

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JANUARY 23, 2023

23-0014

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

PRESENT: [7] Thomas, Moreno, Arnold (**9:09 a.m.), *Blackmon, Mendelsohn (**9:29 a.m.), Schultz, Ridley

ABSENT: [0]

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

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

After all business properly brought before the committee had been considered, the meeting adjourned at 10:01 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
MONDAY, JANUARY 23, 2023

EXHIBIT A

RECEIVED

2023 JAN 19 PM 5:11

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

23 0057

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

January 23, 2023

9:00 AM

2022 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

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

General Information

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

Reglas de Cortesía

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

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

"Los ciudadanos y visitantes presentes durante las

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

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

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

The public may also listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m64440e8f88ccf4d2ee68f5f5e3a36904>

Call to Order

MINUTES

- 1 23-361 Approval of the December 13, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: Minutes

BRIEFING MEMORANDUMS

- A 23-363 Upcoming Agenda Item: Amendment to Dallas Homebuyer's Assistance Program (DHAP) to Expand DHAP to Include a Third Program, Adjust Underwriting Criteria, and Increase Funding Amount Per Household. [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- B 23-365 Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for Brinshore Development, LLC - Dallas Scholar House at Hampton Station to be located at 2002 S. Hampton Road, Dallas, TX 75224. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- C 23-366 Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for Sycamore Strategies, LLC - Cabana Design District Apartment Homes to be located at 899 N. Stemmons Freeway, Dallas, TX 75207. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- D 23-367 Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for JES Dev Co, Inc. - Shiloh Commons to be located at 10806 and 10810 Shiloh Rd. Dallas, TX 75228. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- E 23-368 Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Singleton Highline, to be located at 2901 Borger Street Dallas, Texas 75212, and Enter into a Seventy-five Year Lease Agreement with Urban Genesis, LLC, or Its Affiliate, for Development of the Project [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- F 23-369 Upcoming Agenda Item: Approval of a Resolution Authorizing the Dallas Housing Finance Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Muse at Midtown, An Existing Multifamily Property Located at 13675 Noel Road Dallas, Texas 75240 [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- G 23-370 Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bluffview Highline, to be located at 3802 W Northwest Highway Dallas, Texas 75220, and Enter Into a Seventy-five Year Lease Agreement with Urban Genesis, LLC, or Its Affiliate, for Development of the Project [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- H 23-371 The sale of 5 Land Transfer Program lots to Muleshoe Properties, LLC, for the Development of 5 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- I 23-378 Update Regarding Development of a Historic Preservation Policy and Program [Julia Ryan, Interim Director, Office of Historic Preservation]

Attachments: Memo

REPORTS

- J 23-362 Department of Housing & Neighborhood Revitalization Performance Measure Update for 1st Quarter FY2022-2023 [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Report

UPCOMING AGENDA ITEMS

- K Authorize an amendment to the Contract for Management Services previously approved pursuant to Resolution No. 22-0653 on April 27, 2022, with Bridge Steps dba The Bridge, increasing the total contract in the amount of \$181,006.00, from \$5,350,284.00 to \$5,531.290.00, for the management and all operational responsibility, including the assistance of homeless persons by providing rental assistance in conjunction with support services through the Rapid Rehousing program at the City's homeless shelter facility for the Office of Homeless Solutions - Not to exceed \$181,006.00 - Financing: FY 2021-22 Emergency Solutions Grant
- L Authorize (1) a Senior Home Rehabilitation Program (Program) as described in Exhibit A to provide a grant of up to \$10,000.00 per home (located within the city of Dallas and owned by a senior citizen as a primary residence with an income at or below 80 percent of the area median income) for eligible home repairs; (2) execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, contractors, and/or administration agreement(s), and change orders/amendment, each approved as to form by the City Attorney, for the Program; and (3) up to 10 percent of the funds to be utilized for program administration - Not to exceed \$100,000.00 - Financing: General Fund
- M Authorize (1) the sale of up to 10 Land Transfer Program lots to Black Island, L.L.C., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$10,306.70; Revenue Foregone: General Fund \$40,978.61

- N Authorize (1) the sale of up to 10 Land Transfer Program lots to Masa Design-Build, L.L.C., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$19,093.10; Revenue Foregone: General Fund \$46,029.87
- O Authorize (1) the sale of up to 11 Land Transfer Program lots to Marcer Construction Company, L.L.C., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 11 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 11 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$12,864.00; Estimated Revenue Foregone: General Fund \$27,282.59
- P Authorize (1) the sale of up to 15 Land Transfer Program lots to Titan and Associates, Inc., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 15 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 15 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$17,383.00; Estimated Revenue Foregone: General Fund \$43,210.60

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
MONDAY, JANUARY 23, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 23, 2023

Item 1: Approval of the December 13, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Moreno moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 23, 2023

BRIEFING MEMORANDUMS

- Item A: Upcoming Agenda Item: Amendment to Dallas Homebuyer's Assistance Program (DHAP) to Expand DHAP to Include a Third Program, Adjust Underwriting Criteria, and Increase Funding Amount Per Household.
- Item B: Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for Brinshore Development, LLC - Dallas Scholar House at Hampton Station to be located at 2002 S. Hampton Road, Dallas, TX 75224.
- Item C: Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for Sycamore Strategies, LLC - Cabana Design District Apartment Homes to be located at 899 N. Stemmons Freeway, Dallas, TX 75207.
- Item D: Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for JES Dev Co, Inc. - Shiloh Commons to be located at 10806 and 10810 Shiloh Rd. Dallas, TX 75228.
- Item E: Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Singleton Highline, to be located at 2901 Borger Street Dallas, Texas 75212, and Enter into a Seventy-five Year Lease Agreement with Urban Genesis, LLC, or Its Affiliate, for Development of the Project
- Item F: Upcoming Agenda Item: Approval of a Resolution Authorizing the Dallas Housing Finance Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Muse at Midtown, An Existing Multifamily Property Located at 13675 Noel Road Dallas, Texas 75240
- Item G: Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bluffview Highline, to be located at 3802 W Northwest Highway Dallas, Texas 75220, and Enter Into a Seventy-five Year Lease Agreement with Urban Genesis, LLC, or Its Affiliate, for Development of the Project
- Item H: The sale of 5 Land Transfer Program lots to Muleshoe Properties, LLC, for the Development of 5 affordable housing units.
- Item I: Update Regarding Development of a Historic Preservation Policy and Program

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 23, 2023

REPORTS

Item J: Department of Housing & Neighborhood Revitalization Performance Measure
Update for 1st Quarter FY2022-2023

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 23, 2023

UPCOMING AGENDA ITEMS

- Item K: Authorize an amendment to the Contract for Management Services previously approved pursuant to Resolution No. 22-0653 on April 27, 2022, with Bridge Steps dba The Bridge, increasing the total contract in the amount of \$181,006.00, from \$5,350,284.00 to \$5,531,290.00, for the management and all operational responsibility, including the assistance of homeless persons by providing rental assistance in conjunction with support services through the Rapid Rehousing program at the City's homeless shelter facility for the Office of Homeless Solutions - Not to exceed \$181,006.00 - Financing: FY 2021-22 Emergency Solutions Grant
- Item L: Authorize (1) a Senior Home Rehabilitation Program (Program) as described in Exhibit A to provide a grant of up to \$10,000.00 per home (located within the city of Dallas and owned by a senior citizen as a primary residence with an income at or below 80 percent of the area median income) for eligible home repairs; (2) execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, contractors, and/or administration agreement(s), and change orders/amendment, each approved as to form by the City Attorney, for the Program; and (3) up to 10 percent of the funds to be utilized for program administration - Not to exceed \$100,000.00 - Financing: General Fund
- Item M: Authorize (1) the sale of up to 10 Land Transfer Program lots to Black Island, L.L.C., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots – Estimated Revenue: General Fund \$10,306.70; Revenue Foregone: General Fund \$40,978.61
- Item N: Authorize (1) the sale of up to 10 Land Transfer Program lots to Masa Design-Build, L.L.C., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots – Estimated Revenue: General Fund \$19,093.10; Revenue Foregone: General Fund \$46,029.87

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 23, 2023

UPCOMING AGENDA ITEMS (cont.)

- Item O: Authorize (1) the sale of up to 11 Land Transfer Program lots to Marcer Construction Company, L.L.C., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 11 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 11 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$12,864.00; Estimated Revenue Foregone: General Fund \$27,282.59
- Item P: Authorize (1) the sale of up to 15 Land Transfer Program lots to Titan and Associates, Inc., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 15 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 15 single-family homes on the Land Transfer Program lots – Estimated Revenue: General Fund \$17,383.00; Estimated Revenue Foregone: General Fund \$43,210.60

Councilmember Moreno moved to forward all items to city council.

Motion seconded by Mayor Pro Tem Arnold and unanimously adopted.

MINUTES OF THE CITY COUNCIL COMMITTEE
JANUARY 23, 2023

EXHIBIT C

Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 **Upcoming Agenda Item: Amendment to Dallas Homebuyer Assistance Program**

SUMMARY

An agenda item for the Department of Housing & Neighborhood Revitalization (Housing) will be considered by the City Council on February 22, 2023. This item will authorize an amendment to the City of Dallas Comprehensive Housing Policy (CHP) to amend the Dallas Homebuyer Assistance Program (DHAP) to expand and include a third program, the Dallas Anti-Displacement Homebuyer Assistance Program (DHAP 10) that will serve low-and-moderate income families who currently live in the City of Dallas, with a residency of 10 years or more cumulative who are in search of affordable housing and to retain them in the City limits. Household incomes must be between 50%-120% of the Area Median Income (AMI) and provide up to \$50,000 in homebuyer assistance. This amendment will also amend the current DHAP program and the Targeted Homebuyer Incentive Program to adjust the underwriting criteria from 32% to 35% and increase the amount of funding for non-high opportunity areas to up to \$50,000 per household.

BACKGROUND

On November 28, 2018, City Council authorized amendments to the CHP to make technical changes to the DHAP Program by Resolution No. 18-1680 that included; changing the minimum eligible income for an applicant from 40% Area Median Family Income to 60% Area Median Family Income; required that an applicant have cash reserves; align the credit standards with other City programs; and modified the terms under which the heir(s) of an applicant who received DHAP funding may repay the loan.

Additional amendments were approved on June 26, 2019 by Resolution No. 19-1041 and August 26, 2020 by Resolution No. 20-1220, with the last amendment approved on October 13, 2021 by Resolution No. 21-1656 that amended; a change the citizenship definition for applicants to meet the guidelines set forth by the U.S. Department of Housing and Urban Development (HUD); removed the minimum income requirement of 60% of the AMI; removed the minimum 26% front-end loan to income ratio requirement; and modified the Targeted Homebuyer Incentive Program to remove federal requirements when assistance is provided to homebuyers using nonfederal funds.

DATE January 20, 2023
SUBJECT Upcoming Agenda Item: Amendment to Dallas Homebuyer Assistance Program

Feedback from program lending partners stated difficulties in qualifying mortgage loans with the program's underwriting criteria due to the rise in interest rates, making mortgage loans more expensive for low to moderate income buyers. It was recommended that the housing payment ratio be reasonably increased for easier qualification while maintaining affordability.

Establishing the Anti-Displacement Homebuyer Assistance Program (DHAP 10), increasing the assistance amount across all DHAP programs and adjusting the underwriting criteria would support the City Manager's goal of the Racial Equity Plan which reflects the intentional process by City departments to identify existing disparities in outcomes across various indicators, develop strategies, and target investments to improve success for Dallas residents.

ISSUE

Dallas Residents are seeking housing and homeownership opportunities outside of the City limits. The average monthly rent in Dallas for a one bedroom 848 sq. ft. apartment is \$1,568 compared to average monthly rentals under \$1,450 in Mesquite, Arlington, Garland, Forney, Fort Worth, and Desoto. The average 3-bedroom single family home rental is \$2,702 and would require a monthly income of \$8,445. The average sales price in Dallas is \$341,000. Whereas in Kaufman County, one of the fastest growing counties in North Texas, the average sales price is \$335,000.

