revenue Foregone: General Funds \$72,768.00 (15 Years of Estimated Taxes) (This item was deferred on September 14, 2022)

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
TUESDAY, DECEMBER 13, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

Item 1: Approval of the November 15, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Blackmon moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

BRIEFING ITEMS

Item A: Dallas Housing Policy 2033: Concept Briefing on Proposed Dallas Housing Policy 2033

The following individuals briefed the committee on the item:

- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Michele Williams, Community Equity Strategies;
- Christine Campbell, Community Equity Strategies; and
- John Gilvar, Community Equity Strategies

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

BRIEFING ITEMS

Item B: Upcoming Agenda Item: Briefing on Community Feedback, Program Design and Program Launch of Proposed Senior Home Rehabilitation Program

The following individuals briefed the committee on the item:

- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; and
- David Noguera, Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

BRIEFING ITEMS

Item C: Inclement Weather Operational Plan FY 2022 - 2023

The following individual briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

REPORTS

Item D: Department of Housing & Neighborhood Revitalization Performance Measures

The committee did not discuss the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

BRIEFING MEMORANDUMS

Item H: The sale of 10 Land Transfer Program lots to Masa Design-Build, LLC. for the Development of 10 affordable housing units.

Item I: Homeless Action Response Team Update and Plan of Action

The committee did not discuss the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

UPCOMING AGENDA ITEMS

- Item J: Upcoming Agenda Item: Approval of a Resolution of No Objection for Rosemont Meadow Lane Apartments, LLC's Application to the Texas Department of Housing & Community Affairs for Non-Competitive 4% Housing Tax Credits for the Rosemont at Meadow Lane, an Existing Affordable Multifamily Property Located at 4722 Meadow Lane
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- Item M: Authorize a two-year, with three, three-year renewal options to the short-term use agreement with Fair Park First for the Office of Homeless Solutions to utilize a larger space at Fair Park to provide temporary Inclement Weather Sheltering Services and related operational expenses for the period January 1, 2023 through December 31, 2024 - Not to exceed \$468,079.84 - Financing: General Funds (subject to annual appropriations)
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- Item O: Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to amend the Targeted Rehabilitation Program to (1) remove property insurance from property eligibility requirements; (2) allow applicants to reapply to receive additional assistance for property previously assisted with funds through the Targeted Rehabilitation Program; and (3) revise the funding cap amount from \$10,000.00 to \$20,000.00 for the Targeted Rehabilitation Program - West Dallas Sub-Program Module - Financing: No cost consideration to the City

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 13, 2022

UPCOMING AGENDA ITEMS (cont.)

- Item P: Authorize the City Manager to execute a one-year Contract with two one-year renewal options, approved as to form by the City Attorney, with GrantWorks, Inc. and/or its affiliate (Contractor) for the administration, management and implementation, pursuant to the City's Comprehensive Housing Policy (CHP) and the CDBG Regulations (as defined in the Contract), of portions of the Major Home Rehabilitation Program and the Home Reconstruction Program (the Programs) (collectively, the Services), in an amount not to exceed \$3,737,000.00 - Not to Exceed \$3,737,000.00 - Financing: Community Development Block Grant Funds
- Item Q: Authorize the Dallas Public Facility Corporation to acquire, develop, and own 1508 Mockingbird, a mixed-income, multifamily development to be located at 1508 West Mockingbird Lane (Project) and enter into a seventy-five-year lease agreement with Provident Realty Advisors, Inc., or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund \$835,055.00 (15 Years of Estimated Taxes)
- Item R: Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Legacy at White Rock, a mixed-income, multifamily development to be located at the 2825 North Buckner Boulevard (Project) and enter into a seventy-five-year lease agreement with LDG Development, LLC or its affiliate for the development of the Project - Estimated Revenue Foregone: General Fund \$42,331.00 (15 Years of Estimated Taxes)
- Item S: Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Reserve at Lancaster, a mixed-income townhome development to be located at 5703 South Lancaster Road (Project) and enter into a seventy-five-year lease agreement with LDG Development, LLC or its affiliate for the development of the Project - Estimated Revenue Foregone: General Fund \$19,259.00 (15 Years of Estimated Taxes)
- Item T: Authorize the Dallas Public Facility Corporation to acquire, develop, and own Jefferson University Hills, a mixed-income, multifamily development to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road (Project) and enter into a seventy-five-year lease agreement with JPI Companies or its affiliate for the development of the Project - Estimated Revenue Foregone: General Funds \$72,768.00 (15 Years of Estimated Taxes) (This item was deferred on September 14, 2022)

Mayor Pro Tem Arnold moved to forward all items to city council.

Motion seconded by Councilmember Schultz and adopted on a divided vote with Councilmember Mendelsohn voting "No." (Blackmon absent when vote taken)

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, DECEMBER 13, 2022

EXHIBIT C



City of Dallas

Dallas Housing Policy 2033: Concept Briefing

**Housing and Homelessness
Solutions Committee
December 13th, 2022**

John Gilvar
Christine Campbell
Michele Williams
Community Equity Strategies



DALLAS ACCOUNTABILITY for HOUSING EQUITY

- History and Background
- Transformation Components
- Engagement
- Policy Development Journey
- The Seven Pillars of Housing Equity
- Policy Vision & Pillars
- Next Steps
- Appendices



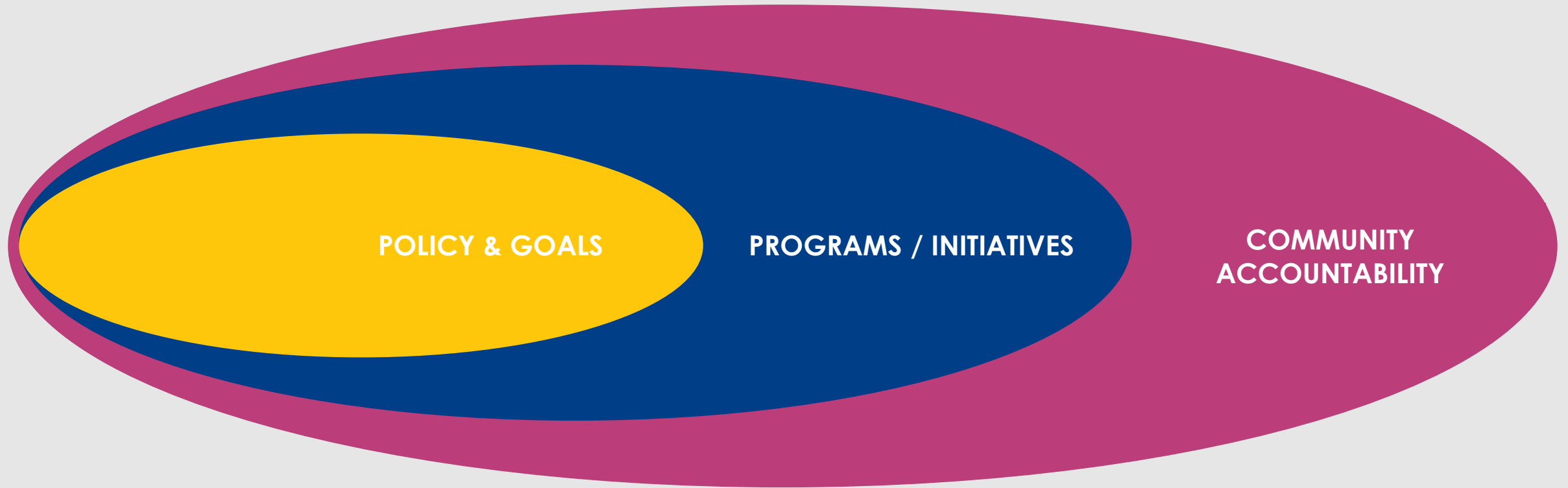
HISTORY AND BACKGROUND



Recommendations	Research	Policy Development	SMARTIE Goals	Accountability
<p>11 Recommendations Adopted by City Council</p> <p>Foundation for new housing policy</p>	<p>Demonstrate community-wide affordable housing capacity and gaps</p> <p>Analyze current programs' effectiveness</p> <p>Identify gaps</p> <p>Review strategies used by other cities</p> <p>Ensure all 14 district are contributing to equitable strategies</p>	<p>Finish Vision Statement</p> <p>Draft policy strategies</p> <p>Address historic struggles with race and ethnicity</p> <p>Address racial disparities as well as increased community-wide affordability</p>	<p>Develop a set of measurable, equitable goals that will bring the policy strategies to life</p> <p>Identify tactics and resources to implement SMARTIE goals</p> <p>Align programs and initiatives with SMARTIE goals</p>	<p>Develop a transparent structure where City staff will continuously show progress on SMARTIE goals</p> <p>Communication strategy such that City officials and the community are updated at regular intervals</p> <p>Structure for ongoing communication between City staff, City officials and community stakeholders</p>



TRANSFORMATION COMPONENTS



POLICY

City Council's strategic direction toward measurable goals reflecting a vision for increased housing equity and affordability

PROGRAMS

City staff's tools and tactics for implementing strategies in collaboration with an array of public, private, and non-profit partners

PEOPLE

Structured, sustained, meaningful stakeholder engagement in policy implementation and progress measurement



ENGAGEMENT APPROACH



Share

- Development of Project Summary and Resource page
- Posted meeting notes, images, and attendance after each meeting on public website

 **DALLAS ACCOUNTABILITY**
for HOUSING EQUITY

 **RESPONSIBILIDAD de DALLAS**
por la EQUIDAD en la VIVIENDA

Connect

- Developed a graphic brand for the project to increase visibility
- Hired 4 organizers to increase awareness of project and opportunities for input
- Made all materials available in both English and Spanish



All in 14

- Held meeting across the City
- Emphasized an All in 14 Approach to the effort and information gathering



Collaborate

- Held additional meetings when requested
- Collaborated with the Equity office & Forward Dallas
- Supportive and responsive to other city wide efforts
- Adjusted outreach and engagement efforts to improve outcomes



ENGAGEMENT REACH



306

**PERSON TO PERSON
CONVERSATIONS**



12

**NEIGHBORHOOD
MEETINGS**

- 3** Virtual Meetings
- 9** In Person Meetings
- 12** Meetings with Spanish Translation offered
- 183** Total Neighborhood Meeting Attendees



23

**ORGANIZATIONAL
MEETINGS**

- Including United Way - Dallas
- Housing Coalition - AIA
- Dallas Based Foundations



9

CITY STAFF MEETINGS



ENGAGEMENT TOUCHES



12,941

TOTAL DIGITAL TOUCHES *



1,847

STORYMAP VIEWS

1,571 English Storymap views
278 Spanish Storymap views



33

SURVEY
RESPONSES



11,061

OTHER DIGITAL
OUTREACH

7,913 Social Media
123 Eventbrite
3,025 Email



* Does not include City of Dallas Calendar

ENGAGEMENT - WHAT WE HEARD



Frustration and Exhaustion

- Tired of planning
- Wants action and implementation
- Does not believe the City wants to address housing concerns
- Wants the different departments to work together to solve the problem



Desire to Stay

- Need for increased protections or financial assistance to enabling household to stay in their current homes in historically marginalized areas experiencing gentrification



