

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 24, 2023

23-0014

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

PRESENT: [7] Thomas (\*\*9:07 a.m.), Moreno, Arnold (\*\*9:14 a.m.), Blackmon,  
Mendelsohn (\*\*9:12 a.m.), Schultz, Ridley

ABSENT: [0]

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

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

After all business properly brought before the committee had been considered, the meeting adjourned at 11:35 a.m.

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Presiding Officer

ATTEST:

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City Secretary Staff

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Date Approved

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 24, 2023

EXHIBIT A

**RECEIVED**

**2023 APR 20 PM 3: 11**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**230365**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Housing & Homelessness Solutions Committee**

**April 24, 2023**

**9:00 AM**

## 2022 CITY COUNCIL APPOINTMENTS

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

## 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 [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) 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 retrasara o interrumpirá los procedimientos, o se negara 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 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](https://bit.ly/cityofdallastv).

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc1a4ac3900751a7c4ed813d946bb8b68>

### Call to Order

### MINUTES

- 1 23-1115 Approval of the March 21, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

### BRIEFING ITEMS

- A 23-1101 State of the Department of Housing & Neighborhood Revitalization (Quarterly Housing Production and Preservation Report, Dallas Housing Policy 2033, and Dallas Resource Housing Catalog) [Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization]
- B 23-1102 Housing Bond: 2024 General Obligation Bond Program Technical Criteria for the Department of Housing & Neighborhood Revitalization [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

### BRIEFING MEMORANDUMS

- C 23-1103 Shelter Capacity Overflow Services Update [Christine Crossley, Director, Office of Homeless Solutions]
- D 23-1187 Draft Permanent Ordinance Notice of Proposed Eviction and Fact Sheet [M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager, City Manager's Office]
- E 23-1104 Upcoming Agenda Item: On April 26, 2023 for an agreement with TDA Consulting, Inc. in the amount of \$612,118.00 for engagement and implementation of the Dallas Housing Policy 2033 and Dallas Housing Resource Catalog as described in Exhibit A [Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

- F 23-1107 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 Domain at Midtown, An Existing Multifamily Property Located at 8169 Midtown Boulevard [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- G 23-1108 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 Axis Kessler Park, An Existing Multifamily Property Located at 2400 Fort Worth Avenue [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- H 23-1109 Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Meadow Lane (Located at 4722 Meadow Street) [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- I 23-1110 Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Ash Creek (Located at 2605 John West Road) [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- J 23-1111 Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of Positano Apartments (Located at 2519 John West Road) [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- K 23-1112 Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Crossing at Clear Creek located at the Northeast Corner of Hwy 175 and Woody Road [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- L 23-1113 Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Terrace at Highland Hills located at 3100 Persimmon Road [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- M 23-1114 Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Ridge at Loop 12 located at 1200 N Walton Walker Boulevard [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]



**REPORTS**

- N 23-1116 Department of Housing & Neighborhood Revitalization Performance Measure Update [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

**UPCOMING AGENDA ITEMS**

- O A public hearing to receive comments on the proposed City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan and upon the close of the public hearing, approval of the City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City.
- P Authorize (1) the sale of up to six (6) Land Transfer Program lots to Sankofa Building Group, LLC, 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 six (6) 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 six (6) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$6,970.49. Revenue Foregone: General Fund \$25,710.35
- Q Authorize (1) the sale of up to fifteen (15) Land Transfer Program lots to BJT Homes, LLC, 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 fifteen (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 twenty-four (24) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$26,050.35. Revenue Foregone: General Fund \$63,696.66

- R Authorize (1) the sale of up to ten (10) Land Transfer Program lots to Hedgestone Investments, LLC, 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 ten (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 ten (10) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$11,756.69. Revenue Foregone: General Fund \$31,137.43
- S Authorize (1) a development loan agreement and security documents with TX Ferguson 2022, Ltd., or affiliate(s) thereof (Applicant) in an amount not to exceed \$4,618,487.00 in HOME Investment Partnerships Program Funds, conditioned upon Applicant receiving 2023 4% Housing Tax Credit award for the development of mixed-income affordable multifamily senior living community known as Estates at Ferguson, located at 9220 Ferguson Road, Dallas, Texas (Property); (2) a development loan agreement and security documents with the City of Dallas Housing Finance Corporation (DHFC), or affiliate(s) thereof in an amount not to exceed \$4,281,513.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds to purchase and own the Property; (3) the DHFC to enter into a long-term ground lease with Applicant and/or its affiliate(s), for the development of the Property pursuant to 24 CFR 570.204(a) and (b) - Not to exceed \$8,900,000.00 in HOME Investment Partnerships Funds (\$4,618,487.00 and Community Development Block Grant Disaster Recovery Funds (\$4,281,513.00)
- T Authorize the Dallas Housing Finance Corporation to acquire and own Fitzhugh Urban Flats, a multifamily development located at 2707 N Fitzhugh Avenue - Estimated Revenue Foregone: General Funds \$11,762,667.00 (15 Years of Estimated Taxes)
- U Authorize the Dallas Public Facility Corporation to acquire, develop, and own Larkspur Fair Park, a mixed-income, multifamily development to be located at 3525 Ash Lane (Project) and enter into a seventy-five-year lease agreement with Fair Park Holdings, LP, or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Funds \$361,038.00 (15 Years of Estimated Taxes)

**ADJOURNMENT**

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**EXECUTIVE SESSION NOTICE**

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 24, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 24, 2023

Item 1: Approval of the March 21, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Blackmon moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 24, 2023

BRIEFING ITEMS

Item A: State of the Department of Housing & Neighborhood Revitalization (Quarterly Housing Production and Preservation Report, Dallas Housing Policy 2033, and Dallas Resource Housing Catalog)

The following individuals briefed the committee on the item:

- Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization;
- Reese Collins, Manager – Area Redevelopment, Department of Housing & Neighborhood Revitalization;
- Darwin Wade, Area Redevelopment, Department of Housing & Neighborhood Revitalization;
- Tammi Southall, Housing Program Manager, Department of Housing & Neighborhood Revitalization;
- Aqwana Long, Manager, Department of Housing & Neighborhood Revitalization;
- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization; and
- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 24, 2023

BRIEFING ITEMS

Item B:           Housing Bond: 2024 General Obligation Bond Program Technical Criteria for the Department of Housing & Neighborhood Revitalization

The following individuals briefed the committee on the item:

- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization;
- Vicki Opeenheim, Interim Operations Research Analyst, Department of Housing & Neighborhood Revitalization; and
- Majed Al-Ghafry, Assistant City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 24, 2023

BRIEFING MEMORANDUMS

- Item C: Shelter Capacity Overflow Services Update
- Item D: Draft Permanent Ordinance Notice of Proposed Eviction and Fact Sheet
- Item E: Upcoming Agenda Item: On April 26, 2023 for an agreement with TDA Consulting, Inc. in the amount of \$612,118.00 for engagement and implementation of the Dallas Housing Policy 2033 and Dallas Housing Resource Catalog as described in Exhibit A
- 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 Domain at Midtown, An Existing Multifamily Property Located at 8169 Midtown Boulevard
- Item G: 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 Axis Kessler Park, An Existing Multifamily Property Located at 2400 Fort Worth Avenue
- Item H: Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Meadow Lane
- Item I: Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Ash Creek (Located at 2605 John West Road)
- Item J: Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of Positano Apartments (Located at 2519 John West Road)
- Item K: Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Crossing at Clear Creek located at the Northeast Corner of Hwy 175 and Woody Road
- Item L: Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Terrace at Highland Hills located at 3100 Persimmon Road
- Item M: Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Ridge at Loop 12 located at 1200 N Walton Walker Boulevard

The committee discussed the items.