With the current housing market of increased home prices and interest rates, low to moderate homebuyers have less buying power. For example, a single homebuyer at 80% AMI with a current interest rate of 6.00% is estimated to afford a maximum mortgage amount of \$177,000, compared to last year's average interest rate of 3.00% with a maximum mortgage of \$252,000. Using this example, increasing the housing expense ratio from 32% to 35% with a current interest rate of 6.00% would allow more of a mortgage loan of up to \$200,000.

DHAP currently provides homebuyer assistance of up to \$40,000 for non-high opportunity areas, up to \$60,000 for purchase properties in high opportunity areas, and requires no more than 32% of their monthly gross income as a housing payment. An individual at 80% AMI or monthly gross income of \$4,545 can only afford \$1,454 as a housing payment. By increasing the housing expense ratio to 35% and with the increase in subsidy to \$50,000, a single homebuyer with a maximum affordable mortgage loan of \$200,000 could purchase at a price of up to \$250,000.

STAFF RECOMMENDATION

To serve potential homebuyers with affordable homeownership opportunities in Dallas, Housing has the following amendments:


1. Establish the Anti-Displacement Homebuyer Assistance Program.

DATE January 20, 2023
SUBJECT Upcoming Agenda Item: Amendment to Dallas Homebuyer Assistance Program

2. Increase the assistance to \$50,000 for non-high opportunity areas and the Targeted Homebuyer Assistance Program.
3. Amend the underwriting criteria across all DHAP programs by increasing the housing payment ratio from 32% to 35%.

These amendments will allow for the program to address the affordable homeownership opportunities for current and new Dallas Residents by reducing barriers for mortgage loan qualification and program eligibility. Since the last amendment, the program has provided homebuyer assistance to 19 families.

Should you have any questions please contact David Noguera, Director of Housing & Neighborhood Revitalization at (214) 670-5988 or david.noguera@dallas.gov.



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

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Chris Caso, City Attorney
Mark Swann, City Auditor
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Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%
Low Income Housing Tax Credits and \$500.00 line of credit for Brinshore
Development, LLC - Dallas Scholar House at Hampton Station**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 22, 2023 to authorize **(1)** the adoption of a Resolution of Support for Brinshore Development, LLC or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Dallas Scholar House at Hampton Station, and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

BACKGROUND

The Applicant submitted a pre-application to TDHCA for 2023 9% Competitive Housing Tax Credits (9% HTC) for the development of Dallas Scholar House at Hampton Station, a ground-up development of a 67-unit mixed-income multifamily complex located at the DART Hampton Road Station 2002 S. Hampton Road Dallas, TX (Project). Through a public request for proposal (BVZ22-00020234) process wherein the property site was marketed to the public as a transit-oriented development, Brinshore Development, LLC, an affiliate of the Applicant, has applied for ownership of the property from the City of Dallas, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- § **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- § **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Brinshore Development, LLC - Dallas Scholar House at Hampton Station**

- § 1 point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- § 8.5 points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- § 7 points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

Brinshore Development, LLC, is an experienced national real estate developer with a development office located in Grapevine, TX, committed to revitalizing and transforming communities by creating and delivering quality, opportunity-rich, mixed-income housing as a key component of comprehensive master planning. Their goal is to create outcomes beyond housing that include economic opportunities and community development to catalyze future investment in communities

The Applicant proposes to develop 67 units, to include 10 one-bedroom, 48 two-bedroom, and 9 three-bedroom units. The Project consist of four 3 and 4-story mixed-use buildings with 5,000 square feet of commercial space and the DART station incorporated into the ground floor of one of the buildings. The residential units will include energy efficient appliances and lighting and other TDHCA-required features. The plans also include an on-site leasing center, community room, study rooms, business center, children's playroom, outdoor recreation areas, and ground floor retail/commercial space. Plans also feature targeted resident services including classes, social events, children's activities, and tutoring. Additionally, the project will be designated permanent supportive housing with wraparound services in its application to TDHCA and will include a multigeneration educational program for residents. Since the development is located at the Hampton Road DART station, it will serve the residents of the building as a true transit-oriented development, providing convenient access to the light rail line at the site. Along with direct access to the DART station, the property will be located less than one mile to the Hampton Medical Center, another City-owned investment slated for repurposing into affordable housing.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, 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.

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Brinshore Development, LLC - Dallas Scholar House at Hampton Station**

Total development costs are anticipated to be approximately \$27,704,040.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$18,460,775.00 which is \$275,533.95 per unit. The total construction amount includes a 7.0% contingency.

Proposed Financing Sources	Amount
Permanent Loan	\$ 6,311,000.00
Housing Tax Credits Equity	\$17,998,200.00
TBD City Loan	\$ 3,000,000.00
Deferred Developer Fee	\$ 394,840.00
Total	\$27,704,040.00

Proposed Uses	Costs
Acquisition	\$ 2,000,000.00
Hard Construction Costs	\$18,460,775.00
Soft Costs & Financing Fees	\$ 3,934,904.00
Developer Fees	\$ 2,834,288.00
Reserves	\$ 474,073.00
Total	\$27,704,040.00

Upon completion of the development, 20 of the 67 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 21 of the 67 units will be made available to households earning between 31.00%-50.00% of AMI, and 19 of the 67 units will be made available to households earning between 51.00%-60.00% of AMI. 7 units will remain as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution Nos. 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 HTC through TDHCA.

On June 12, 2019, City Council 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 HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

DATE January 20, 2023

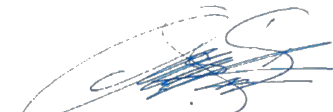
SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Brinshore Development, LLC - Dallas Scholar House at Hampton Station**

1. The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding,
2. The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
3. The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created,
4. The project is located in a census tract with a poverty rate below 20.00%,
5. The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
6. A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a Resolution of Support as it is a priority housing need development located in a census tract with a poverty rate below 20% (11.3%) and met the required application thresholds. The proposed site is located in a Market Value Analysis market type 'D' and is surrounded by 'F' and 'G' market types.

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
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%
Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore
Strategies, LLC-Cabana Design District Apartment Homes**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 22, 2023 to authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Cabana Design District Apartment Homes, and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

BACKGROUND

The Applicant submitted a pre-application to TDHCA for 2023 9% Competitive Housing Tax Credits (9% HTC) for the development of the Cabana Design District Apartment Homes, a ground-up development of a 200-unit mixed-income multifamily complex located at 899 N Stemmons Freeway, Dallas, TX 75207 (Project). Anthem Interests, LLC, an affiliate of the Applicant, has executed a purchase contract with Cabana Development, LLC, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- § **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- § **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- § **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-Cabana Design District Apartment Homes**

- § **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- § **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

Sycamore Strategies, LLC specializes in planning and developing multifamily projects for both public and private sector clients. Additionally, they specialize in environmental, social, and corporate governance, strategic communications, and public diplomacy. Sycamore Strategies is a Texas-certified Historically Underutilized Business (HUB) and has decades of experience working in the public and private sectors. Sycamore Strategies will act as the general partner of the ownership structure. Once fully built out, Bonner Carrington Property Management will oversee property management of site. Bonner Carrington (BC) is a mid-sized vertically integrated commercial real estate company headquartered in Austin, Texas. BC specializes in the development, construction, management, and ownership of high-quality apartment home communities in urban areas of Texas. Their 20-year track record has been proven with a portfolio of 4,500+ apartment and operate under a long-term ownership model and have not sold any of their affordable housing developments. BC partners with 'Apartment Life,' a faith based, non-profit organization that engages residents through actives and support in each development. BC has completed Class A age and non-age restricted in/near Amarillo, Austin, Dallas-Ft. Worth, and Houston.

Sycamore Strategies, LLC proposes to develop 200 units, to include 59 one-bedroom, 121 two-bedroom, and 20 three-bedroom units. The Project will be a 12-story wrap construction product. The units will include full electric kitchen appliances, full size washer and dryer connections, high-speed internet, cable tv access, and other TDHCA-required features. The plans also include a community kitchen, community activity center, resort style pool, Bocce court, dog park, and beauty and barber salon for residents. In addition to Cabana Design District being located minutes from three major highways, the development will be located 1.8 miles from the Baylor Scott & White Medical Center, and less than one mile to DART station transportation, Tom Thumb grocery store, Trammell Crow Park, Reverchon Park, a licensed childcare center, and Downtown Dallas retail shops.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, 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.

Total development costs are anticipated to be approximately \$90,121,878.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$43,452,776.00 which is \$217,263.88 per unit. The total construction amount includes a 5.0% contingency.

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-Cabana Design District Apartment Homes**

Proposed Financing Sources	Amount
Permanent Loan	\$26,000,000.00
Historic Tax Credit Equity	\$21,000,000.00
Tax Credit Equity	\$17,998,200.00
Deferred Developer Fee	\$ 5,044,548.00
TBD City Loan	\$20,079,130.00
Total	\$90,121,878.00

Proposed Uses	Costs
Acquisition	\$28,000,000.00
Hard Construction Costs	\$43,452,776.00
Soft Costs & Financing Fees	\$ 6,919,621.00
Developer Fees	\$10,092,114.00
Reserves	\$ 1,657,367.00
Total	\$90,121,878.00

Upon completion of the development, 7 of the 200 units will be made available to households earning 0.00%-30.00% of Area Median Income (AMI), 33 of the 200 units will be made available to households earning between 31.00%-50.00% of AMI, and 26 of the 200 units will be made available to households earning between 51.00%-60.00% of AMI. 134 Units will remain as non-income-restricted market-rate units.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution Nos. 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 HTC through TDHCA.

On June 12, 2019, City Council 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 HTC through TDHCA by Resolution No. 19-0884. 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.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

1. The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding,
2. The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
3. The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for Sycamore Strategies, LLC-Cabana Design District Apartment Homes**

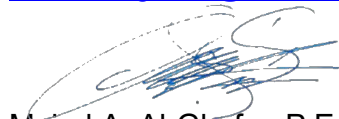
Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created,

4. The project is located in a census tract with a poverty rate below 20.00%,
5. The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
6. A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed-income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a Resolution of Support as it scored a total of 53 points due to targeting mixed-income population, includes a non-profit organization, its proximity of amenities to the development site, and resident services to be provided. The construction of this property will provide a much-needed source of affordable housing in this area. Those populations who rely on public transportation and other services for transit to and from employment centers will benefit from the location of this development since the city center is only minutes away. These factors, combined with the extensive number of resident services including the educational, financial, and employment opportunities and activities being provided by the operator will uplift the community and help residents achieve greater economic independence over the long-term.

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.



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Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9%
Low Income Housing Tax Credits and \$500.00 line of credit for JES Dev Co. Inc., -
Shiloh Commons**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of an upcoming agenda item on February 22, 2023 to authorize **(1)** the adoption of a Resolution of Support for JES Dev Co, Inc. or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Shiloh Commons, and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 – Financing: General Fund

BACKGROUND

The Applicant submitted a pre-application to TDHCA for 2023 9% Competitive Housing Tax Credits (9% HTC) for the development of Shiloh Commons, a ground-up development of a 48-unit mixed-income multifamily complex located at 10806 and 10810 Shiloh Road, Dallas, TX 75228 (Project). JES Dev Co, Inc., has executed a purchase contract with HRS Build LLC, the current property owner. The Applicant may transfer the purchase contract to an affiliate.