Desire for Choice

- Homeownership opportunities - particularly in areas that have historically been home to Black and Brown communities
- Affordable rental options in amenity-rich neighborhoods closer to higher paying employers
- Action desired to address lack on mixed-income neighborhoods and source of income



Desire for Parity

- Infrastructure between Northern and Southern Dallas
- Homeownership rates for Black and Brown households and White households
- Median home values for Black and Brown homeowners and White homeowners



POLICY DEVELOPMENT JOURNEY



CHP



2018
Dallas
Comprehensive
Housing Policy

2021
Equity Audit



Equity
Audit

11 Recommendations



2022
Adopted by
City Council

2022
Dallas
Accountability
for Housing
Equity



Community
Engagement

7
Pillars of
Housing
Equity

Dallas Housing Policy 2033



FUNDAMENTAL POLICY CHANGE



- Vision for greater equity
- Strategic direction
 - Require contributions in all 14 districts
 - Tailor strategies for:

Areas with HIGH:

- Median home values
- Homeownership rates
- Historical investment in infrastructure
- Proximity to high paying jobs and amenities like retail and healthcare

Areas with LOW:

- Median home values
- Homeownership rates
- Historical investment in infrastructure
- Proximity to high paying jobs and amenities like retail and healthcare

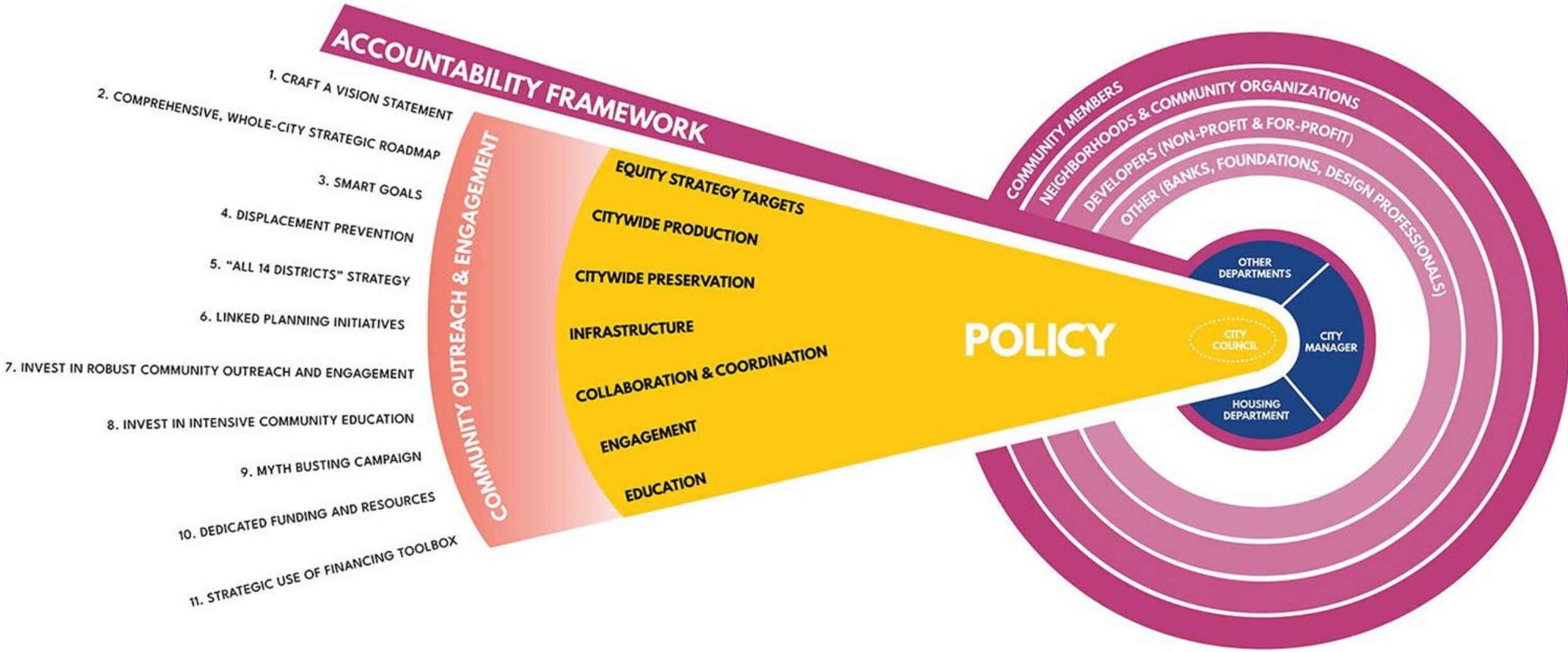
Areas vulnerable to:

- Rapidly rising property values
- Displacement of long-time residents
- Loss of cultural and community touchstones

- Specify processes for centering equity in:
 - Collaboration/Coordination
 - Community engagement/Accountability
 - Education/ Information sharing



THE SEVEN PILLARS OF HOUSING EQUITY





The City of Dallas, increases equity in housing outcomes and revitalizes neighborhoods following a set of strategies utilizing a mix of public and private approaches that are reflective of and accessible to unique, diverse constituents in each area.



EQUITY STRATEGY TARGETS



QUOTE:

“A neighborhood's basic needs must be met before a larger conversation around equity can begin. There must be greater investment in these neighborhoods first.” - Meeting Participant

DRIVER:

Equitable, Inclusive Planning

Measurable targets specifically tied to different conditions and vulnerabilities from area to area

- Increasing affordable homeownership opportunities
- Eliminating infrastructure deficits
- Ensuring that dedicated affordable housing units are spread more equitably across all areas of the city
- Avoiding further concentration of dedicated affordable units in historically marginalized areas
- Preventing displacement
- Preserving cultural integrity and community institutions
- Identifying development resources

Strategy Target Area Plans

- Community-driven strategies for achieving equity targets





QUOTE:

“The city should be matching private investments for home programs (homestead) without caps - public private matching” - Meeting Participant

DRIVER:

**Collaborative,
tailored development**

Address the Barriers to Development of

- Dedicated affordable housing units
- Market-rate units affordable to a broader mix of incomes

Adapt and Leverage Housing Department Tools to boost production

- Existing programs
- New community tools





QUOTE:

“Providing quality, affordable housing that is not just quickly built and poorly designed” - Meeting Participant

DRIVER:

Quality, accessible housing

Identify and Catalog

- Existing dedicated affordable units
- Naturally occurring affordable housing

Collaborate to maximize the preservation of quality affordable units

- Non-profits
- MWBEs
- Neighborhood leaders
- Philanthropy
- Community groups
- Private sector

**Preserving cultural integrity and community institutions*





QUOTE:

“Basic needs must be met before larger conversations can be had around equity” - Meeting Participant

“Give infrastructure improvements first to neighborhoods who need it the most” - Meeting Participant

DRIVER:

Intentional investment in infrastructure

Prioritize Infrastructure Investment in areas historically starved of public investment

- Due to racially biased systems
- Resulting in substandard elements such that areas could not be developed

Develop cross-departmental infrastructure investment strategies



COLLABORATION and COORDINATION



QUOTE:

“City should leverage existing nonprofits to expand on their work and make things effective” - Meeting Participant

“City offices need to be connected and informed and working together” - Meeting Participant

DRIVER:

Authentic Partnership

Formal Internal Partnerships

- Align infrastructure and community development
- Coordinate resources
- Policy review removing inequitable policies, replacing them with equitable practices

Formal External Partnerships

- Align investments with equity strategies





QUOTE:

“Is the accountability plan a legacy plan? How does it survive beyond a single administration?” - Meeting Participant

“Needs to be sustained engagement and consistent work for retention of knowledge and maintaining trust and relationships with people” - Meeting Participant

DRIVER:

Transparency and accountability

Structured, sustained engagement of and oversight by community stakeholders

- City employed community liaisons
- Information and resources
- Attendance and participation in community events
- Transparency in reporting plans and progress
- Multimodal communication strategies





QUOTE:

“There is a difference between self determination and self interest - self determination is about achieving equity - self interest is about NIMBYism” - Meeting Participant

DRIVER:

When you know better you do better
(Maya Angelou)

Inform Residents, Staff, and City Officials about

- Historical struggles with race and ethnicity continues to impact housing development and neighborhood revitalization
- YIMBYISM (YES, In My Backyard)
- Financial Literacy
- Achieving resident buy-in to support coordinated investments to increase equity



NEXT STEPS



- Incorporate Feedback from Stakeholders - Ongoing
- Friday Memo to City Council - December 16, 2022
- City Council Briefing - January 18, 2023
- Estimated Date of Final Delivery - February 28, 2023





City of Dallas

Dallas Housing Policy 2033: Concept Briefing

**Housing and Homelessness
Solutions Committee
December 13th, 2022**

John Gilvar
Christine Campbell
Michele Williams
Community Equity Strategies

MODELS FOR INCLUSIVE ENGAGEMENT



QUOTE:

“A need for measurement or metrics and evaluation of accountability and transparency on an annual basis. The metrics are set by community members.” - Meeting Participant

DRIVER:

Transparency and accountability

● Fair Budget DC & Housing Works Austin:

- Rather than a Task Force, build relationships with community entities knowledgeable of housing
- Representation from multiple organizations collaborating for a common goal
- Include diverse representation: advocates, residents, developers, non-profits, for-profits

● Key Attributes:

- Community Accountability needs buy-in and trust
- Representation

● What People Asked For:

- Transparency
- Access
- Representation



RACIAL EQUITY: OUTCOME AND PROCESS



Racial Equity is both an outcome and a process.

As an **outcome**, Dallas will be a city where neither race nor ethnicity predicts the ability to choose safe, affordable housing in neighborhoods where all people can thrive

As a **process**, Dallas City Staff, public officials, residents and businesses effectively work together, respecting the diversity of opinions and acknowledging the history of racial and ethnic disparities to proactively move to undo practices of the past and achieve common goals



The Seven Pillars of Housing Equity weave together the process and outcome elements necessary for success.