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 24, 2023

REPORTS

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

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 24, 2023

UPCOMING AGENDA ITEMS

- Item O: A public hearing to receive comments on the proposed City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan and upon the close of the public hearing, approval of the City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City.
- Item P: Authorize (1) the sale of up to six (6) Land Transfer Program lots to Sankofa Building Group, LLC, 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 six (6) 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 six (6) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$6,970.49. Revenue Foregone: General Fund \$25,710.35
- Item Q: Authorize (1) the sale of up to fifteen (15) Land Transfer Program lots to BJT Homes, LLC, 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 fifteen (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 twenty-four (24) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$26,050.35. Revenue Foregone: General Fund \$63,696.66
- Item R: Authorize (1) the sale of up to ten (10) Land Transfer Program lots to Hedgestone Investments, LLC, 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 ten (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 ten (10) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$11,756.69. Revenue Foregone: General Fund \$31,137.43

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 24, 2023

UPCOMING AGENDA ITEMS (cont.)

- Item S: Authorize (1) a development loan agreement and security documents with TX Ferguson 2022, Ltd., or affiliate(s) thereof (Applicant) in an amount not to exceed \$4,618,487.00 in HOME Investment Partnerships Program Funds, conditioned upon Applicant receiving 2023 4% Housing Tax Credit award for the development of mixed-income affordable multifamily senior living community known as Estates at Ferguson, located at 9220 Ferguson Road, Dallas, Texas (Property); (2) a development loan agreement and security documents with the City of Dallas Housing Finance Corporation (DHFC), or affiliate(s) thereof in an amount not to exceed \$4,281,513.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds to purchase and own the Property; (3) the DHFC to enter into a long-term ground lease with Applicant and/or its affiliate(s), for the development of the Property pursuant to 24 CFR 570.204(a) and (b) - Not to exceed \$8,900,000.00 in HOME Investment Partnerships Funds (\$4,618,487.00 and Community Development Block Grant Disaster Recovery Funds (\$4,281,513.00)
- Item T: Authorize the Dallas Housing Finance Corporation to acquire and own Fitzhugh Urban Flats, a multifamily development located at 2707 N Fitzhugh Avenue - Estimated Revenue Foregone: General Funds \$11,762,667.00 (15 Years of Estimated Taxes)
- Item U: Authorize the Dallas Public Facility Corporation to acquire, develop, and own Larkspur Fair Park, a mixed-income, multifamily development to be located at 3525 Ash Lane (Project) and enter into a seventy-five-year lease agreement with Fair Park Holdings, LP, or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Funds \$361,038.00 (15 Years of Estimated Taxes)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 24, 2023

EXHIBIT C



**City of Dallas**

# State of the Department of Housing & Neighborhood Revitalization

**Housing and Homelessness  
Solutions Committee  
April 24, 2023**

Cynthia Rogers-Ellickson, Assistant Director;  
Reese Collins, Area Redevelopment Manager;  
Darwin Wade, Development Manager;  
Tammi Southall, Program Manager;  
Aqwana Long, Compliance Manager

Department of Housing & Neighborhood Revitalization  
City of Dallas

# Presentation Overview



- Purpose
- Department Organizational Chart
- Staff Resources
- Financial Resources
- General Administration
- Home Repair
- Strategy Team
- Dallas Housing Policy 2033
- Development
- DPFC-DHFC
- Land Bank/Transfer
- Homebuyer Assistance
- Portfolio Management
- Compliance