In the administration of its **9%** HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- § **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- § **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- § **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for JES Dev Co. Inc., - Shiloh Commons**

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- § **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- § **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant specializes in the development of mixed-income and affordable housing and plans to partner with a Historically Underutilized Business (HUB) as part of this development. The Applicant has decades of experience working in the public and private sectors and will act as the developer of the ownership structure. JES Dev Co, Inc., is a mid-sized vertically integrated commercial real estate company headquartered in Columbia, Missouri. The Applicant specializes in the development, construction, management, and ownership of high-quality apartment home communities in urban areas of Texas and has a proven 30-year track record with a portfolio of 5,000+ apartments and will operate under a long-term ownership model and has never had to return an allocation of tax credits in its history. The Applicant has over 700 units in various stages of production across Texas. Fairway Construction, an affiliate of Applicant, has a strong track record of completing development on time and on budget and has built over 8,200 units in 200 communities. Affordable Equity Partners, an affiliate of Applicant, has syndicated and provided asset management services for over \$4 billion in tax credits that have been invested in 250 cities across the country resulting in the construction of over 500 communities and 8,000 units. Affordable Equity Partners has never had an instance of tax credits being recaptured.

The Applicant proposes to develop 48 units, to include 30 two-bedroom, and 18 three-bedroom units. The units will include energy efficient appliances and lighting and other TDHCA-required features. The plans also include community building, leasing office with onsite property manager, fitness center, business center, reading area, and warming kitchen. The design also features targeted resident services including annual income tax preparation services, food pantry, annual health fair, weekly exercise classes, arts and crafts, notary services, social events/activities, and chore services for elderly residents. The development is in a High Opportunity Census Tract and has access to services and transportation within one mile including high frequency transit, Casa View Park, Super Mercado El Cerrito (full scale grocery store), Walmart Neighborhood Market, and the Casa View Shopping Center.

If awarded tax credits by TDHCA, Applicant will work with the Office of Integrated Public Safety Solutions throughout the planning and design process for security input, 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

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for JES Dev Co. Inc., - Shiloh Commons**

program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Total development costs are anticipated to be approximately \$19,094,344.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$12,184,784.00 which is \$253,849.66 per unit. The total construction amount includes a 7.0% contingency.

Proposed Financing Sources	Amount
Permanent Loan	\$ 3,490,000.00
Housing Tax Credits Equity	\$15,290,701.00
Limited and General Partner Equity	\$ 110.00
Deferred Developer Fee	\$ 313,533.00
Total	\$19,094,344.00

Proposed Uses	Costs
Acquisition	\$ 1,500,000.00
Hard Construction Costs	\$12,184,784.00
Soft Costs & Financing Fees	\$ 2,344,070.00
Developer Fees	\$ 2,795,509.00
Reserves	\$ 269,981.00
Total	\$19,094,344.00

Upon completion of the development, 5 of the 48 units will be made available to households earning 0%-30% of Area Median Income (AMI), 17 of the 48 units will be made available to households earning between 31%-50% of AMI, 23 of the 48 units will be made available to households earning between 51%-60% of AMI and 3 of the 48 units will be made available to 61%-80% of the AMI.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution Nos. 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 HTC through TDHCA.

On June 12, 2019, City Council 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 HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and \$500.00 line of credit for JES Dev Co. Inc., - Shiloh Commons**

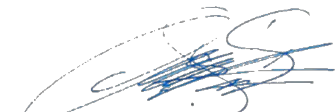
The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

1. The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding,
2. The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
3. The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created,
4. The project is located in a census tract with a poverty rate below 20.00%,
5. The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
6. A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed-income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

The Project is qualified to receive a staff recommendation for a Resolution of Support as it is a priority housing need development located in a census tract with a poverty rate below 20% (11.1%), is located in the Casa View Stabilization RSA, and met the required application thresholds. The proposed site is located in a Market Value Analysis market type 'F'.

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

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Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Singleton Highline, to be located at 2901 Borger Street**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on February 8, 2023 to authorize the Dallas Public Facility Corporation's (DPFC or Corporation) acquisition, development and ownership of Singleton Highline, a 176-unit mixed-income multifamily development to be located at 2901 Borger Street (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). Singleton Highline will reserve 40% of the units for residents earning less than 80% AMI and 10% of the units will be reserved for residents earning less than 60% AMI. The other 50% of the units will be non-income restricted. The Corporation's bylaws require City Council approval of any development that results in a property tax exemption. The Corporation's Board of Directors approved a term sheet with Urban Genesis, LLC (Applicant) and staff recommends City Council approval of this item.

Background

Urban Genesis, LLC (Applicant), a Texas Corporation, submitted an application to the Dallas Public Facility Corporation (DPFC or Corporation) for the development of Singleton Highline, a 176-unit mixed-income multifamily development to be located at 2901 Borger Street (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI, and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Urban Genesis, LLC. Urban Genesis is a Texas-based real estate development and construction company that has acquired and is actively developing a portfolio of roughly 5,000 units of multifamily

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properties. This includes various workforce and affordable housing sites in Dallas, Houston, Austin, Fort Worth, and San Antonio. Urban Genesis is led by an experienced team of professionals including Sameer Walvekar and Matt Shafiezadeh who work in the local Dallas market.

The Project will be constructed as a 5-story midrise product with one level of podium garage parking and will include 176 residential units. The unit mix will consist of 152 1-bedroom units and 24 2-bedroom units. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property will also include a co-working space, dog park, secured access, and 24-hour emergency maintenance. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses. The development is well-located in close proximity to job centers and community amenities. The site is roughly 2 miles west of Downtown Dallas and the Trinity Groves area as well as the Trinity River Project.

The Applicant will consult with the Office of Integrated Public Safety Solutions (OIPSS) for security input, community activities and the Crime Prevention Through Environmental Design (CPTED). The Applicant and OIPSS will continue to work together to ensure the community is secure and take proactive measures to ensure the safety of the residents that will include security cameras with Dallas Police Department access, individual entry key fobs, lighting, and security access gates/entry points.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	Market	76	\$1,550.00
2BR	Market	12	\$2,000.00
1BR	80%	68	\$1,461.00
2BR	80%	11	\$1,754.00
1BR	60%	8	\$1,095.00
2BR	60%	1	\$1,315.00

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for individuals and families earning below 60% are included to provide deeper affordability at this property. These incomes range from \$40,920.00 to \$58,440.00 depending on family size.

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SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Singleton Highline, to be located at 2901 Borger Street**

Total development costs are anticipated to be approximately \$39,116,856.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$29,224,016.00, which is \$166,046.00 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$21,500,000.00
Developer/Investor Equity	\$17,616,856.00
Total	\$39,116,856.00
Proposed Uses	Amount
Development Costs	\$32,161,611.00
Land Acquisition	\$ 5,076,753.00
Soft Costs	\$ 1,878,492.00
Total	\$39,116,856.00

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation's participation in the Project, the Corporation is estimated to receive \$3,513,755.77 over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) a general contractor fee of \$230,171.00 paid at closing; (3) lease payments starting at \$160,000.00 and increasing by 3% annually upon stabilization; (4) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project, and (5) a 2% sales commission on all future sales. In the event of a sale throughout the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Project will be owned free and clear by the Corporation.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The 2022 City tax bill for this property is \$16,163.00 and the 15-year estimate of foregone taxes is \$300,623.00. However, the workforce housing rental savings of \$2,354,940.00 over 15 years and the estimated \$3,513,755.77 in revenues provides the City with almost \$6,000,000.00 in benefits that outweigh the foregone revenue.

The Corporation's estimated revenues were calculated by the Corporation's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs were reasonable for the market. Corporation financial advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

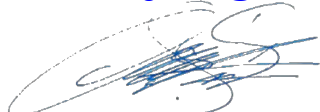
DATE January 20, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Singleton Highline, to be located at 2901 Borger Street**

The City is authorized by the Act to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, City Council authorized the creation of the Corporation to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035. Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the Corporation's bylaws, any Public Facility related to multifamily residential development of the Corporation shall not proceed unless (1) the development of the Public Facility could not be feasible but for the Corporation's participation, and (2) the development of the Public Facility is in furtherance of the City of Dallas's Comprehensive Housing Policy (CHP), as amended.

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP. Staff recommend approval of this item to allow this mixed-income housing development to move forward.

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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Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 **Upcoming Agenda Item: Approval of a Resolution Authorizing the Dallas Housing Finance DHFC to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Muse at Midtown, An Existing Multifamily Property Located at 13675 Noel Road**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on February 22, 2023 to authorize the Dallas Housing Finance Corporation (DHFC) to issue tax-exempt essential function bonds to finance, acquire, and own Muse at Midtown, a 289-unit multifamily development located at 13675 Noel Road (Project). This acquisition provides the City with the opportunity to convert an existing Class-A multifamily property to mixed-income, workforce housing in a high opportunity area of the City near the International District, job centers, transportation, parks, retail, and other high-quality amenities. The DHFC Board of Directors approved a term sheet with Opportunity Housing Group, Inc. (Applicant), and staff recommends City Council approval of this item.

Background

Opportunity Housing Group, Inc. (Applicant), submitted an application to the Dallas Housing Finance Corporation (DHFC) to acquire, develop, and own Muse at Midtown, a 289-unit multifamily development, located at 13675 Noel Road (Project). The DHFC will own the site and improvements while contracting with the Applicant who will act as the Project Administrator. Pursuant to the Texas Housing Finance Corporation Act, Chapter 394 of the Texas Local Government Code (Act), a Housing Finance Corporation 1) may issue bonds to acquire affordable housing and 2) any residential property owned by a Housing Finance Corporation is exempt from all ad valorem taxes. As with all bonds issued by the Corporation, they are non-recourse to both the City and the DHFC. They are not liabilities of the City and are repaid solely through the revenues of the Project.

The Project is currently market rate/non-income restricted. However, upon acquisition by the DHFC, at least 50.00% of the units will be reserved for residents earning below 80.00% Area Median Income (AMI), 40.00% of the units will be reserved for residents earning between 80.00%-140.00% AMI, and 10.00% of the units will be market rate.

The owner of the project will be Muse at Midtown, LLC, a limited liability company having the DHFC as its sole owner. Opportunity Housing Group, Inc., a DHFC authorized to do

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business in Texas, is a real estate development firm that specializes in mixed-income and workforce multifamily projects throughout the country. Applicant’s principals have acquired over 7,700 apartments and developed an additional 7,750 apartments using the proposed public bond financing structure as well as other programs.

The Project consists of 289 residential units. The unit mix includes 13 studio units, 188 1-bedroom units, and 88 2-bedroom units. The units include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property also includes a swimming pool with outdoor fire pit and grilling area, fitness center, business and conference rooms, dog park and pet wash stations, electric vehicle charging stations, and a common area lounge. The Project does not require a zoning change because it is already existing and in operation. The Market Value Analysis (MVA) Market Type is Type E and adjacent to MVA Market Type B. The Project is currently 92.00% occupied.

Upon acquisition, the unit mix and rental rates will be the lesser of the Texas Department of Housing and Community Affairs (TDHCA) published income restricted rents or market rents:

Unit Type	AMI	Units	Rent
1BR	80.00%	94	\$1,455.00
1BR	140.00%	75	\$1,831.00
1BR	Market	18	\$1,831.00
2BR	80.00%	44	\$1,754.00
2BR	140.00%	36	\$2,523.00
2BR	Market	9	\$2,523.00
Studio	80.00%	7	\$1,177.00
Studio	140.00%	5	\$1,177.00
Studio	Market	1	\$1,177.00

All income qualifying residents that are currently paying more than the TDHCA income restricted rents will see their rents lowered to that amount instead of being increased to market rents. This represents annual average rent savings of \$553.00/month or \$6,633.00/annually for residents earning less than 80.00% AMI compared to current market rents across all unit types. The rents for individuals and families earning less than 80.00% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60.00% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for 81.00% to 140.00% AMI restricted units function like market rate units, but are included to satisfy the income requirements of the Act. The market rents are anticipated to grow much faster than the income restricted rents over the next 15 years resulting in exponential rental savings to

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residents earning less than 80.00% AMI. Total rental savings are estimated to be roughly \$31,000,000.00 over 15 years.