Hybrid Pillar (Outcomes and Process)

Equity Strategy Targets

Outcome Pillars

- Citywide Production
- Citywide Preservation
- Infrastructure

Process Pillars

- Collaboration and Coordination
- Education
- Engagement



RACIAL EQUITY AUDIT RECOMMENDATIONS



March 2022 recommendations informing pillars:

1. Craft a Vision Statement
2. Comprehensive, Whole-City Strategic Roadmap
3. SMART Goals
4. Displacement Prevention
5. “All 14 Districts” Strategy
6. Linked planning initiatives
7. Invest in Robust Community Outreach and Engagement
8. Invest in intensive community education
9. Myth Busting Campaign
10. Dedicated Funding and Resources
11. Strategic use of Financing Toolbox





City of Dallas

Upcoming Agenda Item: Senior Home Rehabilitation Program

**Housing and Homelessness
Solutions Committee
December 13, 2022**

Thor Erickson, Assistant Director
Department of Housing & Neighborhood
Revitalization
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Engagement
- Program Design
- Selection Process
- Weighted Lottery
- Operational Concerns
- Next Steps
- Staff Recommendation



Background/History



- On September 21, 2022, the City Council allocated \$100,000 to address home repairs for senior citizens
- On October 24, 2022, staff briefed the Senior Affairs Commission to elicit feedback
- The National Medicare Health Insurance defines person over the age of 65 or older as senior citizens, therefore the program benefits will align according to Medicare.
- Home Repair is a need throughout Dallas



Purpose



- Discuss Senior Home Rehabilitation Program
- Program design
- Plan to launch the program



Engagement



- Discussed Senior Home Rehabilitation Program with Senior Affairs Commission
- What we heard:
 - Senior age should be 65
 - Prioritize older seniors
 - \$10,000 is more helpful than the current \$5,000 for minor home repair, but may need to be more if more funds are available
 - 80% Area Median Income (AMI) is okay, but can older seniors at lower AMI get more prioritization



Program Design



- Total Budget - \$100,000
- Provides a grant up to \$10,000 for minor home repair
- Homeowners in Dallas
- 65 years old, 80% AMI
- All typical home repair needs are covered
- Lottery to be utilized
 - Pilot: to look at how applicants apply with limited funds



Selection Process



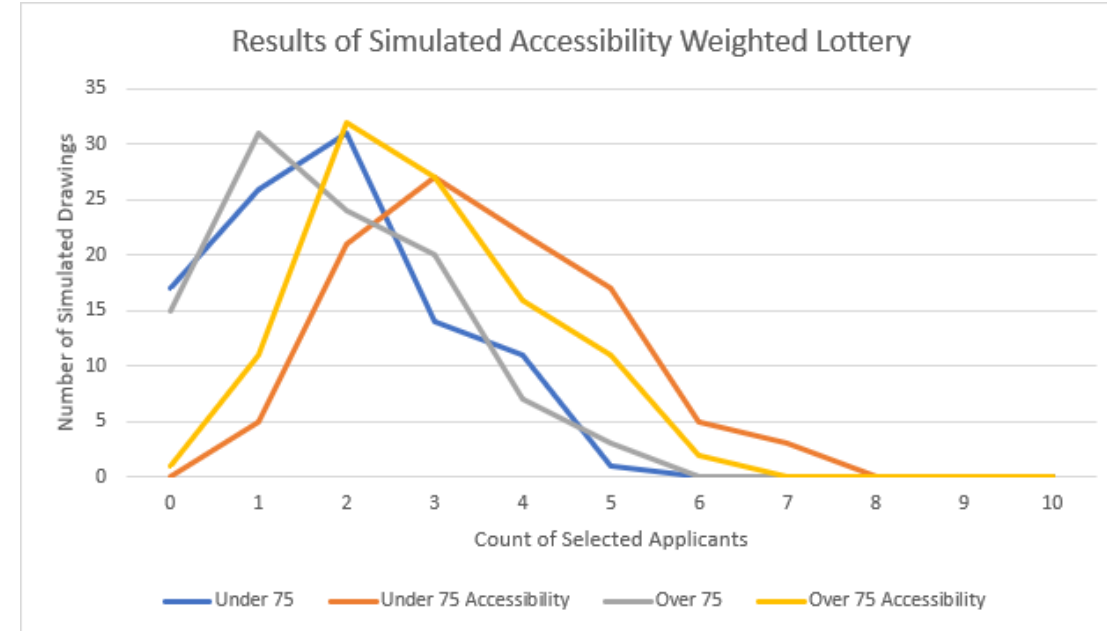
- Application acceptance period will last 1 month to give more time to submit application
- Applicants will be selected via weighted lottery based on the following:
 - Applicant 65 and older
 - Applicant 75 and older
 - Applicant requesting Accessibility repairs
- Applicants will be assessed on the date of drawing
- The Lottery will be administered by Housing Staff



Weighted Lottery



- To ensure the City is serving applicants with accessibility issues & applicants over 75 years of age, staff structured the lottery so that each cohort is more likely to be selected, than those under 75
- Staff simulated 100 drawings; this chart depicts how many times individuals of each cohort were selected



Operational Concern



- Capacity of Contractor(s)
- Limited funding and needs are great
- Spend funds by September 1, 2023



Staff Recommendation



- Staff recommends the Housing and Homelessness Solutions (HHS) Committee forward the following to City Council for consideration and approval:
 - Approval of Senior Home Rehabilitation Program



Next Steps



- January 25, 2023 - City Council meeting for approval
- February 2023 - Develop marketing plan with Communication, Outreach and Marketing (COM)
- March –April 2023 - Application period
- April 2023 – Lottery
- May – September 2023 – Eligibility review, Approvals, Inspections, Agreements, Construction





City of Dallas

Upcoming Agenda Item: Senior Home Rehabilitation Program

**Housing and Homelessness
Solutions Committee
December 13, 2022**

Thor Erickson, Assistant Director
Department of Housing & Neighborhood
Revitalization
City of Dallas



City of Dallas

Inclement Weather Operational Plan FY 2022 – 2023

**Housing and Homelessness Solutions
Committee**

December 13, 2022

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Presentation Overview



- Background/History
- Incremental Weather Shelter Phases:
 - Lease Agreement
 - Fair Park Short-Term Use Agreement
- Emergency Transportation Plan
- Communications Structure
- Safety Best Practices and Dallas County Guidance
- Response Metrics
- Budget
- Next Steps



Background/History



City Manager's FY23 Overarching Goal

To make our Inclement Weather Shelter (IWS) response system more efficient through the utilization of increased funding to identify an external provider to manage all IWS activities, with Office of Homeless Solutions (OHS) operating the Central Library as an overflow shelter as needed

City Council Approved FY 22 -23 Budget

OHS utilizing \$1 million to support Temporary Inclement Weather Shelter(TIWS) activities

TIWS as activated by Chapter 45 and TIWS plan

An OHS-activated TIWS event occurs when the weather is:

Set to be below 36 degrees in wet weather (50% or more precipitation predicted)or

32 degrees in dry weather (F), for 3 hours or longer,), between 4 pm – 8 am



Incremental Weather Shelter Phases



Phase One

2929 Hickory St. leased as an enhanced sheltering, training, and storage site for the City

Landlord authorized to return to the building and provide enhanced services for the coordination of TIWS

Phase Two

External provider signals need for more shelter:

Phase One sites and the Central Library open

Phase Three

External provider signals need for larger, congregate shelter space for 3 or more days:

Fair Park shelter opens and all phase one and two sites close



Inclement Weather Shelter – Phase One



2929 Hickory St. as the primary TIWS site, Oak Lawn UMC, and Warren UMC as ancillary TIWS

Lease agreement for 2929 Hickory Street:

- Allows the “Landlord” at 2929 Hickory Street to re-enter the premises as the City’s external provider and provide enhanced services during TIWS, supported by OHS

Other uses throughout the year:

- Office of Emergency Management (OEM) for non-TIWS emergency sheltering needs
- Trainings and Resource needs through the: Small Business Center and other departments



Incremental Weather Shelter – Phase Two



Phase One sites and the Central Library open

1. The external provider will alert OHS when existing sites reach 75% capacity
2. OHS will utilize a separate vendor to open and staff Central Library TIWS



Inclement Weather Shelter – Phase Three



Fair Park TIWS Site opens and all phase one and two sites close

The external provider will alert OHS when existing sites reach 75% capacity

OHS will activate short term lease with Fair Park and all clients will be transported to the Fair Park TIWS location

Fair Park Short-Term Usage Agreement: The Fair Park location has been identified as the Phase Three location due to its capacity and the necessary scale of serving up to 1,200 people at one time



Emergency Transportation Plan



- The Landlord will be responsible for developing plans and coordination throughout the entire system (all locations and at each response level)
- Dallas Connector will pick up and drop off per the locations listed on the OHS IWS website
- DART to send out a mass communication to TIWS system regarding DART closures
- Dallas Fire Rescue (DFR) assistance as needed



Communications Structure – Internal



Step 1: OHS Director
Activates IWS

OHS Director
with provider
input

Step 2: Landlord
operations

Landlord
operates 2929
Hickory St

OHS Outreach
Team operates
Central Library
overflow if
needed

DFR

Step 3:
Fair Park

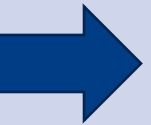
The Landlord
leads
operations at
Fair Park

Local providers
as contracted
by the Landlord

Housing
Forward
supports those
doing HMIS
Intake

OHS Outreach
Team supports
needs as
flagged by
Landlord

DFR



Communications Structure – External



OHS Website	311	Text Alert	Handout Card	Cold Weather Kits	Donation and Volunteer Inquiries
<ul style="list-style-type: none"> The OHS website will function as the information hub for inclement weather and transportation Once TIWS is activated, the alert will be added to the website as a banner, followed by a list of activated shelters 	<ul style="list-style-type: none"> 311 information will guide people to the OHS website to locate the nearest shelter 311 will have a service request connecting those in need who do not wish to go to a shelter to cold weather kits 	Text alerts will be sent out with a link to the OHS website Inclement Weather Hub, to find the nearest shelter	OHS Cards with instructions on what to do during TIWS will be passed out with cold weather kits and by Street Outreach during cold weather	Cold weather kits will be available at a recreation center in each district and via ohsinfo@dallas.gov <ul style="list-style-type: none"> Hat Gloves Mylar blanket Hand and foot warmers 	<ul style="list-style-type: none"> During TIWS season, donation and volunteer inquiries can be emailed to ohsinfo@dallas.gov Donations can also be made to our area partners, shown on the OHS website



Safety Best Practices and Dallas County Guidance



- All TIWS sites will have:
 - A NTBHA Care Coordinator onsite
 - Access to masks and Covid-19 tests as needed, with transportation of symptomatic guests to I&Q facilities
- No current County Health regulations or suggestions to do COVID testing
- County Health advises using standard infection control precautions per the CDC:
 - Hand hygiene
 - Use of personal protective equipment (e.g., gloves, masks, eyewear)
 - Respiratory hygiene/cough etiquette



Response Metrics



Category	Metric
Benchmarks	a) Racial demographics b) Number served c) Services provided d) Number connected to emergency shelter and housing
Weather	a) Temperature 36 degrees in wet conditions with 50% precipitation or greater predicted OR b) Temperature 32 degrees in dry conditions for three or more consecutive hours between the hours of 4 pm and 8 am d) Zip Code is 75215, NOAA weather radar, 48-hour forecast
Time of Year	Annually: Oct. - Apr.