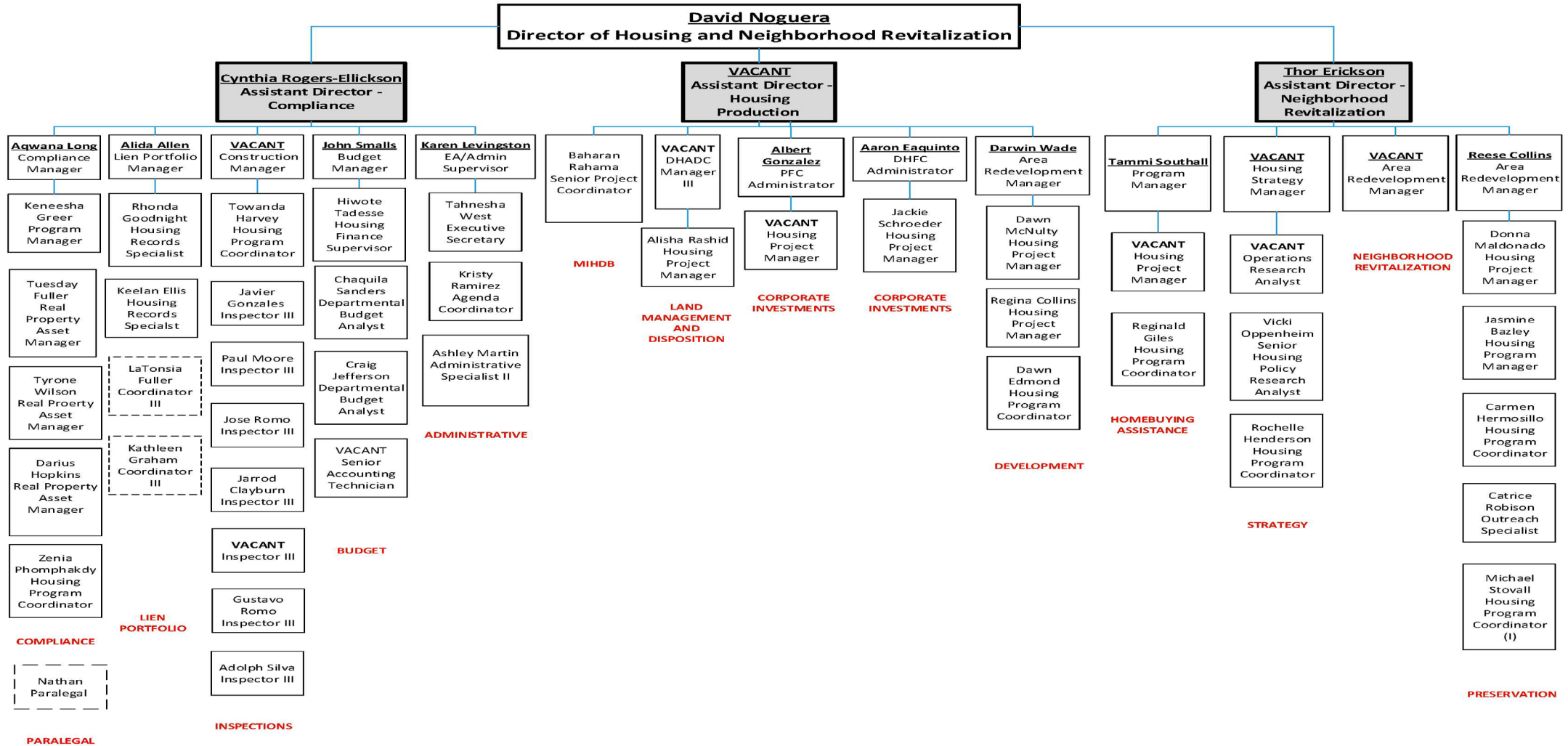
# Purpose



- To provide updates on:
  - Staffing and financial resources for the Department of Housing & Neighborhood Revitalization (Housing)
  - Status of each Division/Program within the Department
  - Accomplishments to-date
  - Ongoing challenges



# Department Organizational Chart





# Staff Resources



- Total staff count of 59:
  - 32 federally funded positions
  - 21 general funded positions
  - 5 corporation positions
  - 1 Mixed Income Housing Development Bonus (MIHDB) funded position
- 4 Executives, 13 Managers, 7 Inspectors, 4 Administration staff, and 28 Professionals
- Staff is cross-trained to work in several funding sources at once; and charge out time as needed
- New initiatives and programs are requested without administrative funds or resources



# Financial Resources



- Prior Years Funds Total \$32,744,625
  - Details of prior year's funds under commitment and FY 2022-23 financial resources for housing activities are explained in the attached Appendix A
- Current Fiscal Year's Funds
  - Community Development Block Grant (CDBG) - \$10,209,095
  - Home Investment Partnerships Program (HOME) - \$6,940,498
  - General Funds - \$4,616,582
  - MIHDB - \$4,463,614
  - Land Bank/Land Transfer - \$1,255,299
  - Dallas Public Facility Corporation (DPFC) - \$1,601,431
  - Dallas Housing Finance Corporation (DHFC) - \$11,393,515
  - Other - \$35,835,650 (See Appendix A)



# Financial Resources (Continued)



- In a “typical” year, Federal grants make up approximately 78% of Housing’s budget
- FY2022-23 had two unusual sources of funds (See Appendix A):
  - The American Rescue Plan Act (ARPA)
  - CDBG Disaster Recovery Funds (CDBG-DR)
- Housing is highly dependent on its annual allocation of federal grants to assist with affordable housing activities
- However, Federal annual budgets are decreasing and Federal grants have heavy administration needs for source documentation and long-term affordability
- In FY2022-23, with unrestricted funds in the amount of \$17M, Housing has undefined opportunities for additional affordable housing



# General Administration



## Designed to provide:

- General administration for the Department
- Central management of City Council agenda items
- Department oversight for hiring and onboarding
- Responds to Open Record Requests and 311 correspondence
- Department-wide coordination for meetings, communication, training, office management, etc.

## Accomplishments:

- Continued to standardize tools for onboarding, newsletters, Standard Operating Procedures (SOPs), agenda forecasting
- Continued to increase compliance with Department required training

## Challenge:

- High turn-over for starting positions with important Department responsibilities due to promotional opportunities



# Home Repair



## Historical:

- Housing currently has 8 home repair programs underway including:
  1. Major Rehabilitation/Reconstruction
  2. Minor Home Repair
  3. Senior Home Repair
  4. Lead Based Paint
  5. Dallas Tomorrow Fund
  6. Targeted Repair Program
  7. ARPA
  8. Title Assistance/Clearing
- Title Clearing and Clouded Title Prevention Pilot Program was created in September 2019:
  - S.A.V.E. Your House Program
- Funds used for home repair include CDBG, ARPA, General Funds, and Lead Based Paint



# Home Repair (Cont.)



## Accomplishments:

- Production has increased from 11 home repairs in FY19-20, to 189 in FY20-21, to 39 in FY21-22 and as of today, 78 projects have been completed, 75 projects are under construction with 85 projects are in the pipeline to be completed by end of FY23
- All programs are managed by the same team with similar processes
- Common Paper Application in English and Spanish
- Neighborly System – Tracks applicant process, draw request, and lien tracking

## Ongoing Challenges:

- Contractor and Contractor capacity, time to execute contracts, cost and availability of construction material, and the demand across all programs
- Title Issues among Citizens/Applicants



# Home Repair (Cont.)



	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Under Construction	Agreement Stage
<b>HIPP Rehab</b>	12	11	31	21	24	11	10
<b>HIPP Recon</b>	7	0	0	2	9	7	0
<b>HHLR</b>	n/a	0	0	0	1	4	6
<b>DTF</b>	0	0	5	3	9	6	3
<b>West Dallas</b>	n/a	n/a	0	13	34	15	24
<b>Minor/Emergency</b>	0	0	153	0	0	19	28
<b>ARPA NRP</b>	n/a	n/a	n/a	0	1	13	14
<b>Senior Home Repair</b>	n/a	n/a	n/a	n/a	0*	0	0
<b>Totals</b>	<b>19</b>	<b>11</b>	<b>189</b>	<b>39</b>	<b>78</b>	<b>75</b>	<b>85</b>

\*Application intake closed in March 2023, staff is currently compiling documents, over 500 applications received.