Total bond issuance is anticipated to be approximately \$102,560,120.00. The financing will be funded 100.00% by tax-exempt essential function bonds which will be issued by the DHFC. The bond issue premium of \$725.00 is deducted from the initial issue amount which will leave \$102,559,395.00 in bond proceeds to cover the acquisition costs of the transaction.

Proposed Financing Sources	
Series A Bonds	\$102,560,120.00
Original Issue Premium	(\$ 725.00)
Total	\$102,559,395.00
Proposed Uses	
Deposit to Project Acquisition Account	\$ 80,482,491.00
Deposit to Capitalized Interest Account	\$ 6,153,556.00
Deposit to Capital Reserve Fund	\$ 750,000.00
Deposit to Operating Reserve Fund	\$ 922,476.00
Deposit to Coverage Reserve Fund	\$ 625,327.00
Deposit to Administration and Authority Reserve Fund	\$ 1,800,000.00
Deposit to Senior Debt Service Reserve Fund	\$ 6,153,557.00
Deposit to Operating Account	\$ 307,492.00
Initial Payment to Asset Manager	\$ 2,000,000.00
Costs of Issuance	\$ 3,364,494.00
Total	\$102,559,395.00

The Project will be owned by the DHFC outright, with the option to sell or refinance the Project beginning at year 15. Following the retirement of the bonds, the DHFC will own the asset free and clear. All excess cash flow will go toward the retirement of the bonds, further strengthening the financial position of the property and increasing the equity of the DHFC in the project. Applicant will act as the Project Administrator to negotiate the Purchase Sale Agreement, provide the required deposit, assemble third party reports, and take on the risks of performing all the front-end “sponsorship” functions. Following the closing, the Project Administrator will work with the property manager in the administration of the Project, oversight of affordability compliance, operational management and in providing of information on Project performance to bond holders on behalf of the DHFC. As Project Administrator, Applicant will receive a \$2 million fee paid at closing as well as \$500.00/unit per year annually for the administration of the project. Applicant will also receive subordinate bond proceeds of \$5 million after the bonds are retired at some point between years 15 to 35. This will act as compensation to Applicant in consideration for the long-term administration and careful management of the property over the course of operations.

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In consideration for the DHFC's participation in the Project, the DHFC will receive an annual asset management fee of 0.50% of effective gross income. The DHFC will also receive 100.00% of net proceeds from the sale of the asset, which is conservatively estimated to be at least \$58 million in year 15 and \$277 million if it is held until year 35. These revenues generated for the DHFC will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. Other cities that have utilized this essential use bond structure to provide workforce housing have planned to refinance the debt in year 15 to provide deeper affordability at the properties (30.00%, 50.00%, and 60.00% AMI units).

This proposed DHFC acquisition results in foregone tax revenues for the City until the project is sold and income restrictions are removed. The 2022 City tax for this property is \$436,915.00 and the 15-year estimate of foregone taxes is \$8,126,126.00. However, the workforce housing rental savings and the value of the property provides the City benefits that outweigh the foregone revenue. This acquisition and financial structure also allows the City to immediately own and provide mixed-income housing in a high opportunity area nears jobs, parks, transportation, retail, and other amenities.

The DHFC's estimated revenues were calculated by the DHFC's partnership Counsel and Financial Advisors. Market rent and sales comps were analyzed to ensure the project costs were reasonable for the market. DHFC financial advisors also confirmed that but for the ad valorem tax exemption and the issuance of tax-exempt bonds, the Project would not be economically feasible with the workforce housing income restrictions.

Staff and the DHFC's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the DHFC's participation and that the Project furthers the goals of the Comprehensive Housing Policy (CHP). Staff recommend approval of this item as it furthers the goals of the CHP by providing mixed-income housing in a high opportunity area of the City with access to amenities, jobs, and other resources.

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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Memorandum



CITY OF DALLAS

DATE January 20, 2023

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

Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bluffview Highline, to be located at 3802 W Northwest Highway

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on February 22, 2023 to authorize the Dallas Public Facility Corporation's (DPFC or Corporation) acquisition, development and ownership of Bluffview Highline, a 175-unit mixed-income multifamily development to be located at 3802 W. Northwest Highway (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). Singleton Highline will reserve 40% of the units for residents earning less than 80% AMI and 10% of the units will be reserved for residents earning less than 60% AMI. The other 50% of the units will be non-income restricted. The Corporation's bylaws require City Council approval of any development that results in a property tax exemption and staff recommends City Council approval of this item.

Background

Urban Genesis, LLC (Applicant), a Texas Corporation, submitted an application to the Dallas Public Facility Corporation (DPFC or Corporation) for the development of Bluffview Highline, a 175-unit mixed-income multifamily development to be located at 3802 W Northwest Highway (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI, and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Urban Genesis, LLC. Urban Genesis is a Texas-based real estate development and construction company that has acquired and is actively developing a portfolio of roughly 5,000 units of multifamily properties. This includes various workforce and affordable housing sites in Dallas,

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Houston, Austin, Fort Worth, and San Antonio. Urban Genesis is led by an experienced team of professionals including Sameer Walvekar and Matt Shafiezadeh who work in the local Dallas market.

The Project will be constructed as a 4-story midrise product with one level of podium garage parking and will include 175 residential units. The unit mix will consist of 170 1-bedroom units and five 2-bedroom units. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property will also include a co-working space, dog park, secured access, and 24-hour emergency maintenance. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses. The development is well-located in close proximity to job centers and community amenities. The site is directly across the street from a Target, a half mile walk to the Bachman Lake Branch Library, roughly 10-minute drive from Preston Center and the Love Field Airport and also is in close proximity to the Medical District. This is a centrally located development that will be well suited to serve the needs of the mixed-income tenants it intends to serve.

The Applicant will consult with the Office of Integrated Public Safety Solutions (OIPSS) for security input, community activities and the Crime Prevention Through Environmental Design (CPTED). The Applicant and OIPSS will continue to work together to ensure the community is secure and take proactive measures to ensure the safety of the residents that will include security cameras with Dallas Police Department access, individual entry key fobs, lighting, and security access gates/entry points.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	Market	84	\$1,605.00
2BR	Market	3	\$2,150.00
1BR	80%	68	\$1,461.00
2BR	80%	2	\$1,754.00
1BR	60%	17	\$1,095.00
2BR	60%	1	\$1,315.00

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for individuals and families earning below 60% are included to provide deeper affordability at this property. These incomes range from \$40,920.00 to \$58,440.00 depending on family size.

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Total development costs are anticipated to be approximately \$34,548,047.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$27,699,485.00, which is \$158,283.00 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$22,450,000.00
Developer/Investor Equity	\$12,098,047.00
Total	\$34,548,047.00
Proposed Uses	Amount
Development Costs	\$27,699,485.00
Land Acquisition	\$ 5,306,221.00
Soft Costs	\$ 1,542,341.00
Total	\$34,548,047.00

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation's participation in the Project, the Corporation is estimated to receive \$2,855,463.68 over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) a general contractor fee of \$262,795.12 paid at closing; (3) lease payments starting at \$150,000.00 and increasing by 3% annually upon stabilization; (4) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project and (5) a 2% sales commission on all future sales. In the event of a sale throughout the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Project will be owned free and clear by the Corporation.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The 2022 City tax bill for this property is \$31,323.60 and the 15-year estimate of foregone taxes is \$582,585.00. However, the workforce housing rental savings of \$4,687,020.00 over 15 years and the estimated \$2,855,463.68 in revenues provides the City with almost \$7,542,483.68 in benefits that outweigh the foregone revenue.

The Corporation's estimated revenues were calculated by the Corporation's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs were reasonable for the market. Corporation financial advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

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SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bluffview Highline, to be located at 3802 W Northwest Highway**

The City is authorized by the Act to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, City Council authorized the creation of the Corporation to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035. Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the Corporation's bylaws, any Public Facility related to multifamily residential development of the Corporation shall not proceed unless (1) the development of the Public Facility could not be feasible but for the Corporation's participation, and (2) the development of the Public Facility is in furtherance of the City of Dallas's Comprehensive Housing Policy (CHP), as amended.

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP. Staff recommend approval of this item to allow this mixed-income housing development to move forward.

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
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Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 Monday, January 23, 2023, 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 24 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, Muleshoe Properties, Inc. for the purchase of five (5) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Muleshoe Properties, Inc. 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 September 2022, a qualified participating developer, Muleshoe Properties, Inc. submitted an application (proposal) to purchase a total of five (5) 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

DATE January 20, 2023

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

met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and met minimum scoring to be eligible. Housing staff collaborated with 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 five (5) lots is Muleshoe Properties, Inc., based in Dallas, Texas. The Developer is a for-profit domestic corporation formed in Texas in 1997 and is licensed with the City of Dallas as a General Contractor and is Minority/Women-Owned Business Enterprise (M/WBE) certified. The company has six (6) years of home building experience and twenty (20) years of commercial development experience, specifically medical and office. The company does have experience constructing and selling in southern Dallas to homebuyers in the income range as the Land Transfer Program. To date, the applicant has constructed and sold approximately nineteen (19) market rate homes and affordable housing units in southern Dallas. The applicant has a current line of credit to support this project 1.6 times. The Managing Partner of the company is Dr. Michelle Morgan.

The proposal indicates the construction of five (5) single-family units ranging from 1,572 square feet to 1,700 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$210,000.00 - \$246,000.00 targeting homebuyers in an income range of 60% - 120% of the Area Median Income (AMI). Three (3) units will be used to target homebuyers in an income range of 80% – 120% AMI and two (2) units will be used to target homebuyers in an income range of 60% - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60% - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as **Exhibit A**.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment 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:** Three (3) units will target homebuyers in an income range of 80% - 120% AMI, and two (2) units will target homebuyers in an income range of 60% - 80% AMI.
- **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

DATE January 20, 2023

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 (2) years of the date of acquisition of the vacant lot utilized for construction of the unit.

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

Issues

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

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,542.25. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed five (5) housing units the expected property tax revenue is expected to be approximately \$31,925.38 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$58,773.04. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$750.00.

DATE January 20, 2023
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 five (5) vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

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

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at david.noguera@dallas.gov or 214-670-3619.