Prior Costs



Funding Source	FY 2020-21 Expenses
General Fund (Winter Storm – Feb)	\$167,876
General Fund (COVID Isolation)	\$181,797
Coronavirus Relief	\$1,367,730
*Total FY21 Expenses	\$1,717,403

*During the Winter season in FY 2020-21, we used two hotels for COVID isolation/quarantine providing: food services, shelter management, DART bus passes, and COVID-19 testing

Funding Source	FY 2021-22 Expenses
General Fund	\$74,817
ESG CARES Act	\$558,160
Treasury ARPA	\$99,391
**Total FY22 Expenses	\$732,368

**Food services, equipment rental, shelter management, custodial services, DART bus passes, decontamination, COVID-19 testing, hotel quarantine, charter bus, security, blankets, cots



Projected Budget: FY 2022 – 23



Site	Days Anticipated	Cost	Funding Source
ASC (including enhanced services)	20	\$744,907.68	General Funds
Central Library	10	\$142,961.43	ESG (CARES) Act
Fair Park	15	\$234,039.92	General Funds
		\$1,121,909.03	



Next Steps



December 14, 2022: City Council Agenda:

- Item 33: Authorizes a lease agreement for 2929 Hickory Street
- Item 37: Authorizes a Fair Park Short Term Lease

Activation of internal and external communications as needed

Per City Code section 51A-4.217.11: 2929 Hickory Street is within the half-mile radius of the Central Business District but can be used to meet the need for enhanced shelter services due to the current emergency declaration per the 13th Amended Regulations, section 3.A





City of Dallas

Inclement Weather Operational Plan FY 2022 – 2023

**Housing and Homelessness Solutions
Committee**

December 13, 2022

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Memorandum



CITY OF DALLAS

DATE December 9, 2022

Honorable Members of the City Council Housing and Homelessness Solutions
TO 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 three attached reports contain information to track the performance, progress, and status of ongoing projects and projects that have been completed in fiscal year 2022-23. The reports consist of development projects approved by City Council, under construction, or complete; home buyer assistance projects that are prequalified or closed; and home repairs that are in the predevelopment phase, under construction, or have been completed. This report will be provided to the Housing and Homelessness Solutions Committee every month.

Should you have any questions or require any additional information, please contact 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	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Completed FY 22-23	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2819 Troy Street	\$194,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4503 Electra Street	\$175,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4631 Silver Ave	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3411 Detonte Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3315 Detonte Street	\$145,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	3425 Pondrom Street	\$180,000	1	0	1
	Land Bank Program	7	Focis	DHADC	Private	3603 Penelope		1	0	1
						\$1,014,000	7	0	7	
Under Construction/ Contract Executed	2400 Bryan	14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$77,746,799	111	106	217
	Kiva East	2	Saigebrook	ROS, CRP, MIHDB	9% Tax Credit/MIHDB	4724 East Side Ave.	\$21,587,420	71	16	87
	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
	Mountain Creek Apartments	3	NRP Group	DPFC	Conventional MF	NWC of I-20 & TX-480	\$59,246,341	162	162	324
	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	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
	The Alton (fka Lenox Oak Lawn)	2	Oden Hughes	MIHDB Zoning	NA	2929 Oak Lawn	NA	12	273	285
	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
	Moderia 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
	Maple Highline I	2	Urban Genesis	MIHDB	MIHDB Zoning	5907 Maple Ave	NA	3	56	59
	The Lyle	12	Toil Brothers	MIHDB	MIHDB By Right	17727 Addison Rd	NA	17	317	334
	Singleton Villas / Trinity West	6	Greenleaf Ventures (Lennar)	HOU	Single Family	3155 Normandy	\$3,000,000	116	0	116
	CityBuild Health Clinic - Land Transfer Program	7	Citybuild CDC	HOU, PW	Private	Carlton Garrett & Canaan Streets	\$2,300,000	0	0	0
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4712 Baldwin Street	\$175,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2818 Le Clerc Avenue	\$175,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4006 Carpenter Avenue	\$175,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4007 Carpenter Avenue	\$175,000	1	0	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	1	0	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	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2517 Wells Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3435 Beall Street	\$160,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	4338 Marhsall Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4744 Burma Road	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4726 Burma Road	\$180,000	1	0	1
Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4636 Cherbourg Street	\$180,000	1	0	1	
Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4538 Cherbourg Street	\$180,000	1	0	1	
Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4534 Cherbourg Street	\$180,000	1	0	1	
Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4820 Zealand Street	\$180,000	1	0	1	
Land Bank Program	7	Dallas Area Habitat	DHADC	Private	7903 Trojan Street	\$180,000	1	0	1	
Land Bank Program	4	Hedgestone Investments	DHADC	Private	1116 Brock Street	\$195,000	1	0	1	
Land Bank Program	7	Confia Homes	DHADC	Private	2711 Rochester Street	\$185,000	1	0	1	
Land Bank Program	7	Confia Homes	DHADC	Private	4103 Marshall Drive	\$185,000	1	0	1	
Land Bank Program	7	Confia Homes	DHADC	Private	2726 Valentine Street	\$175,000	1	0	1	
Land Bank Program	7	Confia Homes	DHADC	Private	2926 Valentine Street	\$175,000	1	0	1	
Land Bank Program	7	Focis Holdings	DHADC	Private	4711 Frank Street	\$170,000	1	0	1	
Land Bank Program	7	Focis Holdings	DHADC	Private	2538 Starks Avenue	\$170,000	1	0	1	

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Bank Program	6	Builders of Hope	DHADC	Private	2020 Morris Street	\$170,000	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
							\$843,341,281	3,516	3,118	6,634
Prelim Inducement/ Council Approved/ MIHDB App. Approved	Standard Shoreline	9	Ojala	DPFC	Conventional MF	10715 Garland Road	\$66,419,868	153	147	300
	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
	1508 Mockingbird	2	Provident Realty Advisors	DPFC	Conventional MF	1508 W. Mockingbird Lane	\$105,211,255	200	200	400
	Jaipur Lofts	2	Saigebrook	ROS, MIHDB	9% Tax Credit/MIHDE	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
	Trove Valor	4	Lavoro Capital	DPFC/1,000UC	Conventional MF	4515 S. Lancaster	\$54,963,000	166	166	332
	Patriot Pointe at Markville	10	Generation Housing	ROS, DHFC	9% Tax Credit	9222 Markville Road	\$37,830,292	103	28	131
	Sadler Circle Senior Apartments	2	Resource Center of Dallas	ROS, CRP, OED	9% Tax Credit	5717 Sadler Circle	\$29,423,942	84	0	84
	Skyline at Cedar Crest	4	Brompton CHDO (Houston)	ROS, MIHDB	9% Tax Credit/MIHDE	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. Philips Catalyst	7	St Philips	NOFA	Single Family	Scattered Sites	\$1,781,815	7	0	7
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topeka Ave	\$2,857,004	11	4	15
	The Dylan	2	AMCAL	DHFC	Acquisition	4533 Cedar Springs Rd	\$42,500,000	63	62	125
	Estates at Ferguson	7	Generation Housing	DHFC	4% Tax Credit	9220 Ferguson Road	\$41,494,000	164	0	164
	Rock Island Riverfront	2	Petra Development	DHFC	4% Tax Credit	1027 S. Riverfront Blvd.	\$78,817,000	155	22	177
	The Mondello	7	DevCo	DHFC	4% Tax Credit	2000 Highland Rd.	\$39,610,000	150	0	150
	The Positano	7	DevCo	DHFC	4% Tax Credit	2519 John West Rd.	\$56,160,000	232	0	232
	Rosemont Meadow Lane	7	DevCo	DHFC	4% Tax Credit	4722 Meadow Lane	\$52,065,000	264	0	264
	Greenleaf Lake June	5	Greenleaf Ventures	NOFA	Single Family	NEC Lake June & St. Augustine	\$6,317,000	125	0	125
	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	Acquisition	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 II	2	Urban Genesis	MIHDB	MIHDB Zoning	5908 Maple	NA	4	69	73
	2811 Maple Ave	14	Crescent	MIHDB	MIHDB Zoning	2811 Maple	NA	6	174	180
	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	3311 Knox Ave	NA	0	168	168
	Moderat Trailhead	2	Mill Creek	MIHDB	MIHDB Zoning	7532 East Grand Ave	NA	26	280	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
	Crossing at Clear Creek	8	LDG (fka Covenant Funding)	MIHDB/DHFC	MIHDB Zoning	14201 C F Hawn Fwy	NA	14	250	264
	Terrace at Highland Hills	8	LDG	MIHDB/DHFC	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
	Elihu Lofts	7	Karrington & Co	MIHDB	MIHDB By Right	3230 Elihu	NA	0	5	5
	Mockingbird Station East	14	Trammell Crow/High Street Res.	OED (TIF)		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	1	0	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	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2305 Bethurum Avenue	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Dyson Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2313 Dyson Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2316 Dyson Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2517 Lowery Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2503 Lowery Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2510 Lowery Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2504 Lowery Street	\$208,000	1	0	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	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5023 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5215 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5031 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5041 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2723 Council Street	\$173,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2710 Council Street	\$173,000	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	5107 Echo Avenue	\$208,000	1	0	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	1	0	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	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2404 Starks Avenue	\$208,000	1	0	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	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2334 Macon Street	\$208,000	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2230 Macon Street	\$208,000	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2254 Macon Street	\$208,000	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2210 Garden Drive	\$208,000	1	0	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	1	0	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	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2218 Lawrence Street	\$208,000	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2318 Lawrence Street	\$208,000	1	0	1
Land Transfer Program		7	Camden Homes	HOU, PW	Private	2410 Lawrence Street	\$208,000	1	0	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	1	0	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	1	0	1
Land Transfer Program		2	Camden Homes	HOU, PW	Private	1632 Kinmore Street	\$208,000	1	0	1
Land Transfer Program		2	Camden Homes	HOU, PW	Private	5238 Beeman Avenue	\$208,000	1	0	1
Land Transfer Program		2	Camden Homes	HOU, PW	Private	3239 Reynolds Avenue	\$208,000	1	0	1
Land Transfer Program		8	Camden Homes	HOU, PW	Private	5714 Bon Air Drive	\$208,000	1	0	1
Land Transfer Program		8	Camden Homes	HOU, PW	Private	5662 Bon Air Drive	\$208,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4614 Metropolitan Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4607 Metropolitan Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4523 Metropolitan Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4606 Metropolitan Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4415 Metropolitan Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4422 Metropolitan Avenue	\$215,000	1	0	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	1	0	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	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4343 Hamilton Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4211 Hamilton Avenue	\$184,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4309 Hamilton Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	4318 Hamilton Avenue	\$215,000	1	0	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	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	1607 Hudspeth Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	1714 Hudspeth Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	1619 E Overton Road	\$215,000	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		4	Hedgestone Investments	HOU, PW	Private	1607 E Overton Road	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	1502 Marfa Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	1527 Marfa Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	1523 Garza Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	1823 Garza Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	4402 Landrum Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	4217 Landrum Avenue	\$215,000	1	0	1
Land Transfer Program		4	Hedgestone Investments	HOU, PW	Private	4221 Landrum Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	2908 Pennsylvania Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	3004 Warren Avenue	\$215,000	1	0	1
Land Transfer Program		7	Hedgestone Investments	HOU, PW	Private	3021 Warren Avenue	\$215,000	1	0	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	1	0	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	1	0	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	1	0	1
Land Transfer Program		4	Marcer Construction	HOU, PW	Private	3317 Biglow Drive	\$225,000	1	0	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	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2455 Macon Street	\$225,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2303 Starks Avenue	\$225,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2344 Starks Avenue	\$225,000	1	0	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	1	0	1
Land Transfer Program		4	Marcer Construction	HOU, PW	Private	1222 Noah Street	\$225,000	1	0	1
Land Transfer Program		4	Marcer Construction	HOU, PW	Private	819 Lambert Street	\$225,000	1	0	1
Land Transfer Program		4	Marcer Construction	HOU, PW	Private	210 Cottonwood Parkway	\$225,000	1	0	1
Land Transfer Program		4	Marcer Construction	HOU, PW	Private	530 Woodbine Avenue	\$225,000	1	0	1
Land Transfer Program		4	Marcer Construction	HOU, PW	Private	612 S Moore Street	\$225,000	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	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	3635 Carl Street	\$225,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	3802 Carl Street	\$225,000	1	0	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	1	0	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	1	0	1
Land Transfer Program		4	Confia Homes	HOU, PW	Private	2722 E Overton Road	\$244,000	1	0	1
Land Transfer Program		4	Confia Homes	HOU, PW	Private	1619 E Woodin Boulevard	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	5504 Bexar Street	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	5502 Bexar Street	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	2604 Bringham Lane	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	2718 Council Street	\$244,000	1	0	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	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	5002 Linder Avenue	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	2711 Maurine F Bailey Way	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	7735 Brownsville Avenue	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	7736 Brownsville Avenue	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	7721 Brownsville Avenue	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	4549 Cherbourg Street	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	4632 Corregidor Street	\$244,000	1	0	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	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	4720 Stokes Street	\$184,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Land Transfer Program		7	Confia Homes	HOU, PW	Private	4331 Copeland Avenue	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes	HOU, PW	Private	4518 Jamaica Street	\$184,000	1	0	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	1	0	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 Detonite Street	\$205,000	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	4714 Dolphin Road	\$215,000	1	0	1
Land Transfer Program		4	Titan & Associates	HOU, PW	Private	1522 E Ann Arbor Avenue	\$215,000	1	0	1
Land Transfer Program		4	Titan & Associates	HOU, PW	Private	1506 Presidio Avenue	\$215,000	1	0	1
Land Transfer Program		4	Titan & Associates	HOU, PW	Private	1403 Maywood Avenue	\$215,000	1	0	1
Land Transfer Program		4	Titan & Associates	HOU, PW	Private	2524 Marjorie Avenue	\$215,000	1	0	1
Land Transfer Program		4	Titan & Associates	HOU, PW	Private	2436 Hudspeth Avenue	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions	HOU, PW	Private	426 Bonnie View Road	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions	HOU, PW	Private	1204 Claude Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions	HOU, PW	Private	216 Landis Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions	HOU, PW	Private	112 N Cliff Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions	HOU, PW	Private	623 Woodbine Avenue	\$215,000	1	0	1
Land Transfer Program		7	KH Solutions	HOU, PW	Private	4210 Copeland Avenue	\$215,000	1	0	1
Land Transfer Program		7	KH Solutions	HOU, PW	Private	4227 Copeland Avenue	\$215,000	1	0	1
Land Transfer Program		7	KH Solutions	HOU, PW	Private	4302 Copeland Avenue	\$206,000	1	0	1
Land Transfer Program		7	KH Solutions	HOU, PW	Private	4302 Marshall Street	\$206,000	1	0	1
Land Transfer Program		7	KH Solutions	HOU, PW	Private	4335 Marshall Street	\$206,000	1	0	1
Land Transfer Program		7	KH Solutions	HOU, PW	Private	4615 Canal Street	\$206,000	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	2453 Starks Ave	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	2412 Starks Ave	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	5012 Marne Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	5039 Marne Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	2338 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	2510 Hooper Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	1916 J B Jackson Jr Blvd	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	3723 Kenilworth Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	3504 Roberts Avenue	\$190,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	2215 Stoneman Street	\$190,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	2643 Tanner Street	\$190,500	1	0	1
Land Transfer Program		7	Affluency Homes	HOU, PW	Private	3814 Atlanta Street	\$190,500	1	0	1
Land Transfer Program		4	Affluency Homes	HOU, PW	Private	1242 E Ohio Ave	\$190,500	1	0	1
Land Transfer Program		4	Affluency Homes	HOU, PW	Private	3723 Opal Avenue	\$190,500	1	0	1
Land Transfer Program		4	Affluency Homes	HOU, PW	Private	4234 Opal Avenue	\$190,500	1	0	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
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	411 Hart Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	424 N Moore Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	501 N Moore Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	406 N Moore Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	421 N Denley Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	408 Pecan Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	411 Pecan Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	405 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	441 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes	HOU, PW	Private	442 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes	HOU, PW	Private	611 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes	HOU, PW	Private	607 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes	HOU, PW	Private	603 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes	HOU, PW	Private	527 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes	HOU, PW	Private	505 N Denley Drive	\$172,500	1	0	1
Land Transfer Program		4	Texas Heavenly Homes	HOU, PW	Private	427 N Denley Drive	\$172,500	1	0	1
Land Transfer Program		7	Masa Design- Build	HOU, PW	Private	2631 Warren Avenue	\$170,000	1	0	1
Land Transfer Program		7	Masa Design- Build	HOU, PW	Private	2424 Birmingham Avenue	\$170,000	1	0	1
Land Transfer Program		7	Masa Design- Build	HOU, PW	Private	2734 Exline Street	\$198,500	1	0	1
Land Transfer Program		7	Masa Design- Build	HOU, PW	Private	2730 Exline Street	\$198,500	1	0	1
Land Transfer Program		4	Masa Design- Build	HOU, PW	Private	1918 E Overton Road	\$170,000	1	0	1
Land Transfer Program		4	Masa Design- Build	HOU, PW	Private	3135 Harlandale Avenue	\$170,000	1	0	1
Land Transfer Program		4	Masa Design- Build	HOU, PW	Private	3735 Humphrey Drive	\$198,500	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	4	Masa Design- Build	HOU, PW	Private	3607 Humphrey Drive	\$198,500	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	1530 Fordham Road	\$198,500	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	4611 Bonnie View Road	\$198,500	1	0	1
							\$1,811,992,445	4,299	4,863	9,162

Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served
Closed FY 22-23	DHAP, Targeted Occupation	7	JPMorgan Chase Bank, N.A.	CDBG, HOME	\$ 200,000	\$ 45,000	82.14%	28	1
	DHAP, Targeted Occupation	8	AmCap Mortgage, Ltd	CDBG, HOME	\$ 263,585	\$ 43,394	80.24%	37	1
					\$ 231,793	\$ 88,394	81.19%	33	2
Prequalified	DHAP, Targeted Occupation		Simmons Bank		\$ 246,000.00	\$ -	98.62%	35	1
	DHAP, Targeted Occupation				\$ -	\$ -	106.23%	33	1
	DHAP, Targeted Occupation				\$ -	\$ -	119.34%	33	1
	DHAP, Targeted Occupation				\$ -	\$ -	110.04%	29	1
	DHAP, Targeted Occupation				\$ -	\$ -	115.51%	37	1
	DHAP, Targeted Occupation				\$ -	\$ -	106.15%	22	1
	DHAP, Targeted Occupation				\$ -	\$ -	112.02%	26	1
	DHAP				\$ -	\$ -	61.03%	47	1
	DHAP				\$ -	\$ -	59.64%	58	1
	DHAP				\$ -	\$ -	65.51%	25	1
	DHAP	na	Fairway Independent Mortgage Company		\$ 268,000.00	\$ -	66.83%	25	1
	DHAP		Inwood National Bank		\$ 240,000.00	\$ -	74.81%	54	1
	DHAP				\$ -	\$ -	78.53%	37	1
	DHAP				\$ -	\$ -	78.43%	49	1
	DHAP				\$ -	\$ -	79.59%	48	1
	DHAP				\$ -	\$ -	71.61%	34	1
	DHAP				\$ -	\$ -	57.70%	51	1
	DHAP				\$ -	\$ -	32.36%	50	1
	DHAP				\$ -	\$ -	70.26%	49	1
	DHAP				\$ -	\$ -	45.68%	39	1
	DHAP				\$ -	\$ -	69.21%	35	1
	DHAP				\$ -	\$ -	79.03%	34	1
	DHAP				\$ -	\$ -	64.29%	36	1
	DHAP				\$ -	\$ -	72.71%	56	1
	DHAP				\$ -	\$ -	56.47%	22	1
	DHAP				\$ -	\$ -	42.45%	64	1
	DHAP				\$ -	\$ -	57.45%	40	1
	DHAP				\$ -	\$ -	71.11%	25	1
					\$251,333	\$ -	76%	39	28

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
Completed FY 22-23	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	15%	62
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ -	1	37%	78
					\$ 259,565	\$ 15,594	3	33%	70
Under Construction	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ 97,803	\$ 97,803	1		72
	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ 94,810	\$ 94,810	1		69
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 66,200	\$ 66,200	1		66
	ARPA (TenthStreet)	District 4	NCN Constructions LLC	ARPA	\$ 97,300	\$ 97,300	1		62
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 77,500	\$ 77,500	1		98
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ -	1	29%	76
	DTF	District 5	NCN Constructions LLC	DTF	\$ 19,895	\$ 19,895	1	49%	75
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,675	\$ 19,675	1	2%	66
	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	\$ 12,437	\$ 12,437	1		56
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	23%	70
	HIPP	District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ 59,909	1	63%	75
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	24%	78
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 48,855	\$ 48,855	1	51%	75
	HIPP	District 1	Scott-King Group, LLC	CDBG	\$ 59,455	\$ 59,455	1	23%	82
	HIPP	District 3	Torres Construction	CDBG	\$ 58,621	\$ 58,621	1	39%	79
	HIPP	District 7	Dallas Finest Construction LLC	CDBG	\$ 57,990	\$ 57,990	1	31%	67
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 37,425	\$ 37,425	1	26%	66
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 55,315	\$ 55,315	1	46%	63
	HIPP	District 4	Torres Construction	CDBG	\$ 59,899	\$ 59,899	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 6	Scott-King Group, LLC	CDBG	\$ 60,000	\$ 60,000	1	58%	59
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,706	\$ 14,196	1	26%	82
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 41,475	\$ -	1	38%	80
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,705	\$ 55,705	1	49%	68
	HIPP	District 5	Torres Construction	CDBG	\$ 56,924	\$ 56,924	1	67%	60
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 153,735	1	55%	94
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 153,735	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	\$ 64,793	\$ 64,793	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