# Strategy Team



## Historical:

- Created in 2019 to develop and amend policies and programs, track accomplishments, improve operations, and perform data analysis for the department

## Accomplishments:

- Conducted research and made recommendations for Dallas Housing Policy 2033 (DHP33), Dallas Housing Resource Catalog (DHRC), MIHDB, fee-in-lieu, Emerging Developer Initiative, Neighborhood Empowerment Zones, Title and Property Assistance, Targeted Repair, Dallas Homebuyer Assistance Program (DHAP), and others
- Refined Performance Measures reporting to Housing and Homelessness Solutions (HHS) Committee and created a new Quarterly Report





# Dallas Housing Policy 2033 (DHP33)



## Timeline:

- **2018** – Comprehensive Housing Policy (CHP) adopted to address compliance issues
- **January 2021** – Racial Equity Audit of CHP
- **December 2021** – Audit Findings
- **April 2022** – 11 Recommendations to address audit findings
- **June 2020** – Dallas Accountability for Housing Equity (process to develop new policy)
- **December 2022** – 7 Pillars
- **April 12, 2023** – City Council Adoption of DHP33 and DHRC (pending)

Pillar	Policy Statement/Aim
1 <b>Equity Strategy Target Areas</b>	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach
2 <b>Citywide Production</b>	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city
3 <b>Citywide Preservation</b>	Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city
4 <b>Infrastructure</b>	Prioritize infrastructure investments in equity strategy target areas
5 <b>Collaboration and Coordination</b>	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders
6 <b>Engagement</b>	Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions
7 <b>Education</b>	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it



# Dallas Housing Policy 2033 (DHP33) (Cont.)



- Racial and economic inclusion are integral to Dallas' housing growth. Accordingly, through the DHP33, the City seeks to continue to reduce disparities that disproportionately impact historically disadvantaged communities by providing quality affordable mixed-income housing initiatives across the City.
- The DHRC is a clearinghouse for all housing programs, corporations and compliance and funding resources.



# Development



## Historical:

- Created a standing Development Notice of Funding Availability (NOFA) to better align with developer needs
- Adopted mixed-income development philosophy to break down Racial Ethnic Concentrated Areas of Poverty (RECAP)
- Established monthly pre-submission meetings to market and inform developers of NOFA's process
- Housing funds used for development include CDBG, HOME, ARPA, CDBG-DR, Bond, DHFC, DPFC, and MIHDB



# Development (Cont.)



## Accomplishments:

- Completed construction and lease-up of 217 mixed-income units at The Galbraith at 2400 Bryan
- Completed acquisition and rehabilitation of 202 mixed-income units at The Citizen formerly known as Midpark Towers
- Completed rehabilitation of 180 permanent supportive housing units at The St. Jude Park Central
- Allocated almost \$71M to rental housing
- Allocated \$10.5 to “for sale” housing
- Developed a pipeline of 449 mixed-income “for sale” units and 2,708 rental units

## Ongoing Challenges:

- Rising cost of land and construction, increasing gap financing requests, limited City funding resources, developer capacity, permitting delays, staff turnover and contract execution



# Development (Cont.)



## Development NOFA Process and Timeline

- Approximately 13 months to commence construction



## Historical:

- In 1984 DHFC was created and in 2020 DPFC was created
- Powerful tools for development of affordable, mixed-income, and workforce housing
- DHFC owns properties in partnership with developers, issues private activity and essential function bonds to fund affordable housing
- DPFC owns properties and provides property tax exemptions pursuant to state statute to subsidize mixed-income housing developments
- DHFC and DPFC are governed by separate 15-person Boards with Housing staff managing the day-to-day activities of the Corporations

# DPFC-DHFC (Cont.)



## Accomplishments:

- Total Completions: DHFC 10 properties/2,085 units complete
- DHFC currently has 20 properties/4,744 units under construction or is awaiting loan closing
- Entire LIHTC/DHFC program has over \$1.1 Billion in affordable housing development under construction and/or awaiting acquisition for conversion to affordable housing
- DPFC has approved 13 projects/3,950 units since its first Board meeting in November 2021
- DPFC represents approximately \$880M in workforce/mixed-income housing development throughout the City
- DPFC has currently closed on 3 projects with approximately 839 units under construction

## Ongoing Challenge:

- Issues remain due to an over-subscription of private activity bonds at the State level and NIMBYism



# Land Bank/Land Transfer



## Historical:

- In 2004, the City of Dallas designated the Dallas Housing Acquisition and Development Corporation (DHADC) to administer the Land Bank Program
- The program allows the City to:
  1. Reclaim vacant real property from tax delinquency status and
  2. Use such land to develop affordable housing for low-income households or for commercial purposes
- The Land Transfer Program allows the City to sell qualifying City-owned real property and resell tax-foreclosed real property to for-profit, non-profit, and/or religious organizations in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or City ordinance





# Land Bank/Land Transfer



## Accomplishments:

- To date, the Land Bank Program has sold 785 vacant lots for the construction of affordable housing
- In FY 2022-23, 5 permits were issued to start construction, 20 units are under construction, 7 units are complete, and 4 units sold to income eligible homeowners
- Land Transfer Program approved the sale of 317 vacant lots to eligible developers for the construction of affordable housing
- In FY 2022-23, 33 permits issued to start construction, 35 units are under construction, 22 units complete, and 15 units pending sale to income eligible homeowners, and 8 units sold to income eligible homeowners

## Ongoing Challenge:

- Availability of inventory in the Real Estate Division to utilize for the Program and funding to acquire additional property
- Both programs have re-zoning properties to be used for residential use and increased costs in residential construction



# Homebuyer Assistance (DHAP)



## Three down payment assistance program options:

- DHAP
  - Assist homebuyers at 80% AMI and below to purchase a home in Dallas – uses federal funds – home purchase price must less than \$271K
- DHAP Targeted Profession
  - Assist homebuyers from 80%-120% AMI who work in Educational Instruction, Librarians Services, Healthcare and Protective Services to purchase a home in Dallas
- DHAP 10
  - Assist homebuyers who lived in Dallas for 10 years who are between 50-120% AMI to purchase a home in Dallas

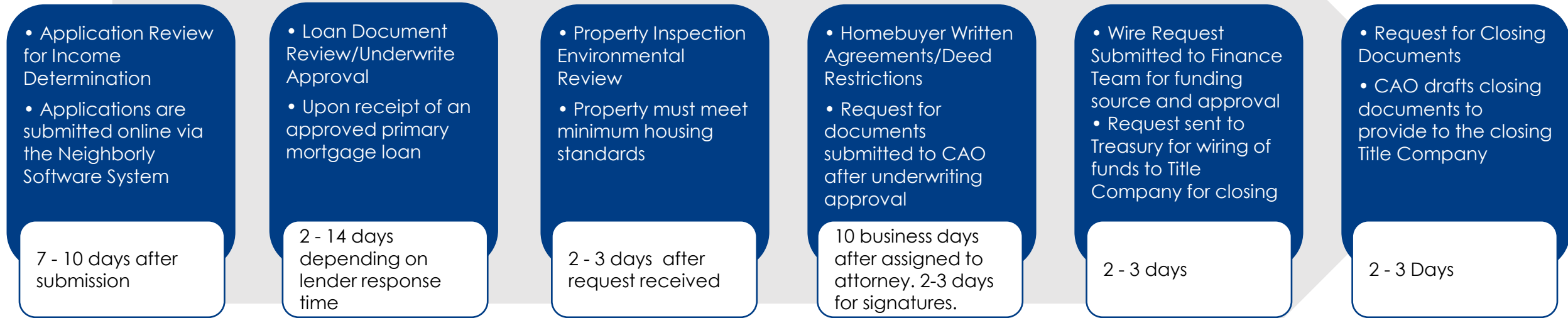


# Homebuyer Assistance (DHAP) (Cont.)



## DHAP Process and Timeline

- Prequalification: 7-10 Business Days
- Loan Closing: 30 – 45 Business Days



# Homebuyer Assistance (DHAP) (Cont.)



## Accomplishments

- Staff income qualifies all Homebuyers for Development Projects approved through the NOFA - Notice of Funding Available