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

Attachment: Project Map

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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DATE January 20, 2023

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

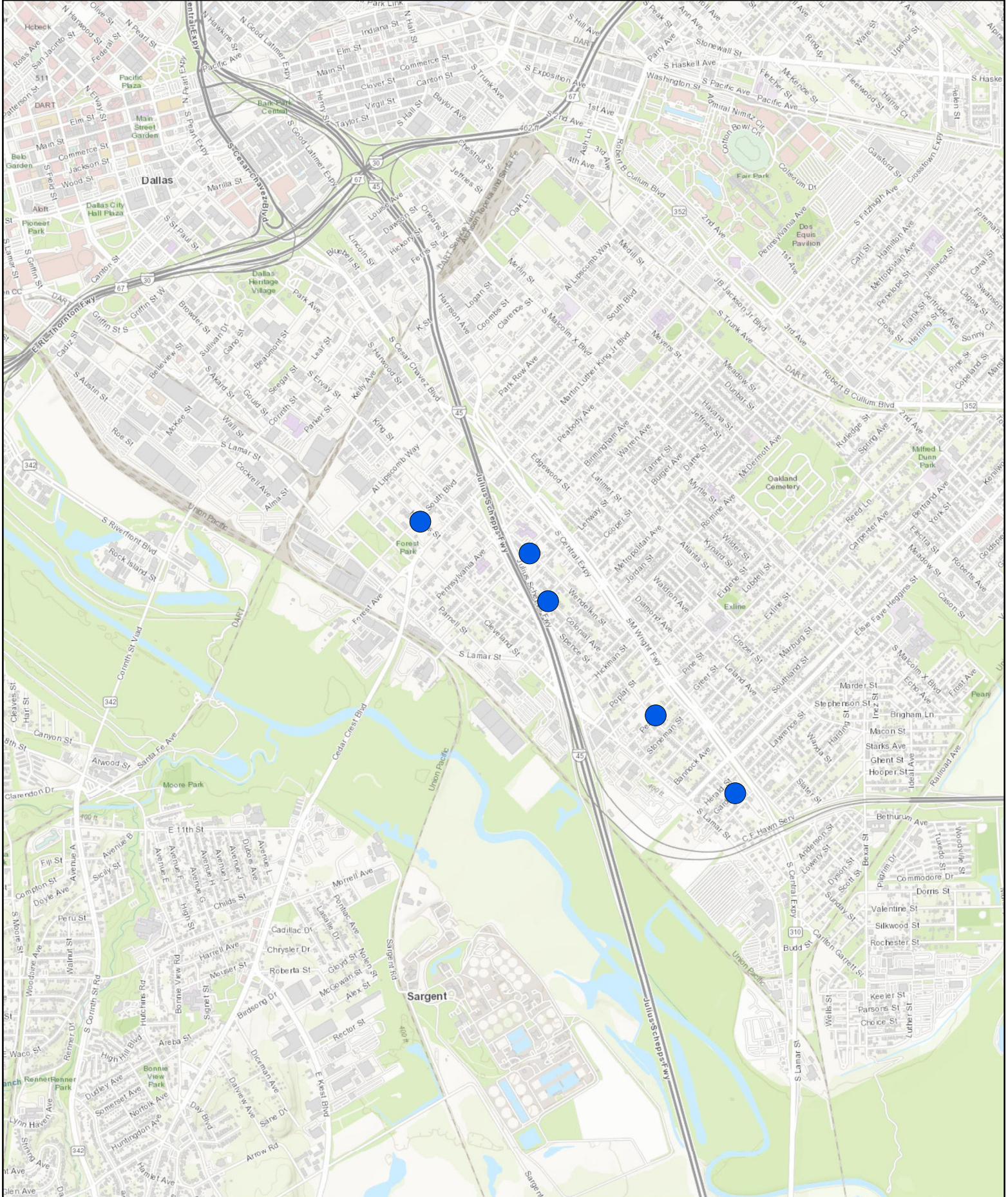
Exhibit A
Muleshoe Properties, Inc.

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non-Tax Lien Amount
1	4902	COLONIAL AVE	Ideal	7	5000	\$ 1,000.00	tax foreclosed	60-120%	\$ -
2	1713	PEAR ST	Ideal	7	7500	\$ 1,000.00	tax foreclosed	60-120%	\$ 21,150.00
3	3417	WENDELKIN ST	Ideal	7	11552	\$ 1,538.92	tax foreclosed	60-120%	\$ 15,851.70
4	3613	COLONIAL AVE	Ideal	7	6100	\$ 1,000.00	tax foreclosed	60-120%	\$ -
5	2913	HOLMES ST	Ideal	7	7525	\$ 1,003.33	tax foreclosed	60-120%	\$ 21,771.34
Total Purchase Price¹						\$ 5,542.25	Total Non-Tax Lien Amount²		\$ 58,773.04
Total Recording Fees						\$ 750.00			
Total Purchase Price and Recording Fees						\$ 6,292.25			

¹ **Dallas City Code Section 2-26.9
DWU Revenue and Business Systems**

² **Division**

Land Transfer Lots Requested by Developer Muleshoe Properties Inc



Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 **Update on Historic Preservation Policy**

The purpose of this memorandum is to provide an update and lay out next steps on the Historic Preservation Policy from the November 15, 2022 Housing and Homelessness Solutions Committee briefing.

Background of the Historic Preservation Policy Work

An interdepartmental team has worked towards implementation of the Economic Development policy since its adoption in May of 2021. In August 2022, the City Council adopted the Racial Equity Plan which committed to achieving racial equity across all departments and functions. With the adoption of the Racial Equity Plan, the City focused on the Office of Historic Preservation (OHP) and the alignment of economic development, historic preservation, and racial equity. The City began reviewing challenges and opportunities in Dallas' historic preservation realm as the beginning of a coordinated effort to:

- Address challenges in efficiency and customer service in the administration of Certificates of Appropriateness.
- Align OHP operations with the goals set forth in the Racial Equity Plan and the Economic Development Policy, ensuring that the City's historical preservation tools were inclusive and equitable.
- Ensure that the City has the tools to face today's historical and cultural preservation challenges.

Historic Preservation Plan and Engagement

In FY 2022-2023 budget, funding was allocated to conduct a Historical Resources Survey across Dallas to acknowledge historical resources, determine what needs to be preserved, and help guide the development of local ordinances and planning efforts. In addition to the Historical Resources Survey, an updated Strategic Plan is recommended. The last comprehensive update of Dallas' Historic Preservation Plan was in 1977 and was recommended to be updated in the 2006 forwardDallas! Plan. The purpose of this plan update is to review the current context of the program and recommend program modifications for a more efficient and effective community-based historic program.

In late 2022, meetings were held with elected officials and a diverse group of leaders in the preservation community that provided feedback on the challenges in the current preservation system. Feedback included:

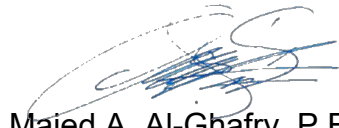
DATE January 20, 2023
SUBJECT **Update on Historic Preservation Policy**

- Importance of improving customer service for residents living in historic districts, and developing new tools and resources to meet historic and cultural preservation needs identified by communities
- Working with communities to ensure that City efforts to address large-scale issues like cultural displacement are coordinated and effectively serving historically marginalized communities under intense development or disinvestment pressures.
- Concerns about ensuring that all historic preservation functions and programs are structured effectively, and that the current functions of the historic preservation program (focused on architectural preservation) remain a priority.

Next Steps

Based on the comments from the Housing and Homelessness Solutions Committee, staff is adjusting to take a more comprehensive approach to the process of establishing a program and policy. The engagement framework for the Historic Preservation Strategic Plan for the Office of Historic Preservation is currently being developed and will be released through a full City Council briefing for Summer 2023. An inclusive engagement strategy will be included in that briefing to solicit input from communities across Dallas and to work collaboratively with the Landmark Commission members.

Should you have any questions, please contact Julia Ryan, Director of the Department of Planning and Urban Design and Interim Director of the Office of Historic Preservation, at (214) 670-5404 or julia.ryan@dallas.gov.



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

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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE January 20, 2023

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 attached Quarterly Report contains information to track the performance, progress, and status of ongoing projects and projects that have been completed in the first quarter of fiscal year 2022-23. The attached 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 each quarter this fiscal year.

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.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

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

c: T.C. Broadnax, City Manager
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Department of
**Housing & Neighborhood
Revitalization**

QUARTERLY HOUSING
PRODUCTION AND PRESERVATION
REPORT

**QUARTER 1
OCTOBER TO DECEMBER
FY 2022-2023**

Photo/Rendering Credit: Saigebrook Development of Kiva East, Dallas, Texas.



Photo Credit: LISC Strategic Investments

EXECUTIVE SUMMARY

This Quarterly Report provides the Housing and Homelessness Solutions Committee (HHSC) an update on Housing activities during the first three months (Q1) of FY 2022-2023 (October 1 through December 31, 2022).

- On December 13, 2022, Community Equity Strategies (CES) briefed HHSC on the proposed Dallas Housing Policy 2033 (DHP33) which incorporates the eleven racial equity strategy recommendations City Council approved in March 2022. These recommendations inform the seven Housing Equity Pillars that provide the framework of the new housing policy.
- Housing staff launched the 2023 9% Housing Tax Credit application process for Low-Income Housing Tax Credit (LIHTC) projects and received six applications for review. Staff will identify qualified applications to forward for City Council resolutions of support or no objection.
- Overall, Housing programs supported 16,499 new housing units that have been completed, are under construction, or are in pre-development stages.
- 676 housing units were completed or acquired in Q1 through the Land Bank, Land Transfer, and the Dallas Housing Finance Corporation.
- Housing supported 17% of the total 3,128 housing units permitted in Dallas in Q1.
- Four housing units were repaired in Q1 through the Home Improvement and Preservation Program (HIPP)
- The Dallas Homebuyer Assistance Program (DHAP) assisted three homebuyers to close on their homes.
- DHAP held a forum and introduced lenders to a proposed Anti-Displacement Homebuyer Assistance Program.
- Saigebrook Development, O-SDA Industries, and the City of Dallas had a groundbreaking in Old East Dallas for Kiva East with 87 mixed-income housing units and 82% reserved for affordable housing. The developer utilized Mixed Income Housing Development Bonus (MIHDB) and tax credits for the project



INTRODUCTION

The Department of Housing and Neighborhood Revitalization (Housing) administers thirteen housing programs and has three corporations to help preserve the existing affordable housing stock, support the development of new affordable and market rate housing, and provide homebuyer assistance for qualified Dallas residents.

This Quarterly Report provides the Housing and Homelessness Solutions Committee (HHSC) an update on Housing activities during the first three months (Q1) of FY 2022-2023 (October 1 through December 31, 2022). The report includes activities from a selection of the thirteen housing programs and the three corporations.

Programs for preservation and new development:

1. Home Improvement and Preservation Program (HIPP)
2. Dallas Homebuyer Assistance Program (DHAP)
3. Title Clearing and Clouded Title Prevention Program
4. Targeted Rehab Program – West Dallas
5. Targeted Rehab Program – Historic 10th Street
6. Dallas Tomorrow Fund
7. Healthy Homes Lead Reduction Program
8. American Rescue Plan Act Neighborhood Revitalization Program
9. New Construction and Substantial Rehabilitation Program (NOFA)
10. Mixed Income Housing Development Bonus (MIHDB)
11. Community Land Trust Program (CLT)
12. Land Transfer Program
13. Senior Home Rehabilitation Program (Pending City Council Authority January 25, 2023)

Corporations for new development

1. Dallas Housing Acquisition and Development Corporation (DHADC)
2. Dallas Housing Finance Corporation (DHFC)
3. Dallas Public Facility Corporation (DPFC)



DRAFT HOUSING POLICY

In March 2022, City Council approved 11 recommendations based on the 2021 Racial Equity Assessment of the Comprehensive Housing Policy. In June 2022, Community Equity Strategies (CES) was engaged to draft a new housing policy for the City that would turn these eleven recommendations into a policy and lay out the strategic direction for housing equity in the city over the next ten years. The proposed policy, named Dallas Housing Policy 2033 (DHP33), is structured around seven pillars: Equity Strategy Targets, Citywide Production, Citywide Preservation, Infrastructure, Collaboration and Coordination, Engagement, and Education. DHP33 is also proposed to include SMARTIE (Strategic, Measurable, Ambitious, Realistic,

Time-bound, Inclusive, and Equitable) goals to be used to gauge progress over the next ten years.