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
HIPP		District 7	Titan & Associates Construction, LLC	CDBG	\$ 54,675	\$ 12,308	1	43%	67
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 48,005	\$ 48,005	1	16%	65
HIPP		District 5	Dallas Finest Construction LLC	CDBG	\$ 58,825	\$ 58,825	1	64%	71
HIPP		District 5	Scott-King Group, LLC	CDBG	\$ 58,500	\$ 58,500	1	22%	73
HIPP		District 7	Torres Construction	CDBG	\$ 21,000	\$ 21,000	1	69%	70
HIPP		District 5	Torres Construction	CDBG	\$ 26,472	\$ 26,472	1	71%	66
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 27,947	1	32%	86
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 72,798	1	33%	72
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 30,647	1	26%	84
HIPP		District 8	Torres Construction,Legacy RED Gro	CDBG	\$ 36,988	\$ 36,988	1	21%	72
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	\$ 176,000	\$ 102,152	1	46%	62
HIPP		District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71
HIPP		District 5	Scott-King Group, LLC,Agape Contrac	CDBG	\$ 49,999	\$ 32,179	1	42%	76
HIPP		District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ 64,549	1	16%	46
HIPP		District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 41,430	\$ 41,430	1	44%	67
HIPP		District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 48,549	1	21%	77
HIPP		District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ 22,215	1	40%	70
HIPP		District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 169,114	1	13%	72
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 158,900	\$ 100,940	1	36%	94
HIPP		District 6	Opportunity Construction, LLC	CDBG	\$ 165,040	\$ 53,309	1	17%	63
HIPP		District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 75,242	1	17%	76
HIPP		District 8	REKJ Builders, LLC,Opportunity Cons	CDBG	\$ 160,000	\$ 68,277	1	74%	78
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 147,000	\$ 97,770	1	34%	69
HIPP		District 7	Hatley II Roofing Inc,Torres Constructi	CDBG	\$ 49,628	\$ -	1	18%	68
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 25,652	1	26%	83
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 4,445	\$ 4,445	1	63%	65
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,910	\$ 9,910	1	25%	70
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ 9,940	1	18%	81
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	27%	48
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,988	\$ 9,988	1	21%	67
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	44%	44
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	62
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,748	\$ 9,748	1	29%	52
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,735	\$ 9,735	1	24%	85
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	28%	66
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ 9,790	1	32%	85
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	62%	79
					\$ 5,285,111	\$ 3,759,314	77	36%	70

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age	
Preconstruction	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		46	
	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		63	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		72	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		60	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		67	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		69	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		81	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		67	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		48	
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		52	
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		78
	ARPA (Joppa)	District 7	REKJ Builders, LLC		ARPA	\$ 61,200	\$ 61,200	1		68
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		67
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		89
	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	REKJ Builders, LLC		ARPA	\$ 92,651	\$ 92,651	1		69
	ARPA (Joppa)	District 7	REKJ Builders, LLC		ARPA	\$ 97,625	\$ 97,625	1		54
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		80
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		69
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		52
	ARPA (Joppa)	District 7	REKJ Builders, LLC		ARPA	\$ 94,830	\$ 94,830	1		61
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7	REKJ Builders, LLC		ARPA	\$ 97,702	\$ 97,702	1		
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		45
	ARPA (Joppa)	District 7	REKJ Builders, LLC		ARPA	\$ 80,440	\$ 80,440	1		72
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		83
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		76
	ARPA (Joppa)	District 7			ARPA	\$ -	\$ -	1		1
ARPA (TenthStreet)	District 7			ARPA	\$ -	\$ -	1		54	
ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC		ARPA	\$ 78,500	\$ 78,500	1		60	

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		64
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		76
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		60
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		64
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		33
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		57
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		75
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		23
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		88
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		
	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 5		DTF	\$ -	\$ -	1	65%	69
	DTF	District 5		DTF	\$ -	\$ -	1	24%	74
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,955	\$ 19,955	1	17%	45
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,990	\$ 19,990	1	36%	71
	DTF	District 2		DTF	\$ -	\$ -	1	17%	83
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,900	\$ 19,900	1	19%	63
	DTF	District 8		DTF	\$ -	\$ -	1	26%	65
	DTF	District 8		DTF	\$ -	\$ -	1	18%	59
	DTF	District 7		DTF	\$ -	\$ -	1	33%	60
	DTF	District 6	REKJ Builders, LLC	DTF	\$ 13,070	\$ 13,070	1	49%	70
	DTF	District 4		DTF	\$ -	\$ -	1	21%	60
	DTF	District 5		DTF	\$ -	\$ -	1	34%	72
	DTF	District 7		DTF	\$ -	\$ -	1	25%	89
	DTF	District 8		DTF	\$ -	\$ -	1	30%	61
	DTF	District 8		DTF	\$ -	\$ -	1	22%	59
	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		59
	DTF	District 4		DTF	\$ -	\$ -	1	31%	85
	DTF	District 7	REKJ Builders, LLC	DTF	\$ -	\$ -	1	34%	57
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,550	\$ 19,550	1	36%	52
	DTF	District 2	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	21%	72
	DTF	District 8		DTF	\$ -	\$ -	1	13%	73
	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%	71
	DTF	District 7		DTF	\$ -	\$ -	1	12%	67
	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%	80

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
DTF		District 12	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	9%	70
DTF		District 11	Scott-King Group, LLC	DTF	\$ -	\$ -	1	11%	48
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		0		DTF	\$ -	\$ -	1	46%	81
DTF		District 4		DTF	\$ -	\$ -	1	9%	86
HIPP		District 2		CDBG	\$ -	\$ -	1	18%	66
HIPP		District 5	Torres Construction	CDBG	\$ 55,719	\$ 55,719	1	24%	83
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ 35,900	\$ 35,900	1	54%	60
HIPP		District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	70
HIPP		District 5	REKJ Builders, LLC	CDBG	\$ 61,265	\$ 61,265	1	80%	60
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ -	\$ -	1	68%	63
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ -	\$ -	1	66%	38
HIPP		District 6		CDBG	\$ -	\$ -	1	70%	70
HIPP		District 4		CDBG	\$ -	\$ -	1	76%	41
HIPP		District 5	Titan & Associates Construction, LLC	CDBG	\$ 194,215	\$ 194,215	1	41%	65
HIPP		District 8	REKJ Builders, LLC	CDBG	\$ -	\$ -	1	46%	63
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ -	\$ -	1	50%	35
HIPP		District 3	Titan & Associates Construction, LLC	CDBG	\$ -	\$ -	1	19%	55
HIPP		District 2		CDBG	\$ -	\$ -	1	78%	91
HIPP		District 6		CDBG	\$ -	\$ -	1	24%	65
HIPP		District 7		CDBG	\$ -	\$ -	1	35%	61
HIPP		District 3		CDBG	\$ -	\$ -	1	21%	71
Lead		District 6		Lead	\$ -	\$ -	1	69%	28
Lead		District 4		Lead	\$ -	\$ -	1	13%	53
Lead		District 6		Lead	\$ -	\$ -	1	52%	59
Lead		District 3		Lead	\$ -	\$ -	1	25%	49
Lead		District 1		Lead	\$ -	\$ -	1	42%	48
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 4		Lead	\$ -	\$ -	1	13%	65
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 8,625	\$ 8,625	1	40%	65
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	72
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	12%	85
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	29%	58
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	75
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	10%	70
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	46%	74
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	62%	48
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	71

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,985	\$ 9,985	1	21%	82
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,925	\$ 9,925	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	MIKO trucking	Equity Fund	\$ 9,845	\$ 9,845	1	63%	60
	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	\$ 9,880	\$ 9,880	1		3
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	21%	68
	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	\$ 10,000	\$ 10,000	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%	81
	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	\$ -	\$ -	1	45%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	71%	65
	West Dallas	District 5		Equity Fund	\$ -	\$ -	1	72%	66
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	31%	83
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	78
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	22%	63
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	34%	72
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	68%	67
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	24%	77
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	19%	85
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	41%	66
					\$ 1,515,503	\$ 1,515,503	161	36%	64

Memorandum



CITY OF DALLAS

DATE December 9, 2022

Honorable Members of the City Council Housing and Homelessness Solutions
TO 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 Tuesday, December 13, 2022, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer Program 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 29 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, Masa Design Build, L.L.C. for the purchase of ten (10) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Masa Design Build, 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 October 2022, an eligible developer, Masa Design Build, submitted an application (proposal) to purchase a total of ten (10) Land Transfer Program lots. 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

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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 was assigned a score. Housing staff collaborated with the Qualified Participating Developer 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.

The Developer being considered for the sale of ten (10) lots is Masa Design-Build LLC, based in Dallas, Texas. The Developer is a limited liability corporation formed in Texas in 2012 and is licensed with the City of Dallas as a General Contractor and is Minority/Women Business Enterprise (M/WBE) certified. The company has ten (10) years of home building experience. To date, the applicant has constructed and sold market rate homes and affordable housing in Dallas and the surrounding area. The company does have experience constructing and selling in southern Dallas to homebuyers in the income range as the Land Transfer Program and currently has ten (10) units under construction on Land Transfer Program acquired lots. The applicant has a current line of credit to support this project 1.05 times. The Managing Partner of the company is Nishad Kolothody.

The proposal indicates the construction of ten (10) single-family units ranging from 1,350 square feet to 1,525 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$175,000.00 - \$235,000.00 targeting homebuyers in an income range of 60 - 120% Area Median Income (AMI), of which 4 units will be used to target homebuyers in an income range of 60 - 80% AMI and 6 units will be used to target homebuyers in an income range of 80 - 120% 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 Partnership Program (HOME) homeownership sales price for the Dallas, Texas HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** Six (6) units will target homebuyers in an income range of 80% - 120% AMI, and four (4) units will target homebuyers in an income range of 60% - 80% AMI.
- **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

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

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 10 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 \$17,593.10. 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 10 housing units the expected property tax revenue is expected to be approximately \$53,101.74 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$46,029.87. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$1,500.00.

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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 consider and approve of the sale of 10 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 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

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

**Exhibit A
Masa Design-Build, LLC**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non-Tax Lien Amount
1	1423	E OVERTON RD	Oak Cliff	4	8236	\$ 1,097.89	tax foreclosed	60-120%	\$ 567.39
2	2819	FORDHAM RD	Oak Cliff	4	42830	\$ 5,698.89	tax foreclosed	60-120%	\$21,387.51
3	3716	LOVINGOOD DR	Paul Quinn	8	7694	\$ 1,025.80	tax foreclosed	60-120%	\$ 274.39
4	6515	PALM ISLAND ST	South Dallas	8	8296	\$ 1,105.87	tax foreclosed	60-120%	\$ 3,397.93
5	2530	GHENT ST	Ideal	7	5175	\$ 1,000.00	tax foreclosed	60-120%	\$ 569.04
6	4819	DOLPHIN RD	Dolphin Heights	7	11255	\$ 1,499.42	tax foreclosed	60-120%	\$ 287.03
7	2717	LAGOW ST	Mill City	7	5000	\$ 1,000.00	tax foreclosed	60-120%	\$ -
8	2627	FOREMAN ST	Mill City	7	14632	\$ 1,948.56	tax foreclosed	60-120%	\$ 6,704.13
9	3141	VANNERSON DR	Mill City	7	12000	\$ 1,598.50	tax foreclosed	60-120%	\$ 5,689.73
10	2707	CHARBA ST	Mill City	7	12148	\$ 1,618.18	tax foreclosed	60-120%	\$ 7,152.72
TTL Purchase Price						\$17,593.10	TTL Non-Tax Lien Amount		\$46,029.87

Memorandum



CITY OF DALLAS

DATE December 9, 2022

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

SUBJECT **Homeless Action Response Team Update and Plan of Action**

The Homeless Action Response Team (H.A.R.T.) initiative was included in the FY 22-23 budget and is a comprehensive strategy to provide a quick response to immediate safety concerns around homeless encampments and hot spots. The H.A.R.T. is led by the Office of Homeless Solutions (OHS) and encompasses four teams comprised of a core team of the following: Crisis Intervention Team (CIT), Dallas Animal Services (DAS), Dallas Marshals, and Code Compliance (Code). This team is supplemented by Parks and Recreation, Dallas Fire & Rescue, and Public Works as needed. This memorandum is to provide a high-level overview and update of the H.A.R.T. strategy to address emergency homelessness situations equitably throughout the City of Dallas, the progress made, and the plan for full implementation.