## Ongoing challenges

- Potential Homebuyers do not have many options to purchase homes at or below \$271k, resulting in withdrawal from the program
- With increased sale prices, many homebuyers need more subsidy to obtain housing within City limits



# Portfolio Management



## Historical:

- The Division provides releases of liens, subordinations and assumptions for existing liens
- The Division has historically operated on a reactive basis by responding to requests for lien releases as the public brought them forward
- Staff have been releasing and revising liens per the December 2021 City Council approved initiative

## Accomplishments:

- Neighborly has allowed monitoring current liens to release on a proactive basis in a timely manner
- Staff have reduced the Bulk lien portfolio from 26,000+ to 13,600
- Requests for releases has decreased by 45% from over 400 to 250

## Ongoing challenges:

- Releases take up to 30 days to complete

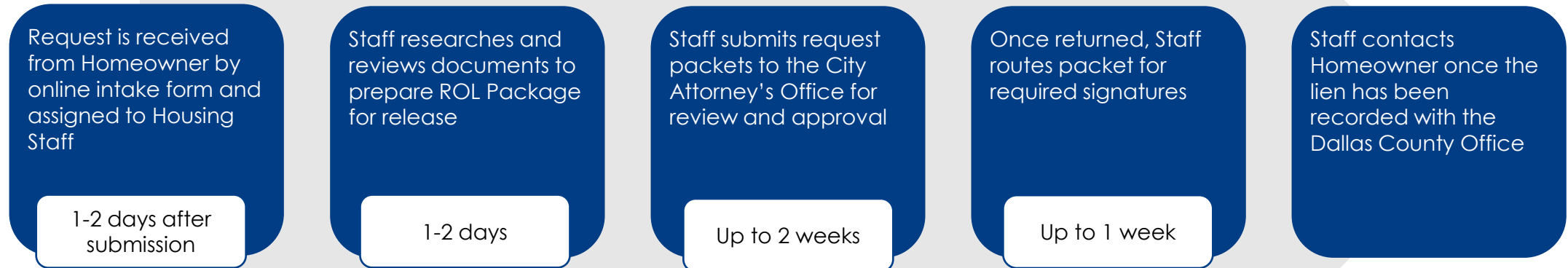


# Portfolio Management (Cont.)



## Release of Lien (ROL) Process and Timeline

- Total Timeline 30 Business Days



# Compliance



## Historical:

- Compliance division is responsible for monitoring and compliance on regulatory, contractual requirements, and advisory services
- Implements controls to protect the City of Dallas from all risks

## Accomplishments:

- Housing was released from all ongoing audit requirements due to the 2017 HOME Findings
- Currently monitoring over 300 units, to be completed by September 30, 2023
- CDBG and HOME training are completed for all new employees in March and April 2023
- Internal department reviews for all Housing Programs are underway

## Ongoing Challenges:

- The more units we produce, the more staffing is needed for asset management
- Developers and property managers compliance with long-term affordability
- Contractor/developer compliance with Davis-Bacon





**City of Dallas**

# State of the Department of Housing & Neighborhood Revitalization

**Housing and Homelessness  
Solutions Committee  
April 24, 2023**

Cynthia Rogers-Ellickson, Assistant Director;  
Reese Collins, Area Redevelopment Manager;  
Darwin Wade, Development Manager;  
Tammi Southall, Program Manager;  
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Department of Housing & Neighborhood Revitalization  
City of Dallas



**Appendix A**  
**Department of Housing and Neighborhood Revitalization**  
**Financial Resources**

<b>Prior Year Resources 2018-2022</b>	<b>Starting Balance in FY 2022-23</b>	<b>Percent of Expenditure</b>	<b>Amount Expended</b>	<b>Remaining Balance</b>
<b>CDBG</b>	\$33,957,672	57%	\$19,349,867	\$14,607,805
<b>HOME</b>	\$24,020,058	31%	\$9,135,805	\$14,884,253
<b>NSP</b>	\$6,689,551	81%	\$5,394,360	\$1,295,191
<b>Lead Based Paint</b>	\$2,300,000	15%	\$342,624	\$1,957,376
<b>FY 2022-23 Financial Resources</b>				
<b>Community Development Block Grant (CDBG)</b>	<b>Total Annual Allocation \$10,209,095</b>		<b>Serves households up to 80% AMI</b>	<b>Allocation varies by HUD's budget</b>
	Residential Development Loan Program (RDALP)		Acquisition, Relocation, Demolition, On-Site Infrastructure	\$2,265,710
	Dallas Homebuyer Assistance Program (DHAP)		Homebuyer Assistance	\$400,000
	Home Improvement and Preservation Program (HIPP)		Major, Minor home repair, Reconstruction Program and staff	\$4,654,038
	Public Facilities and Improvements		Rehabilitation of public facilities and public infrastructure	\$2,024,314
	CDBG Administration		Staff administration funds	\$865,033
<b>HOME Investment Partnership Program (HOME)</b>	<b>Total Annual Allocation \$6,940,498</b>		<b>Serves households up to 80% AMI</b>	<b>Allocation varies by HUD's budget</b>
	CHDO Development Loan Program		Provides housing development assistance to Dallas certified CHDOs	\$966,076
	HOME Program Administration		Staff administration funds	\$589,796
	HOME Project Costs		Staff costs for direct service to clients	\$450,000