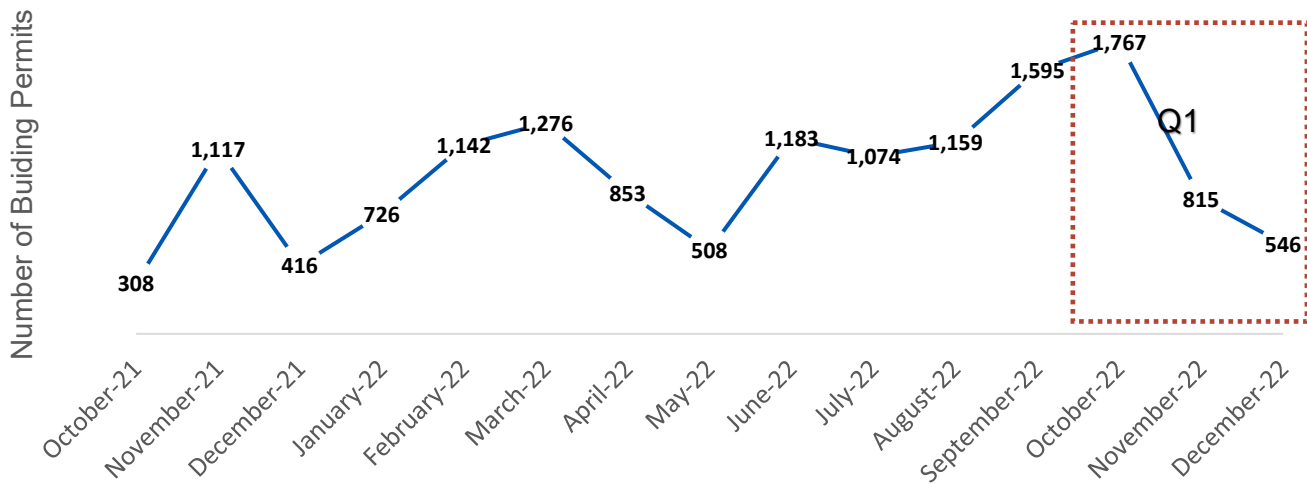
The current Comprehensive Housing Policy, with its compendium of programs, corporations, and compliance resources, is proposed to be included in a new Dallas Housing Resource Catalog (DHRC). On February 1, 2023, City Council will be briefed on the proposed DHP33 and the new structure of the DHRC.

BUILDING PERMITS AS A MEASURE OF NEW HOUSING SUPPLY UNDER CONSTRUCTION

The City of Dallas Development Services Department provides Housing monthly updates on residential building permits issued (Figure 1). In FY 2022-2023, the City issued 3,128 residential building permits in Q1. This building permit data is a measure of new housing supply under construction. Housing programs over the last fiscal year (FY 2021-2022) supported 26% of the new housing supply under construction. Housing supported 531 residential units or 17% of the residential building permits in Q1(Exhibit 1).

Housing supported 17% of new residential building permits in Q1.

Exhibit 1: COD Residential Building Permits Issued in FY 21-22 and Q1 FY 22-23

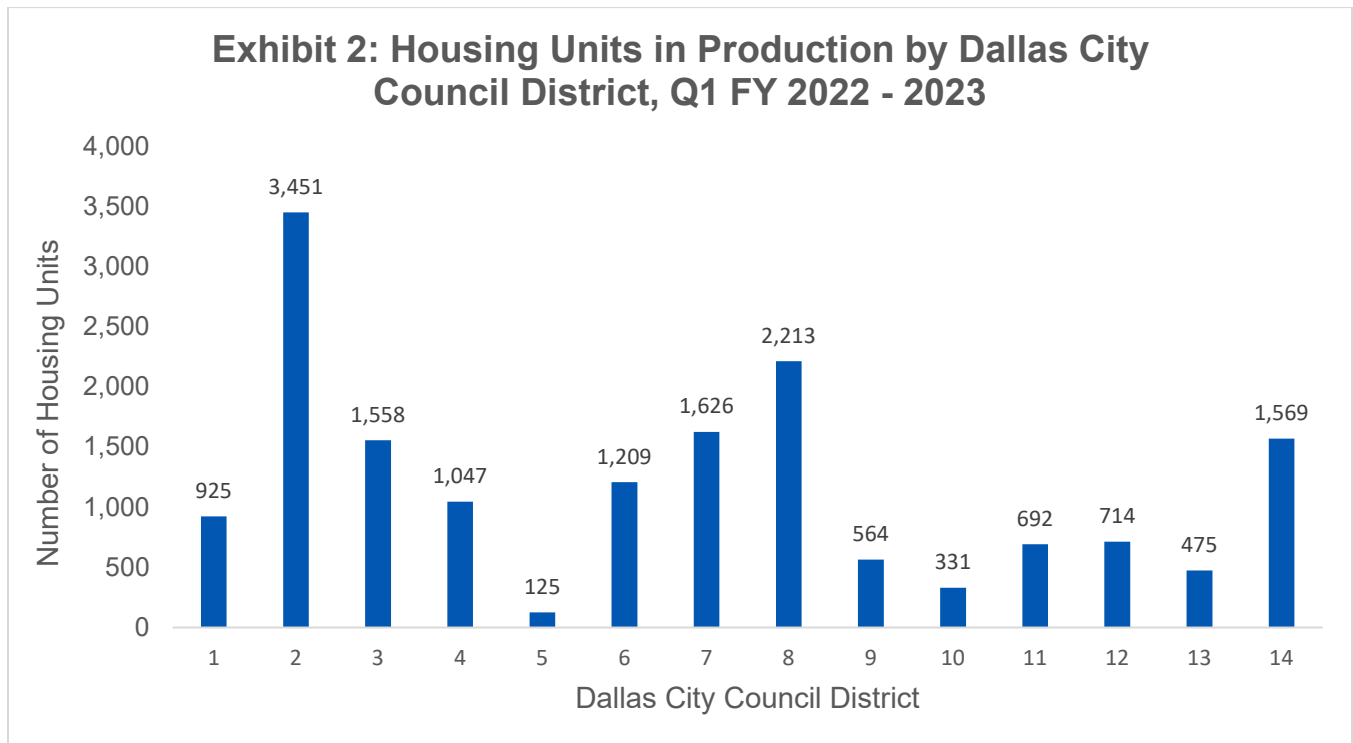


ONGOING AND RECENTLY COMPLETED DEVELOPMENT PROJECTS

As of Q1, there are 16,499 housing units in the Completed, Under Construction, and Predevelopment project phases in Housing and the Office of Economic Development (OED) programs. The quarterly measures presented for Housing development projects in this report follow three different phases of work.

- *Predevelopment* correlates with the “Units Approved” accomplishment measure and represents units that have been approved by City Council or the associated committees and have not yet begun construction.
- *Under Construction* includes all developments that have begun construction, measured by receipt of a building permit.
- *Completed* is taken either at final Certificate of Occupancy, Green Tag, or final payment disbursement, depending on the program, and represents a new or fully rehabilitated unit on the ground.

These housing units are distributed in all City Council districts as shown in Exhibit 2. City Council Districts 2, 8, and 7 have the most housing units in production. More detail on the housing projects may be found in the Appendix.





LIHTC

The 2023 application process for the 9% Competitive Housing Tax Credit cycle for the Low-Income Housing Tax Credit (LIHTC) program has begun. A total of six applications were received by the deadline of December 23, 2022 and are currently under review for a resolution of support or resolution of no objection. The six applications represent a total of 671 new multifamily units, of which 278 will be market rate. City Council also authorized four resolutions of no objection for 4% non-competitive housing tax credit developments totaling 905 mixed-income units.



DHFC

The DHFC Board of Directors authorized preliminary bond inducements for the acquisition and substantial renovation of three existing affordable housing developments to preserve the affordability and extend the useful life of the properties. If all projects receive a bond reservation through the Texas Bond Review Board private activity bond lottery, this will preserve 382 affordable units reserved for seniors (55+) and 264 units for families for a total of 646 units.

The DHFC also closed on the acquisition of The Briscoe and The Dylan apartments through the issuance of essential (social infrastructure) bonds. The acquisition of The Briscoe will convert 161 of the 322 market rate units to affordable units reserved for residents earning less than 80% AMI. The acquisition of The Dylan will convert 50 of the 125 market rate units to affordable units reserved for residents earning less than 80% AMI and 12 of the 125 market rate units to affordable units reserved for residents earning less than 60% AMI for a total of 62 new, affordable units.



DPFC

The DPFC Board of Directors approved preliminary terms sheets for the ground-up development of 1508 Mockingbird, a 400-unit mixed income development and Singleton Highline, a 176-unit mixed income development. Both properties will reserve 40% of their units for residents earning less than 80% AMI and 10% of their units for residents earning less than 60% AMI. The DPFC began construction on Oakhouse at Colorado, a 215-unit mixed income development that will reserve 50% of the units for residents earning less than 80% AMI.



MIHDB

Currently, 3,874 housing units are under construction in the Mixed Income Housing Development Bonus (MIHDB) program. Another 17 projects, representing 2,924 units, are in the application process, including six new applications in the first quarter. The MIHDB program

supports mixed income developments across the city, including large projects such as Alexan Arts III, Modera Trail Head, and the Crossing at Clear Creek, as well as smaller developments such as the Urban Genesis projects in the 5900 block of Maple Avenue, Saigebrook’s Kiva East, and Skyline at Cedar Crest. The smallest project is a five-unit rowhome style development that is paying the in-lieu fee to develop market-rate homes at 3230 Elihu Street near Fair Park and the MLK DART station.

Housing launched the fee in lieu portion of the program this quarter and accepted the first check in the amount of \$2,450,362.74 for 2811 Maple Avenue in October 2022. HOU received a second in lieu payment of \$22,349.60 in December 2022 for 3230 Elihu Street.

Housing expects to collect additional in-lieu payments in the coming months and will be seeking input from the community on the best uses of this new MIHDB fund.



LAND BANK AND LAND TRANSFER PROGRAMS

The Land Bank and Land Transfer programs have 325 lots that will be sold over the next three years. In Q1, the Land Bank Annual Plan, a State of Texas requirement for land banks, identified lots for purchase and received City Council approval. In this quarter, developers started construction on one single-family home and completed construction on two homes. The Land Transfer program approved 10 applications, started construction on 14 homes, and completed four homes (Exhibit 3).

In October 2022, City Council approved the sale of five vacant Land Transfer lots to Citybuild Community Development Corporation for a health clinic and Bonton Farms office space.

Exhibit 3: Housing Development Accomplishments Completed in Q1 FY 2022-2023	
Program	FY To Date
Land Transfer	10 homes approved 14 homes permitted 4 homes completed construction
LIHTC/DHFC	217 units completed
MIHDB	691 units approved 258 units permitted
Land Bank	1 home permitted 2 homes completed construction

DEVELOPER FORUM

A Developer Forum was held on November 7, 2022 at the Texas Real Estate Council (TREC) offices. Housing and the Office of Environmental Quality and Sustainability presented the Comprehensive Environment and Climate Action Plan (CECAP) Milestones and Goals. The departments solicited feedback and comments from developers and contractors on CECAP goals related to affordable housing development projects and housing repair programs administered by the department. Fifteen representatives attended and provided feedback to City staff. Plans for periodic meetings to establish a working group to advise OEQS on green building codes were also discussed.

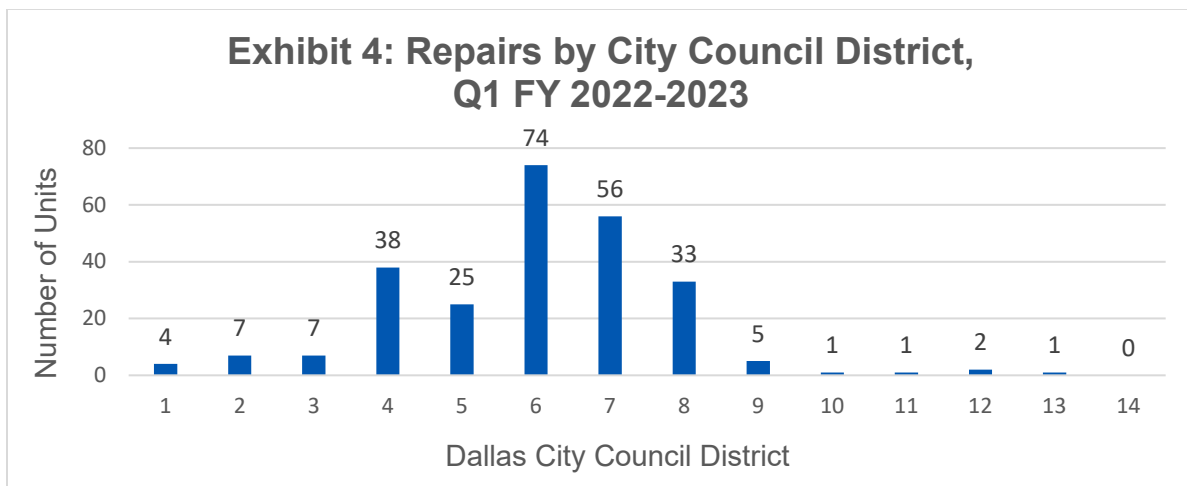
REPAIR PROGRAMS

Housing launched a Notice of Funding Availability (NOFA) related to the HIPP Major Home Rehabilitation and Home Reconstruction Programs. GrantWorks, Inc. was awarded the contract, which is expected to be executed in the next few weeks. GrantWorks will administer this program during the current fiscal year.