H.A.R.T. Core Team Status

- OHS has filled all seven positions (6 staff and one supervisor) with all staff currently in training led by the OHS H.A.R.T. supervisor
- One CIT member started training with H.A.R.T. staff on November 14, 2022, with a second CIT member pending
- The City Marshals have provided two officers
- The DAS team member is in training with H.A.R.T.
- Code has two seasoned team members joining H.A.R.T. until the new hires are Code Compliance trained.
- Code Rapid Response Team consisting of three equipment operators and three utility maintenance workers, with the following equipment: a thirty-yard combo roto boom, a heavy-duty trailer, a bobcat, and a rear loader trash truck with tipper has been procured. Existing resources will be re-allocated to support the H.A.R.T. and supplemented with rentals as necessary until the new equipment arrives.
- The remaining positions are expected to be filled by mid-December 2022

H.A.R.T. Locations and Work Hours

H.A.R.T. teams are comprised of two teams placed in North and South districts of the city. The placement of Teams A and B at these locations offers the most resource equitability across the city and will ensure quick access by both teams to all areas.

- **Team A** will be stationed at the community office in District 11, Mondays through Thursdays, from 8 am to 7 pm
- **Team B** will be stationed at the community office in District 8, Wednesdays through Saturdays, from 8 am through 7 pm

H.A.R.T. Vehicles

DATE December 9, 2022

SUBJECT **Homeless Action Response Team Update and Plan of Action**

- OHS will have two rental trucks for the teams, until the four, permanent City vehicles are acquired
- Dallas Marshals, DAS, Code, and CIT will utilize their own vehicles for this effort

H.A.R.T. Training, Implementation, and Primary Functions

All H.A.R.T members are currently undergoing three weeks of team-specific training. Individual department-specific trainings are being completed outside of this timeframe. The H.A.R.T. initiative is fully operational at the time of this briefing.

The following processes are the primary activities of the H.A.R.T. and will tie into the larger efforts led by OHS and all impacted departments:

- The H.A.R.T. supervisor will assign teams to specific tasks sourced from:
 - 311 service requests (SR)
 - Resident issues raised by City Leadership and / or the Mayor and City Council (MCC)
- Qualifying issues include those presenting an immediate safety concern, including issues that would derail the normal street outreach service resolution process. These include but are not limited to:
 - The presence of firearms
 - Uncontrolled fires
 - Reports of threatening behavior
 - Reports of aggressive illegal solicitation
- Teams will then respond to affected areas and document all related activities in 311
- Teams will have 24 - 48 hours to respond to the original SR and 10 days to resolve / close the SR
 - This includes immediate safety concerns around homeless encampments and known hot spots

Should you have any questions or need additional information, please contact me or Kevin Oden, Interim Director of the Office of Integrated Public Safety, David Pughes, Dallas City Marshal, Melissa Webber, Director of Dallas Animal Services, or Chris Christan, Director of Code Compliance.

Christine Crossley

Christine Crossley
Director, Office of Homeless Solutions

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

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

Memorandum



CITY OF DALLAS

DATE December 9, 2022

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

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Rosemont at Meadow Lane**

Rosemont Meadow Lane Apartments, LLC, an affiliate of DevCo, Inc. (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and renovation of Rosemont at Meadow Lane, 264-unit multifamily development located at 4722 Meadow Street, Dallas, TX 75215 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a Resolution of No Objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a Resolution of No Objection.

Background

Rosemont Meadow Lane Apartments, LLC (Applicant), a to be formed Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of Rosemont at Meadow Lane, a 264-unit mixed-income multifamily complex located at 4722 Meadow Street, Dallas, TX 75215 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Applicant or its affiliate shall form Rosemont Meadow Lane Apartments, LLC, a Texas limited liability corporation, the general partner of which is anticipated to be a to-be-formed single asset entity solely owned by the Dallas Housing Finance Corporation (DHFC). Meadow Lane Preservation Manager, LLC will be owner of the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

DATE December 9, 2022

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Rosemont at Meadow Lane**

On October 13, 2022, the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds for the Property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

DevCo or its affiliate will serve as the developer and guarantor of the project. DevCo has successfully built or acquired over 10,000 multifamily units including market rate, mixed-use, and affordable. DevCo is an integrated development and investment company focused on multi-family communities. DevCo has retained the services of Avenue5 Property Management to manage the property upon closing of the re-syndication (they also currently manage the Property). Avenue5 currently manages sixty-eight affordable properties, forty of which are Low-Income Housing Tax Credit (LIHTC). Nationally, Avenue5 manages more than four hundred properties with over 75,000 units.

Built in 2004, Rosemont at Meadow Lane consists of thirty-nine residential buildings and a community building. The 19.63-acre site is located less than a mile away from the Hatcher DART rail station and a mile and a half from a full-service grocery store. The Applicant proposes to acquire and substantially renovate all 264 units comprised of 96 2-bedroom, and 168 3-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features.

The renovation budget is \$13,200,000.00 (\$50,000/unit) in hard costs (exclusive of general contractor requirements, contractor's profit and overhead). Renovations will include the following:

- wood and plastic repairs (includes new cabinets, etc.),
- insulation and roofing repair/replacement,
- doors/hardware/glass/glaze, flooring, ceiling,
- paint, plumbing, HVAC, and electrical repairs,
- installation of erosion control drainage systems at downspout locations,
- termite treatment,
- parking lot restripe and curb painting,
- installation of new drive gates and operators,
- landscaping and irrigation upgrades,
- stone façade repairs,
- retaining wall repairs,
- repairs to site fencing,
- new countertops in the laundry room,
- wood replacement at gable ends,
- fascia and batten board trim,
- stucco repair work,
- installation of new underlayment, architectural shingles, and flashings,
- hard siding repairs at breezeways and patios,
- repair and replacement of gutters and downspouts,
- new unit entry doors and hardware,
- new window screens,
- installation of new low-E vinyl windows,

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Rosemont at Meadow Lane**

- general drywall repairs,
- new Luxury Vinyl Plank (LVP) flooring throughout units with Medium-Density Fiberboard (MDF) baseboard,
- painting of unit interiors,
- refinishing of existing tubs and surrounds,
- new unit identification (ID) signage,
- new community and common area signage,
- new wall-mounted mailboxes and parcel boxes,
- new bathroom accessories (towel bars, medicine cabinets, shower rods),
- new appliances,
- laundry room finish upgrades,
- repair of carports, and
- swimming pool repairs.

The Applicant will also work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. After school programs,
2. Adult education programs,
3. Health screening and mobile immunizations,
4. Family counseling/family crisis intervention,
5. Coordination with local social services agencies,
6. Computer lab/computer training,
7. Emergency assistance and relief,
8. Community outreach programs,
9. Vocational guidance,
10. Social/recreational activities,
11. State workforce development and Welfare program assistance, and
12. An Individual Development Account program.

Total development costs are estimated to be approximately \$52,285,406.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$17,900,800.00 which is \$67,806.00 per unit.

Proposed Sources	Amount
Private Activity Bonds	\$25,614,000.00
Housing Tax Credits Equity	\$19,167,135.00
Soft Funding	\$ 2,000,000.00
Deferred Developer Fee	\$ 3,752,105.00
Income from Operations	\$ 1,752,165.00

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Rosemont at Meadow Lane**

Total	\$52,285,405.00
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Proposed Uses	Costs
Acquisition	\$23,500,000.00
Total Const. Costs	\$17,900,800.00
Financing Fees, Soft Costs	\$ 4,030,937.00
Reserves	\$ 740,000.00
Developer Fee	\$ 6,113,669.00
Total	\$52,285,406.00

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. The current rental restrictions are broken down as follows: 6 of the 264 units are reserved for households earning between 0%-30% of Area Median Income (AMI), 129 of the 264 units are reserved for households earning between 31%-50% of AMI, and 129 of the 264 are reserved for households earning between 51%-60% of AMI.

If approved, this tax credit re-syndication and bond issuance will allow the Applicant to implement much needed capital improvements and modernize the property thereby extending its useful life. Without this investment of new capital, the property will either fall into state of disrepair or be subject to a conversion to market rate units, further eroding the access to affordable housing in the city. The preservation of existing affordable housing is a priority of the City to ensure our residents are provided with safe, decent affordable housing and are not displaced due to expiring income restrictions or forced to reside in substandard living conditions. Over the next decade, the income restrictions on almost 10,000 units originally developed through the LIHTC program will expire unless they are acquired, renovated, or redeveloped by affordable housing preservation developers like DevCo.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits (HTC) through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

For developments involving rehabilitation of existing housing, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified third-party professional that is independent from the development's architect or engineer, builder/general contractor, or other member of the development team. The City will review the CNA and conduct a site visit. The CNA must demonstrate to the City's satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not). Further, the scope of work, combined with planned replacement reserve funding, must be determined

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – Rosemont at Meadow Lane**

sufficient to address all projected repairs or replacements of the following items through the entire term of the development’s affordability period:

- All major systems including roof, foundation, electrical, HVAC, and plumbing;
- Interior and exterior windows and doors;
- The interiors of all units including the kitchen and bathroom and all major appliances;
- The exterior of the development, including balconies, walkways, railings, and stairs;
- Communal facilities such as community rooms, fitness centers, business centers, etc.;
- Security features including gates and security cameras; and
- Accessibility.

To receive a staff recommendation for a Resolution of No Objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing.

Recommendation

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a Resolution of No Objection for Rosemont Meadow Lane Apartments, LLC’s application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

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
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
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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

Memorandum



CITY OF DALLAS

DATE December 9, 2022

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

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Positano**

Positano Apartments, LLC, an affiliate of DevCo, Inc. (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and renovation of The Positano, an existing 232-unit multifamily development for seniors located at 2519 John West Road, Dallas, Texas 75228 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a Resolution of No Objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a Resolution of No Objection.

Background

Positano Apartments, LLC (Applicant), a to be formed Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Positano, a 232-unit multifamily complex for seniors located at 2519 John West Road, Dallas, Texas 75228 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Applicant, a to be formed Texas limited partnership, is proposing to develop the Property. A to-be-formed single asset entity or its affiliate with the Dallas Housing Finance Corporation (DHFC) as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with Positano Manager, LLC, a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Positano**

agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

On October 13, 2022 the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds for the Property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

DevCo or its affiliate will serve as the developer and guarantor of the project. DevCo has successfully built or acquired over 10,000 multifamily units including market rate, mixed-use, and affordable. DevCo is an integrated development and investment company focused on multifamily communities. DevCo has retained the services of Avenue5 Property Management to manage the property upon closing of the re-syndication (they also currently manage the Property). Avenue5 currently manages sixty-eight affordable properties, forty of which are Low-Income Housing Tax Credit (LIHTC). Nationally, Avenue5 manages more than four hundred properties with over 75,000 units.