**Appendix A**  
**Department of Housing and Neighborhood Revitalization**  
**Financial Resources**

	Dallas Homebuyer Assistance Program (DHAP)	Homebuyer Assistance	\$400,000
	Housing Development Loan Program	Provides financial assistance to developers for construction of affordable housing	\$4,534,626
<b>FY 2022-23 General Funds</b>	<b>Total budget amount \$4,616,582</b>	<b>Pays for staff and administration costs associated with city and non-federal charges for housing activities</b>	<b>Budget varies annually</b>
	Salary and Overhead	Staff costs for housing and administration	\$2,625,082
	Development Activities	Construction funds for activities serving mixed-income homebuyers or renters	\$246,754
	Rehabilitation Activities	Rehabilitation funds for homeowners with incomes above 80% AMI	\$147,500
	Homebuyer Assistance	Homebuyer assistance funds for homeowners over 80% AMI	\$120,000
	Emerging Developer Initiative	Provides funding for outsourcing technical assistance to increase capacity for non-profit developers	\$500,000
	General administrative costs	Sacred codes, supplies, travel, training, misc.	\$977,246
<b>FY 2022-23 Mixed Income Housing Bonus</b>	<b>Total amount received to-date \$4,463,614</b>	<b>Fees collected from applications and fee-in-lieu transactions; Uses TBD</b>	<b>Budget varies annually</b>
		Administration funds	\$300,000
		Programs/Projects	\$4,163,614

**Appendix A**  
**Department of Housing and Neighborhood Revitalization**  
**Financial Resources**

<b>FY 2022-23 Land Bank/Land Transfer</b>	<b>Total allocated since 2021-22 \$1,255,299</b>	<b>Funds are used for administration and land purchases</b>	<b>Budget varies annually</b>
		Administration funds	\$19,799
		Land Purchases	\$1,235,500
<b>FY 2022-23 Dallas Public Facilities Corp. (DPFC)</b>	<b>Total Cash On Hand: \$1,601,431</b>	<b>Funds are used for administration and subsidizing affordable housing developments</b>	<b>Budget varies annually</b>
		Estimated Revenues	\$2,996,910
		Board Operating Expenses	\$442,242
		Net Income	\$2,524,668
<b>FY 2022-23 Dallas Housing Finance Corp. (DHFC)</b>	<b>Total Cash On Hand: \$11,393,515</b>	<b>Funds are used for administration and subsidizing affordable housing developments</b>	<b>Budget varies annually</b>
		Estimated Revenues	\$3,070,899
<b>FY 2022-23 One-Time Awards</b>	<b>Total Amount Received \$35,835,650</b>	<b>Funds used to directly assist in affordable housing</b>	<b>One-time allocation</b>
American Rescue Plan Act		Home Repair	\$8,750,000
		Development	\$8,500,000
	Housing	Infrastructure	\$6,000,000
CDBG-Disaster Recovery		Down Payment Assistance	\$500,000
		Home Repair	\$2,000,000
		Development	\$25,410,000
General Funds	Equity	Anti-displacement	\$1,000,000
	Equity	Jeffrey Meyers	\$250,000
		Senior Home Repair	\$100,000
CDBG Reprogram		Development	\$2,971,130
		<b>Grand Total</b>	<b>\$76,315,684</b>



**City of Dallas**

# **Housing Bond: 2024 General Obligation Bond Program Technical Criteria for the Department of Housing & Neighborhood Revitalization**

**Housing and Homelessness  
Solutions Committee  
April 24, 2023**

David Noguera, Director  
Department of Housing & Neighborhood  
Revitalization  
City of Dallas

# Presentation Overview



- Purpose
- Background
- Past Bond Allocations
- Past Bond Projects
- Production Forecast
- Cost to Administer
- Comparable Cities
- Alignment with Dallas Housing Policy 2033 (DHP33)
- Timeline for DHP33
- Engagement
- Next Steps



# Purpose



- Provide the identify the need for additional funding of up to \$400 million in Bond funding and other funds to support affordable housing development and preservation through an equity lens

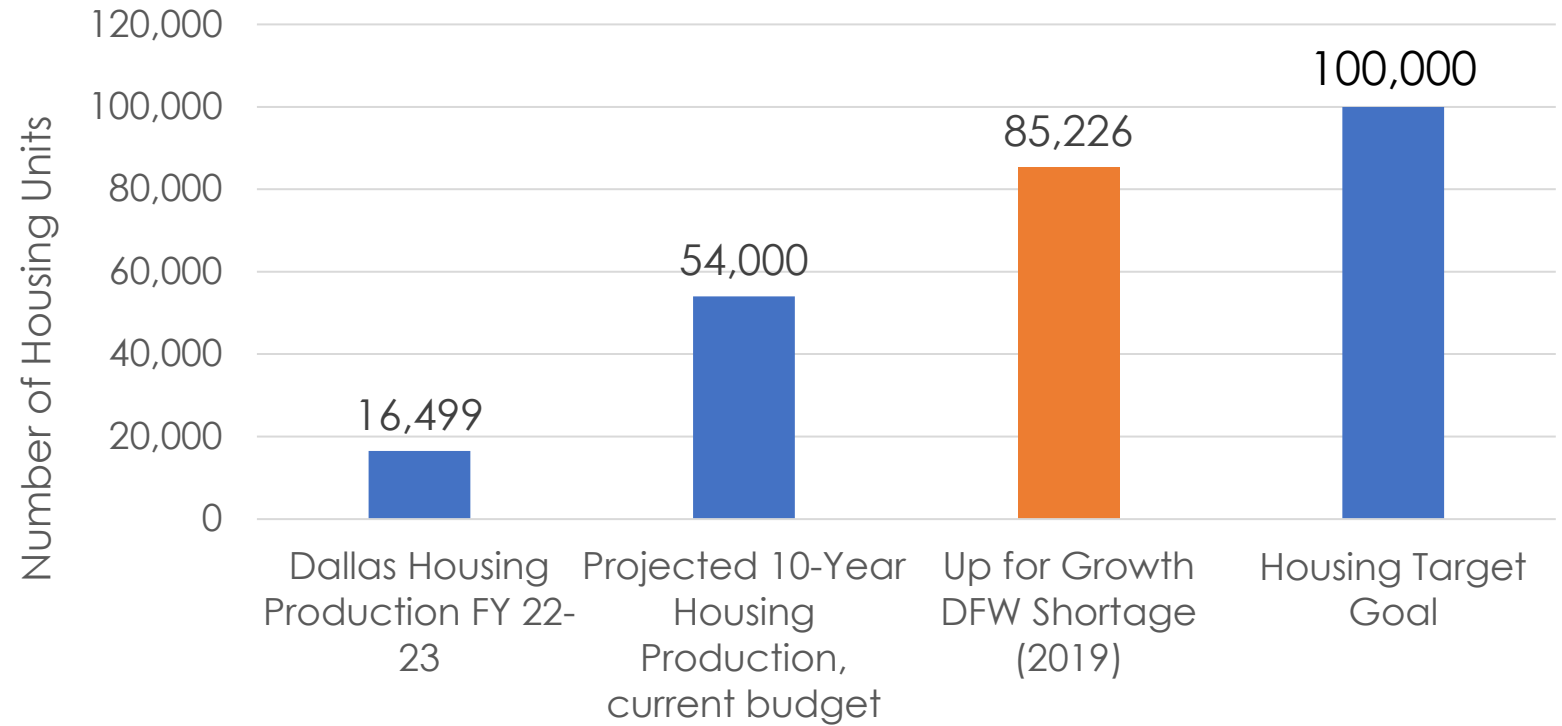
Source: data for this presentation is from the City of Dallas, the American Community Survey 2017-2021, Texas Real Estate Research Center, Zillow, the Federal Reserve of Dallas, HUD, Redfin, US Census, DCAD, Housing Forward, Moody's Analytics, and the Texas Demographic Center.