Housing also awarded four subrecipient agreements to administer the Minor Home Rehabilitation Program serving approximately 60 people in FY 2022-2023. The goal of outsourcing these programs is to serve more families in a more efficient manner. These actions follow all U.S. Department of Housing and Urban Development (HUD) regulations.

In Q1, 23 households qualified for home repairs. Currently 87 homes are under construction and 163 homes are in predevelopment processes. Contractors completed construction on four homes.

The distribution of repair projects by City Council district is shown in Exhibit 4 and accomplishments are shown in Exhibit 5.



During the quarter, City Council amended *West Dallas Targeted Repair Program (TRP)* to remove a requirement for property insurance, which had proved to be a barrier to qualification. Currently 20 homes are under construction for this program and 45 homes are in the predevelopment processes.

One house was finished under the *Healthy Homes Lead Reduction (HHLR) Program*. Ten homes are in the predevelopment process.

The *Dallas Tomorrow Fund (DTF)* continues to receive new applications. In Q1, Housing had three applicants qualified to enter the program. Currently in Q1, 39 homes are in the predevelopment process.

The *American Rescue Plan Act Neighborhood Revitalization Program (ARPA NRP)* was amended to allow for City Council discretionary spending and is processing applications for home repairs in the Joppa, Historic Tenth Street, and Five Mile neighborhoods. The program qualified 10 households in Q1. Currently seven homes are under construction and 53 homes are in the predevelopment process for all *ARPA* programs.

Exhibit 5: Housing Repair Accomplishments Completed in Q1 FY 2022-2023	
Program	FY To Date
HIPP	9 households qualified* 4 homes completed construction
HHLR	1 household qualified
DTF	3 households qualified
ARPA NRP	23 households qualified 4 homes completed construction
*Qualified: application is not cancelled and the inspection is completed to begin work	

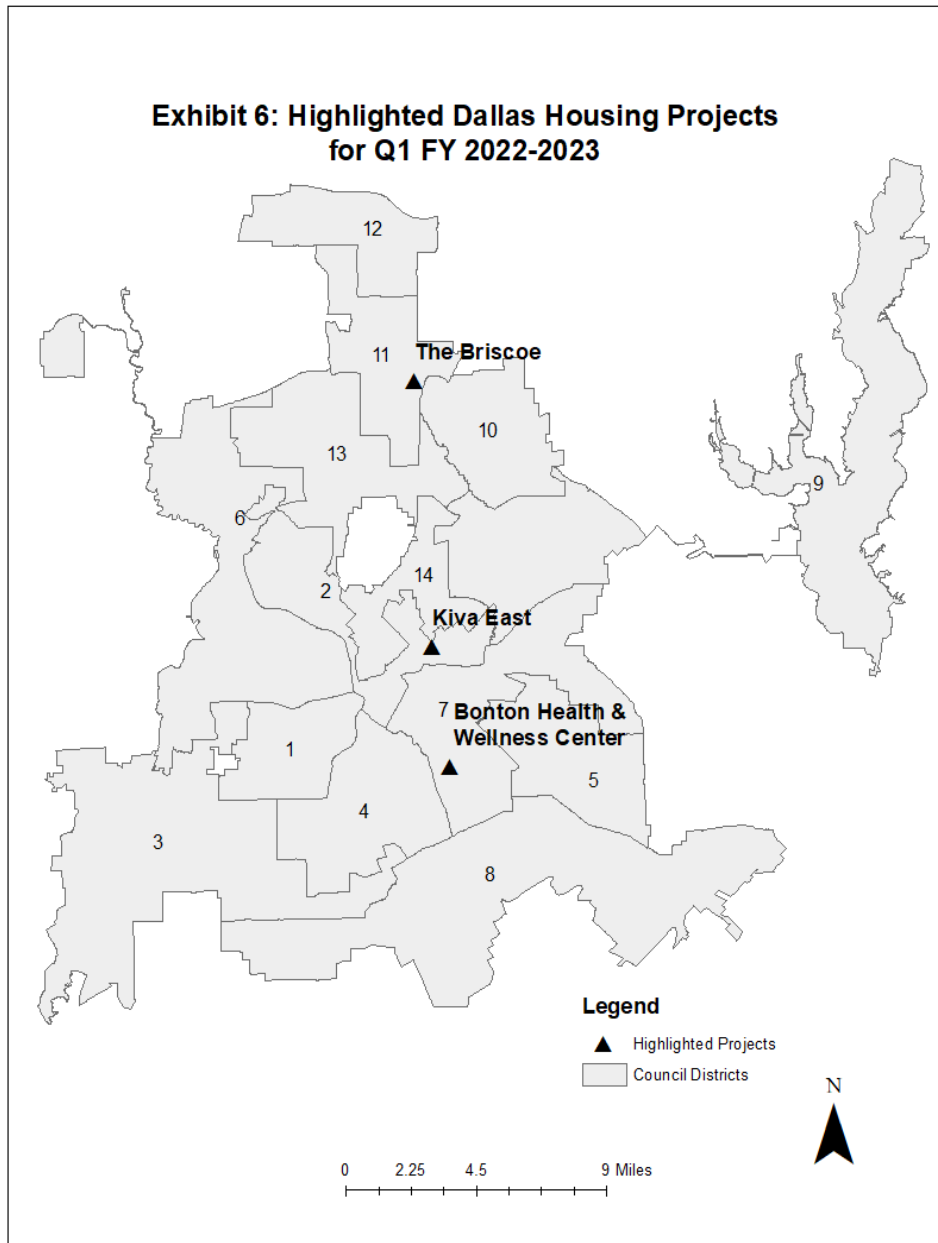
DALLAS HOMEBUYER ASSISTANCE PROGRAM (DHAP)

Staff facilitated a Lenders Forum for feedback on current DHAP restrictions and market changes. Staff introduced the proposed Anti-Displacement Homebuyer Assistance Program which will target homebuyers living in the City of Dallas for 10 or more years and households between 50% to 120% AMI. The maximum subsidy amounts are proposed at \$50,000.

DHAP received 34 new applications for review. DHAP staff provided homebuyer assistance for three home closings. DHAP staff provided resources for four homebuyer seminars held by DHAP partners. Eighty people attended the seminars. In addition, staff approved five new mortgage lenders as DHAP partners.

HIGHLIGHTED PROJECTS

Kiva East, The Briscoe, and Bonton Health and Wellness Center exemplify the variety of projects needed to support mixed-income housing in Dallas (Exhibit 6). Kiva East is an 87-unit, new construction mixed-income housing development in a rapidly changing neighborhood of East Dallas. DHFC acquired The Briscoe, which was built in 2016, to convert it to mixed-income housing in north Dallas near Medical City. The Bonton Health and Wellness Center shows how the Land Transfer Program can be used to revitalize neighborhoods.



KIVA EAST



Rendering Credit: Saigebrook Development

In December, the developers, Saigebrook Development and O-SDA Industries, and the City of Dallas broke ground for Kiva East in Old East Dallas in City Council District 2. This 87-unit mixed-income development will provide much needed high-quality affordable and market-rate housing to a rapidly growing Old East Dallas neighborhood. Kiva East received \$2.48 million in HOME Investment Partnerships funds through the City's NOFA to support the development of mixed-income housing and ensure affordability for a period of 20 years.

THE BRISCOE



Photo Credit: DHFC



Photo Credit: DHFC

The Briscoe, a class-A multifamily property with 322 units in City Council District 11, was acquired by the Dallas Housing Finance Corporation (DHFC) for \$82 million in December 2022. DHFC will be the sole owner of the property and will reserve 161 units for residents earning at or below 80% of the area median income (AMI). This conversion of market rate housing to a mix of market rate and affordable housing is a new strategy for the City of Dallas.

BONTON HEALTH AND WELLNESS CENTER



Rendering Credit: Parkhill

The Land Transfer program sold five lots to the Citybuild Community Development Corporation, a subsidiary of Bonton Enterprises, for a proposed Bonton neighborhood health and wellness clinic in City Council District 7. The proposed 11,070 square-foot clinic will provide space for Parkland Health and Hospital System, Baylor Scott and White Health, an office for Bonton Farms, and a visitor common area. Bonton Farms has promoted economic development and health in the community, and this project will expand Bonton’s capacity for community services.



APPENDIX OF DATA TABLES

- Ongoing and Recently Completed Housing Development Projects
- Ongoing and Recently Completed Homebuyer Assistance
- Ongoing and Recently Completed Home Repair Projects

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	\$160,000	1	0	1	
	The Dylan	2	AMCAL	DHFC	Acquisition	4533 Cedar Springs Rd	\$42,500,000	63	62	125	
	The Briscoe	11	OHG	DHFC	Acquisition	12639 Coit Rd	\$99,443,740	288	34	322	
	Land Bank Program	7	Focis Holdings	DHADC	Private	4806 Silver Avenue	\$185,000	1	0	1	
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2818 Le Clerc Avenue	\$175,000	1	0	1	
	Land Transfer Program	4	Black Island	HOU, PW	Private	2928 Eagle Drive	\$180,000	1	0	1	
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3435 Beall Street	\$160,000	1	0	1	
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4230 Carl Street	\$225,000	1	0	1	
								\$144,042,740	363	96	459
	Under Construction	Kiva East	2	Saigebrook	ROS, CRP, MIHDB	9% Tax Credit/MIHDB	4724 East Side Ave.	\$21,587,420	71	16	87
2400 Bryan		14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$77,746,799	111	106	217	
Estates at Shiloh (Senior)		9	Generation Housing	DHFC, HOU	4% Tax Credit	2649 Centerville Road	\$40,781,976	239	25	264	
Standard at Royal		6	LDG Development	DPFC	Conventional MF	2737 Royal Lane	\$69,245,305	150	150	300	
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	Single Family	Scattered Sites	\$3,879,663	20	0	20	
Cedar Crest		4	Confia Homes	NOFA	Single Family	Scattered Sites	\$3,600,000	19	0	19	
Five Mile		8	Notre Dame Place Inc	NOFA	Single Family	Scattered Sites	\$20,965,000	86	0	86	
Jeffries Meyers #1/ #3		7	Dallas Housing Foundation	NOFA	Single Family	Scattered Sites	\$6,367,368	34	0	34	
Jeffries Meyers #2		7	Texas Community Builders	NOFA	Single Family	Scattered Sites	\$2,380,852	11	0	11	
The Bottoms - Golden S.E.E.D.S		4	Golden S.E.E.D.S	NOFA	Single Family	Scattered Sites	\$4,821,423	22	0	22	
Ideal/Joppa		7	Dallas Habitat for Humanity	NOFA	Single Family	Scattered Sites	\$7,129,217	33	0	33	
The Alton (fka Lenox Oak Lawn)		2	Oden Hughes	MIHDB	MIHDB Zoning	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	
Modera Trinity		6	Mill Creek	MIHDB	MIHDB Zoning	2350 N Beckley Ave	NA	10	194	204	
Alexan Arts III		2	Trammell Crow Residential	MIHDB	MIHDB By Right	5088 Ross & 1601 N Henderson	NA	46	340	386	
Fairfield Manderville		13	Fairfield	MIHDB	MIHDB Zoning	7735 & 7777 Manderville	NA	36	439	475	
Maple Highline I		2	Urban Genesis	MIHDB	MIHDB Zoning	5907 Maple Ave	NA	3	56	59	
The Lyle		12	Toll Brothers	MIHDB	MIHDB By Right	17727 Addison Rd	NA	17	317	334	
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	
Elihu Lofts		7	Karrington & Co	MIHDB	MIHDB By Right	3230 Elihu	NA	0	5	5	
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	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	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		