The Applicant proposes to acquire and renovate all 232 units. The 232 units are comprised of 84 1-bedroom and 148 2-bedroom units. The Property sits on 19.80 acres and has a density of 11.72 units/acre. Residents have public transportation access to downtown, utilizing the John West at Homeway DART bus station, which provides direct access to Central Business District (CBD) Dallas and the broader metroplex. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features. The development will provide an abundance of amenities for residents, which will include a business center, clubhouse, fitness center, theater room, swimming pool, on-site laundry facility, and a barbeque/picnic area.

The renovation budget is \$13,514,000.00 (\$53,627/unit) in hard costs (exclusive of general contractor requirements, contractor's profit and overhead). Renovations will include the following:

- wood and plastic repairs (includes new cabinets, etc.),
- insulation and roofing repair/replacement,
- doors/hardware/glass/glaze, flooring, ceiling paint,
- plumbing and HVAC, and
- electrical repairs.

Major items include:

- replacement of concrete for Americans with Disabilities Act (ADA) path of travel,
- installation of countertops,
- roof shingle replacements,
- installation of Luxury Vinyl Plank (LVP) flooring,
- painting unit interiors and painting building exteriors,
- bathtub refinishing and repairs,
- energy star refrigerator installation,

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Positano**

- vinyl window coverings,
- mechanical system upgrades,
- stainless steel kitchen sink and supply lines,
- bathroom sinks and faucets,
- installation of angle stops,
- low-flow energy efficient toilets and shower heads,
- replacement of water heaters, and
- ceiling mounted air handlers.

The Applicant will also work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. Activity Coordination
2. Spiritual Wellness
3. Exercise Programs
4. Food Assistance programs
5. Benefits Counseling
6. Health Education programs
7. Prescription Program
8. Computer Classes
9. Meals on Wheels
10. Financial Assistance

Total development costs are estimated to be approximately \$56,016,293.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$16,694,000.00 which is \$71,956.00 per unit.

Proposed Sources	Amount
Permanent Loan	\$24,084,000.00
Tax Credit Equity	\$20,168,046.00
Soft Loan	\$ 5,500,000.00
Deferred Developer Fee	\$ 4,581,634.00
Income from Operations	\$ 1,682,613.00
Total	\$56,016,293.00

Proposed Uses	Costs
Acquisition	\$28,000,000.00
Total Construction Costs	\$16,694,000.00

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Positano**

Financing Fees, Soft Costs	\$ 4,150,563.00
Reserves	\$ 635,000.00
Developer Fee	\$ 6,536,730.00
Total	\$56,016,293.00

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. The current rental restrictions are broken down as follows: 5 of the 232 units are reserved for households earning between 0%-30% of Area Median Income (AMI), 114 of the 232 units are reserved for households earning between 31%-50% of AMI, and 113 of the 232 units are reserved for households earning between 51%-60% of AMI.

If approved, this tax credit re-syndication and bond issuance will allow the Applicant to implement much needed capital improvements and modernize the property thereby extending its useful life. Without this investment of new capital, the property will either fall into state of disrepair or be subject to a conversion to market rate units, further eroding the access to affordable housing in the city. The preservation of existing affordable housing is a priority of the City to ensure our residents are provided with safe, decent affordable housing and are not displaced due to expiring income restrictions or forced to reside in substandard living conditions. Over the next decade, the income restrictions on almost 10,000 units developed through the LIHTC program will expire unless they are acquired, renovated, or redeveloped by affordable housing preservation developers like DevCo.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits (HTC) through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

For developments involving rehabilitation of existing housing, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified third-party professional that is independent from the development's architect or engineer, builder/general contractor, or other member of the development team. The City will review the CNA and conduct a site visit. The CNA must demonstrate to the City's satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not). Further, the scope of work, combined with planned replacement reserve funding, must be determined sufficient to address all projected repairs or replacements of the following items through the entire term of the development's affordability period:

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- All major systems including roof, foundation, electrical, HVAC, and plumbing;
- Interior and exterior windows and doors;
- The interiors of all units including the kitchen and bathroom and all major appliances;
- The exterior of the development, including balconies, walkways, railings, and stairs;
- Communal facilities such as community rooms, fitness centers, business centers, etc.;
- Security features including gates and security cameras; and
- Accessibility.

To receive a staff recommendation for a Resolution of No Objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing.

Recommendation

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a Resolution of No Objection for Positano Apartments, LLC's application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

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
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Genesis D. Gavino, Chief of Staff to the City Manager
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Memorandum



CITY OF DALLAS

DATE December 9, 2022

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

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Mondello**

Mondello Apartments, LLC, an affiliate of DevCo, Inc. (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the acquisition and rehabilitation of the Mondello, an existing 150-unit affordable multifamily development for seniors located at 2000 Highland Road, Dallas Texas 75228 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a Resolution of No Objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a Resolution of No Objection.

Background

Mondello Apartments, LLC (Applicant), a to be formed Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Mondello, a 150-unit seniors multifamily complex located at 2000 Highland Road, Dallas, TX 75228 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Applicant or its affiliate shall form Mondello Apartments, LLC, a Texas limited liability corporation, the general partner of which is anticipated to be Mondello Manager, LLC, a single asset entity solely owned by the Dallas Housing Finance Corporation (DHFC). A to-be-formed special limited partnership company will be a to-be-formed special limited partner. Mondello Member, LLC will be owner of the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Mondello**

On October 13, 2022, the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds for the Property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

DevCo or its affiliate will serve as the developer and guarantor of the project. DevCo has successfully built or acquired over 10,000 multifamily units including market rate, mixed-use, and affordable. DevCo is an integrated development and investment company focused on multi-family communities. DevCo has retained the services of Avenue5 Property Management to manage the property upon closing of the re-syndication (they also currently manage the Property). Avenue5 currently manages sixty-eight affordable properties, forty of which are Low-Income Housing Tax Credit (LIHTC). Nationally, Avenue5 manages more than four hundred properties with over 75,000 units.

The Applicant proposes to acquire and renovate all 150 units. The 150 units are comprised of 42 1-bedroom and 108 2-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features.

The Mondello is a 2007 built, 150-unit, 55+ affordable housing property located in Dallas, Texas (6.3 miles east of Dallas Central Business District (CBD)). The Property sits on 7.06 acres and has a density of 21.24 units/acre. Community amenities include a business center, clubhouse, fitness center, salon, theater room, swimming pool, elevator service, gated access, on-site laundry facility, barbecue, and picnic area. Residents have public transportation access to downtown, utilizing the Ferguson at Highland stop of the DART bus which is walking distance from the Property. The Property currently has 20% of units that are market-rate and unrestricted. DevCo is planning on converting them to 60% AMI units to provide additional affordability at the property for the seniors aged 55 and better.

The proposed renovation budget is \$8,932,544.00 (\$59,550/unit) in hard costs (exclusive of general contractor requirements, contractor's profit and overhead). Renovations will include the following:

- woods and plastic repairs (includes kitchen cabinets, countertops, etc.),
- drywall/floor/ceiling/paint, and
- plumbing/HVAC.

Major items include:

- kitchen cabinet replacement,
- new kitchen countertops,
- replacement of new roof shingles and underlayment,
- installation of Luxury Vinyl Plank (LVP) flooring,
- interior and exterior paint,
- mechanical system upgrades,
- low-flow toilets/showerheads,
- A/C condenser and heat pump system replacement.

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 SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Mondello**

Planned rehab includes light tenant-relocation during rehab. During the renovations, there will be upgrades to eight (8) units to be fully Americans with Disabilities Act (ADA) compliant. The scope of work for these units includes the reconfiguration of new kitchen cabinetry to allow for proper clearances, renovated and enlarge bathroom to allow for proper clearances, new paint and flooring and new interior doors. These units will need to be relocated for four weeks. In addition to the ADA upgrades, one hundred forty-two (142) units will have full unit renovations. The households in these units will need to be out of their apartments for one week to accommodate construction. At all units, residents, and their belongings, will need to be fully relocated while renovations are being completed in their units. Renovations may include new plumbing fixtures, light fixtures, cabinets and countertops, flooring, paint, roofing, appliances, and site amenities. DevCo has budgeted \$900,000.00 for tenant relocations (\$6,000/unit).

The Applicant will also work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. Activity coordination,
2. Spiritual wellness,
3. Exercise programs,
4. Food assistance programs,
5. Benefits counseling,
6. Prescription program,
7. Health education programs,
8. Computer classes,
9. Financial assistance,
10. Meals on wheels, and
11. Financial assistance.

Total development costs are estimated to be approximately \$39,610,045.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$12,808,167.00 which is \$85,388.00 per unit.

Proposed Financing	
Permanent Loan	\$16,343,000.00
Housing Tax Credits Equity	\$14,538,736.00
Soft Funding	\$ 5,000,000.00
Deferred Developer Fee	\$ 2,692,330.00
Income from Ops	\$ 1,035,979.00
Total	\$39,610,045.00

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SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Mondello**

Proposed Uses	
Acquisition	\$18,750,000.00
Total Const. Costs	\$12,808,167.00
Financing Fees, Soft Costs	\$ 2,957,727.00
Reserves	\$ 422,000.00
Developer Fee	\$ 4,672,151.00
Total	\$39,610,045.00

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. The current rental restrictions are broken down as follows: 13 of the 150 units are reserved for households earning between 0%-30% of Area Median Income (AMI), 5 of the 150 units are reserved for households earning between 31%-40% of AMI, 30 of the 150 units are reserved for households earning between 41%-50% of AMI, and 102 of the 150 units are reserved for households earning between 51%-60% of AMI.

If approved, this tax credit re-syndication and bond issuance will allow the Applicant to implement much needed capital improvements and modernize the property thereby extending its useful life. Without this investment of new capital, the property will either fall into state of disrepair or be subject to a conversion to market rate units, further eroding the access to affordable housing in the city. The preservation of existing affordable housing is a priority of the City to ensure our residents are provided with safe, decent affordable housing and are not displaced due to expiring income restrictions or forced to reside in substandard living conditions. Over the next decade, the income restrictions on almost 10,000 units developed through the LIHTC program will expire unless they are acquired, renovated, or redeveloped by affordable housing preservation developers like DevCo.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits (HTC) through TDHCA. On June 12, 2019, Council Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

For developments involving rehabilitation of existing housing, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified third-party professional that is independent from the development's architect or engineer, builder/general contractor, or other member of the development team. The City will review the CNA and conduct a site visit. The CNA must demonstrate to the City's satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not). Further, the scope of work, combined with planned replacement reserve funding, must be determined

DATE December 9, 2022

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Mondello**

sufficient to address all projected repairs or replacements of the following items through the entire term of the development's affordability period:

- All major systems including roof, foundation, electrical, HVAC, and plumbing;
- Interior and exterior windows and doors;
- The interiors of all units including the kitchen and bathroom and all major appliances;
- The exterior of the development, including balconies, walkways, railings, and stairs;
- Communal facilities such as community rooms, fitness centers, business centers, etc.;
- Security features including gates and security cameras; and
- Accessibility.

To receive a staff recommendation for a Resolution of No Objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing.

Recommendation

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a Resolution of No Objection for Mondello Apartments, LLC's application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

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


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Kimberly Bazor 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