# Background



- Reports suggest that Dallas/Fort Worth (DFW) has under-produced housing units by 85,226
- Dallas should aim to develop 100,000 units in the next 10 years



# Background



- Of the existing 587,024 single-family and multifamily housing units, 300,184 (52%) of them were built before 1980.
- 25,542 units are in undesirable to fair condition based on Dallas Central Appraisal District (DCAD) condition data
- 13,337 units have expiring Low-Income Housing Tax Credits (LIHTC) by 2033
- 4,714 units are added to Dallas last year after accounting for demolitions
- 11,357 units permitted in FY 21-22, of which housing supported 26% of them





# Background



- The U.S. Department of Housing and Urban Development (HUD) median family income for a 4-person household at 100% Area Median Income (AMI) in DFW is \$97,400
- That household needs to earn \$130,000/year to be able to afford a home with 30% housing cost to buy a median sale priced for a home - \$373,000
- Mortgage rates increased from average of 5.62% in the 3rd Quarter (Q3) 2022 to 6.66% in the 4th Quarter 2022



# Background



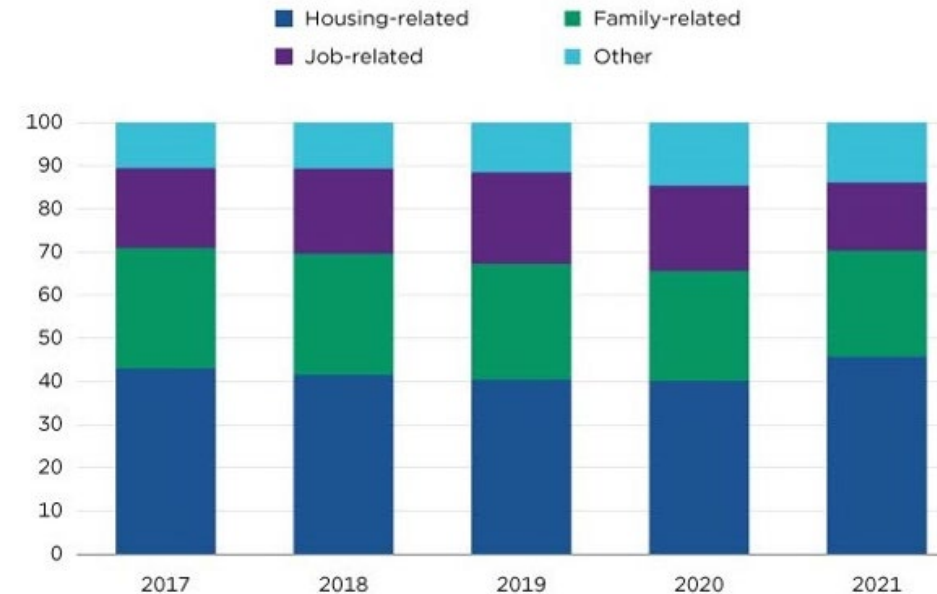
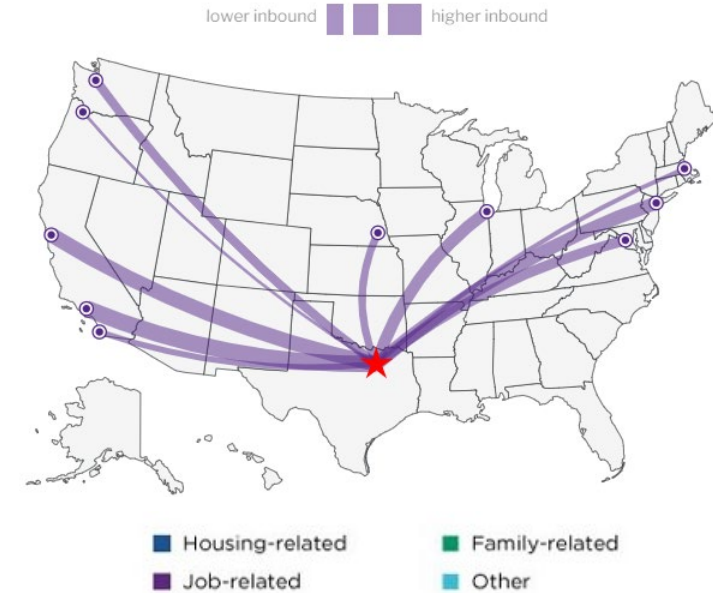
- Poverty in Dallas has decreased from 19.4% in 2016 to 14.2% for families in Dallas, as of 2021, but the poverty rate for families is still 6.1% higher in Dallas than in the DFW region
- Dallas has disproportionately worse housing conditions than in DFW, with a 6.3% overcrowding rate versus 4.4% in the DFW region
- Dallas has a 5.1% apartment vacancy rate but 2.6% in LIHTC units
- Rents have increased: 11% from 2021 Q3 to 2022 Q3
- Minimum wage earners must work multiple jobs to afford a 1-bedroom apartment in Dallas
- Over 134,000 low-income and moderate-income renter households earning under \$75,000/year are cost-burdened - they spend 30% or more of household income on housing



# Background



- Housing is the greatest reason (~40%) people move
- People are moving to surrounding counties and to other major metropolitan cities when they move out of Dallas
- People are moving to DFW from LA, San Francisco, New York, Chicago, DC