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	1116 Brock Street	\$195,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2711 Rochester Street	\$185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	4103 Marshall Drive	\$185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2726 Valentine Street	\$175,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2926 Valentine Street	\$175,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4711 Frank Street	\$170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	2538 Starks Avenue	\$170,000	1	0	1
	Land Bank Program	6	Builders of Hope	DHADC	Private	2020 Morris Street	\$170,000	1	0	1
	Land Bank Program	7	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	3707 Spence	\$195,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2233 Dyson Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2344 Starks Avenue	\$195,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2911 Gay Street	\$180,000	1	0	1
							\$843,211,281	3,527	3,366	6,893
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/MIHDB	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/MIHDB	2720 E. Kiest Blvd.	\$26,597,686	87	22	109
	Cypress Creek at Forest Lane	10	Sycamore Strategies	ROS, CRP	9% Tax Credit	11520 N Central Expressway	\$44,904,476	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	NOFA	Single Family	6000 Block of Bexar St.	\$3,406,500	21	13	34
	Dolphin Heights	7	EDCO	NOFA	Single Family	Scattered Sites	\$1,039,433	5	0	5
	St. Phillips Catalyst	7	St Phillips	NOFA	Single Family	Scattered Sites	\$1,781,815	7	0	7
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topeka Ave	\$2,857,004	11	4	15
	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
	Jefferson University Hills	3	JPI Companies	DPFC	Conventional MF	NW Corner of University Hills and Camp W	\$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
	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
	Modera Trailhead	2	Mill Creek	MIHDB	MIHDB Zoning	7532 East Grand Ave	NA	26	260	286
	Bluffview Apartments	2	X Equity Group	MIHDB	MIHDB By Right	3527 Bolivar Drive	NA	4	66	70
	Fitz 2	2	Slate Properties	MIHDB	MIHDB By Right	1513 N. Fitzhugh	NA	4	59	63
	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
	Pegasus Ablon Project	2	Pegasus Ablon	MIHDB	MIHDB Zoning	3000 Throckmorton	NA	13	238	251
	Legacy at White Rock	7	LDG Development	MIHDB	MIHDB Zoning	2825 & 2845 N Buckner Blvd	NA	108	104	212
	The Elms	4	Smart Living Residential, LLC	MIHDB	MIHDB By Right	1710 Morrell Avenue	NA	148	5	153
	Ewing & Morrell	4	Fenton Dallas LLC	MIHDB	MIHDB By Right	850 S Ewing Ave	NA	2	38	40
	2220, 2224, 2228 Mail Ave.	2	Fenton Dallas LLC	MIHDB	MIHDB By Right	2220, 2224, 22248 Mail Ave.	NA	2	33	35
	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

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	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
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

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	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
	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	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 Brigham 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

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	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
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 Detonte 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

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	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
	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
							\$1,669,823,705	4,210	4,937	9,147

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
	DHAP	7	Inwood National Bank	CDBG, HOME	\$ 240,000	\$ 40,000	74.81%	54	1
					\$ 234,528	\$ 128,394	81.19%	40	3
Prequalified	DHAP				\$ -	\$ -	61.03%	47	1
	DHAP				\$ -	\$ -	59.64%	58	1
	DHAP				\$ -	\$ -	65.51%	25	1
	DHAP		Fairway Independent Mortgage Company		\$ 268,000	\$ -	66.83%	25	1
	DHAP				\$ -	\$ -	78.53%	37	1
	DHAP				\$ -	\$ -	78.43%	49	1
	DHAP				\$ -	\$ -	79.59%	48	1
	DHAP				\$ -	\$ -	71.61%	34	1
	DHAP, Targeted Occupation		Simmons Bank		\$ 246,000	\$ -	98.62%	35	1
	DHAP				\$ -	\$ -	57.70%	52	1
	DHAP	na			\$ -	\$ -	32.36%	50	1
	DHAP				\$ -	\$ -	70.26%	49	1
	DHAP				\$ -	\$ -	45.68%	39	1
	DHAP, Targeted Occupation				\$ -	\$ -	106.23%	33	1
	DHAP				\$ -	\$ -	69.21%	36	1
	DHAP				\$ -	\$ -	79.03%	34	1
	DHAP				\$ -	\$ -	64.29%	37	1
	DHAP				\$ -	\$ -	72.71%	56	1
	DHAP, Targeted Occupation				\$ -	\$ -	119.34%	34	1
	DHAP				\$ -	\$ -	56.47%	22	1
	DHAP				\$ -	\$ -	42.45%	64	1
	DHAP				\$ -	\$ -	57.45%	40	1
	DHAP, Targeted Occupation				\$ -	\$ -	110.04%	29	1
	DHAP, Targeted Occupation		Bank of America		\$ 249,900	\$ -	115.51%	37	1
	DHAP				\$ -	\$ -	71.11%	25	1
	DHAP, Targeted Occupation				\$ -	\$ -	106.15%	22	1
	DHAP, Targeted Occupation				\$ -	\$ -	112.02%	26	1
	DHAP				\$ -	\$ -	78.38%	51	1
	DHAP				\$ -	\$ -	76.21%	50	1
	DHAP, Targeted Occupation				\$ -	\$ -	85.07%	29	1
	DHAP				\$ -	\$ -	66.19%	31	1
DHAP				\$ -	\$ -	42.67%	35	1	
DHAP		Amcap Mortgage Ltd Db	Gold Financial Services		\$ -	\$ -	45.14%	65	1
DHAP					\$ -	\$ -	54.76%	36	1
					\$ 254,633	\$ -	73.42%	39	34

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
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 41,475	\$ -	1	38%	80
					\$ 301,040	\$ 15,594	4	34%	73
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 (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 92,651	\$ 92,651	1		69
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 72,200	\$ 72,200	1		67
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 78,500	\$ 78,500	1		60
	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	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	\$ -	1	29%	86
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 12,437	\$ -	1		56
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ -	1	29%	76
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 158,900	\$ 100,940	1	36%	95
	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	\$ -	1	26%	82
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,705	\$ -	1	49%	68
	HIPP	District 5	Torres Construction	CDBG	\$ 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	\$ 65,000	\$ 65,000	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	\$ 45,533	1	18%	68
	HIPP	District 8	Torres Construction	CDBG	\$ 58,662	\$ 58,662	1	30%	77
	HIPP	District 2	NCN Constructions LLC	CDBG	\$ 59,650	\$ 39,850	1	65%	50
	HIPP	District 7	Titan & Associates Construction, LLC	CDBG	\$ 54,675	\$ -	1	43%	67
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 48,005	\$ 48,005	1	16%	66
	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	\$ 30,702	\$ -	1	71%	66
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	23%	70
	HIPP	District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ 25,088	1	63%	76
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	24%	78

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ 35,900	\$ 10,835	1	54%	60
HIPP		District 4	Dallas Finest Construction LLC	CDBG	\$ 48,855	\$ 48,855	1	51%	76
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%	67
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ 59,515	\$ 53,899	1	46%	64
HIPP		District 4	Torres Construction	CDBG	\$ 59,899	\$ -	1	17%	64
HIPP		District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	58
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,483	\$ -	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	\$ 24,990	1	71%	73
HIPP		District 6	Opportunity Construction, LLC	CDBG	\$ 165,040	\$ 35,157	1	17%	63
HIPP		District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 42,752	1	17%	76
HIPP		District 8	REKJ Builders, LLC,Opportunity Cons	CDBG	\$ 160,000	\$ 26,238	1	74%	78
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 95,395	1	34%	69
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	32%	86
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 43,112	1	33%	72
HIPP		District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	26%	85
HIPP		District 8	Torres Construction,Legacy RED Gro	CDBG	\$ 36,988	\$ -	1	21%	72
HIPP		District 4	DFW Renovation Solutions	CDBG	\$ 157,000	\$ 142,150	1	12%	53
HIPP		District 8	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 91,590	1	40%	90
HIPP		District 1	Torres Construction,J A Construction	CDBG	\$ 49,673	\$ 49,673	1	59%	39
HIPP		District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ 80,231	1	46%	63
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	\$ -	1	42%	76
HIPP		District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ 46,430	1	16%	46
HIPP		District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 41,430	\$ -	1	44%	67
HIPP		District 7	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	21%	77
HIPP		District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ -	1	40%	70
HIPP		District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 169,114	1	13%	72
HIPP 1.0		District 7	Hatley II Roofing Inc,Torres Constructi		\$ 49,628	\$ -	1	18%	68
Reconstruction,HIPP		District 7	Opportunity Construction, LLC		\$ 159,999	\$ -	1	26%	83
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	\$ -	1	18%	81
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,895	\$ 9,895	1	51%	42
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 7,370	\$ 7,370	1	47%	56
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	27%	48
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ 9,940	1	25%	70
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 5,225	\$ 5,225	1	19%	56

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,988	\$ 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	\$ 9,885	\$ -	1	34%	71
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,785	\$ 9,785	1	29%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	63
	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%	86
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,970	\$ 9,970	1	54%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ -	1	18%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	28%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ -	1	32%	85
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	62%	80
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,445	\$ 4,445	1	63%	65
					\$ 5,592,562	\$ 3,125,050	87	36%	69

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		57
	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		56
	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 (Joppa)	District 7		ARPA	\$ -	\$ -	1		78
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 61,200	\$ 61,200	1		68
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 91,300	\$ 91,300	1		67
	ARPA (Joppa)	District 7	NCN Constructions LLC	ARPA	\$ 97,203	\$ 97,203	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

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	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	NCN Constructions LLC	ARPA	\$ 97,857	\$ 97,857	1		69
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		53
	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		73
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		83
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		76
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		2
	ARPA (TenthStreet)	District 4	Titan & Associates Construction, LLC	ARPA	\$ 84,900	\$ 84,900	1		64
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		76
	ARPA (TenthStreet)	District 7		ARPA	\$ -	\$ -	1		55
	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		24
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		89
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		68
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		55
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%	73
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

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
DTF		District 3	REKJ Builders, LLC	DTF	\$ 19,995	\$ 19,995	1	21%	80
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		District 7		DTF	\$ -	\$ -	1	26%	58
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%	70
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%	66
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 5		DTF	\$ -	\$ -	1	28%	83
DTF		District 7		DTF	\$ -	\$ -	1	25%	89
DTF		District 5		DTF	\$ -	\$ -	1	45%	61
DTF		District 8		DTF	\$ -	\$ -	1	30%	61
DTF		District 4		DTF	\$ -	\$ -	1	37%	82
DTF		District 8		DTF	\$ -	\$ -	1	22%	59
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 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%	92

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	HIPP	District 6		CDBG	\$ -	\$ -	1	24%	65
	HIPP	District 7		CDBG	\$ -	\$ -	1	35%	61
	HIPP	District 3	Dallas Finest Construction LLC	CDBG	\$ 50,000	\$ 50,000	1	21%	71
	Lead	District 6		Lead	\$ -	\$ -	1	52%	59
	Lead	District 3		Lead	\$ -	\$ -	1	25%	49
	Lead	District 1	GTO1 Construction Corporation	Lead	\$ 14,242	\$ 14,242	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
	Lead	District 6		Lead	\$ -	\$ -	1	69%	28
	Lead	District 4		Lead	\$ -	\$ -	1	13%	54
	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%	61
	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%	67
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,590	\$ 9,590	1	67%	78
	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		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%	68
	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%	73
	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%	76

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	10%	71
	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%	72
	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	18%	73
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	24%	77
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	35%	31
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	19%	85
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	41%	66
					\$ 1,736,664	\$ 1,736,664	163	36%	64