SOURCE: Map from Redfin and Graph from U.S. Census

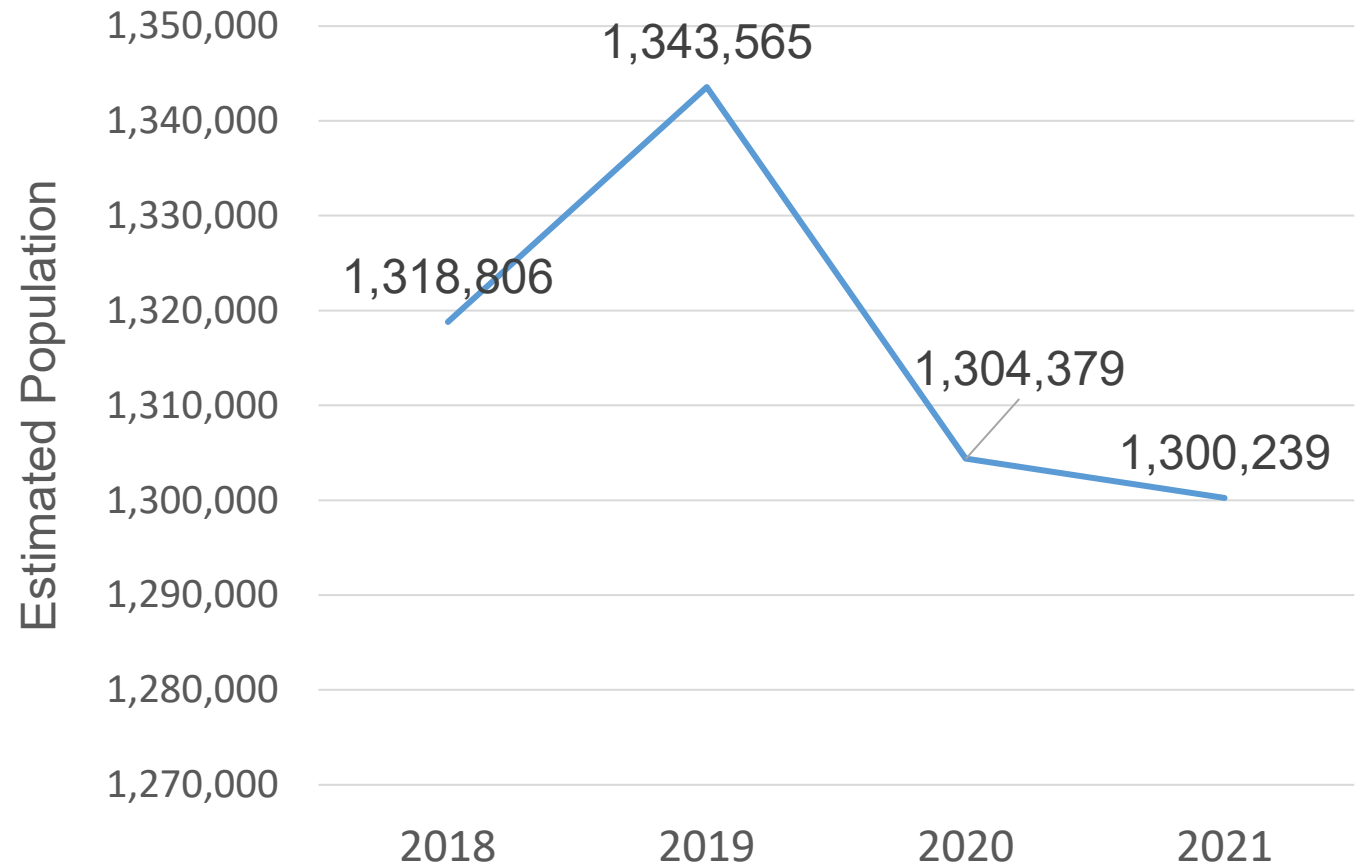


# Background



“Despite population declines in 2020 and 2021, the City of Dallas is likely to see immigration recovering to the pre-pandemic level and could see population growth if it’s enough to cancel the out-migration to the surrounding areas.”

(according to Dr. Helen You at the Texas Demographic Center)



# Background



- The age 65 and over cohort is 17.4% of population, up from 14.8% in 2010. As people 55-64 age, Dallas will continue to have a growing population over age 65.
- The annual Point-In-Time homeless/unhoused count showed 4,410 unhoused individuals in Dallas and Collin Counties in 2022



# Past Bond Allocations



- The 2006 Bond Program was approved by voters on November 7, 2006. Housing received \$20M
- The 2012 Bond Program was approved by voters on November 6, 2012 for \$642M. Housing received \$23M
- Voters approved the 2017 Bond Program on November 7, 2017, for \$1.05B, and Housing was allotted funds on Prop J for \$6.3M
- Total units developed from all 2006, 2012, and 2017 Bond programs are 957.



# Example of 2006 Bond Project



## Bexar Street Redevelopment

### Funding

CDBG: \$ 222,615

**Bond: \$6,569,052**

HOME: \$ 550,000  
\$7,341,667

- Infrastructure improvements;
- New construction of 13 affordable townhomes
- Development received NCTCOG CLIDE Award



Photo Credit: [NCTCOG 2013 CLIDE Recipients](#)



# Example of 2012 Bond Project



## Palladium Red Bird

### Funding

CDBG: \$1,271,576

HOME: \$5,000,000

**Bond: \$2,028,424**

Total: \$8,300,000

- Award-Winning Mixed-Income Project with bond funds used towards infrastructure and building construction
- 300 multifamily units, 70% reserved as affordable units





# Example of 2017 Bond Project



## The Bottom Phase II

### Funding

D4 Equity Funds: \$1,888,974

**Bond:** \$ **827,436**

DWU: \$1,568,845

Total: \$4,285,255

- Catalyst infrastructure and housing project for neighborhood revitalization
- Single-family affordable homes, total number to be determined



# Production Forecast



Fiscal Year	Department Funding – Grants/GF	Bond	Other Revenue MIHDB, DHFC/DPFC, GF,	Total Budget / Fiscal Year	City Investment/Unit	Subsidized Units	Market Rate Units	Total Units Repaired
2022-2023	\$ 20,000,000			\$ 20,000,000	10-15%	1,000	6,500	50
2023-2024	\$ 20,000,000		\$ 10,000,000	\$ 30,000,000		1,750	6,825	75
2024-2025	\$ 20,000,000	150M	\$ 10,000,000			1,750	7,166	100
2025-2026	\$ 20,000,000		\$ 10,000,000			3,250	7,524	100
2026-2027	\$ 20,000,000		\$ 10,000,000			3,250	7,900	100
2027-2028	\$ 20,000,000		\$ 10,000,000			3,250	8,295	100
2028-2029	\$ 20,000,000		\$ 10,000,000			3,250	8,709	100
2029-2030	\$ 20,000,000		150M			\$ 10,000,000	3,375	9,144
2030-2031	\$ 20,000,000	\$ 10,000,000		3,375		9,601	115	
2031-2032	\$ 20,000,000	\$ 10,000,000		3,375		10,081	115	
2032-2033	\$ 20,000,000	\$ 10,000,000		3,375	10,585	115		
<b>TOTALS</b>	<b>200M</b>	<b>300M</b>	<b>100M</b>	<b>600M</b>		<b>31,000</b>	<b>92,330</b>	<b>1,085</b>
		*150M Bond in 2024/2029				Total combined	<b>123,330</b>	



# Cost to Administer



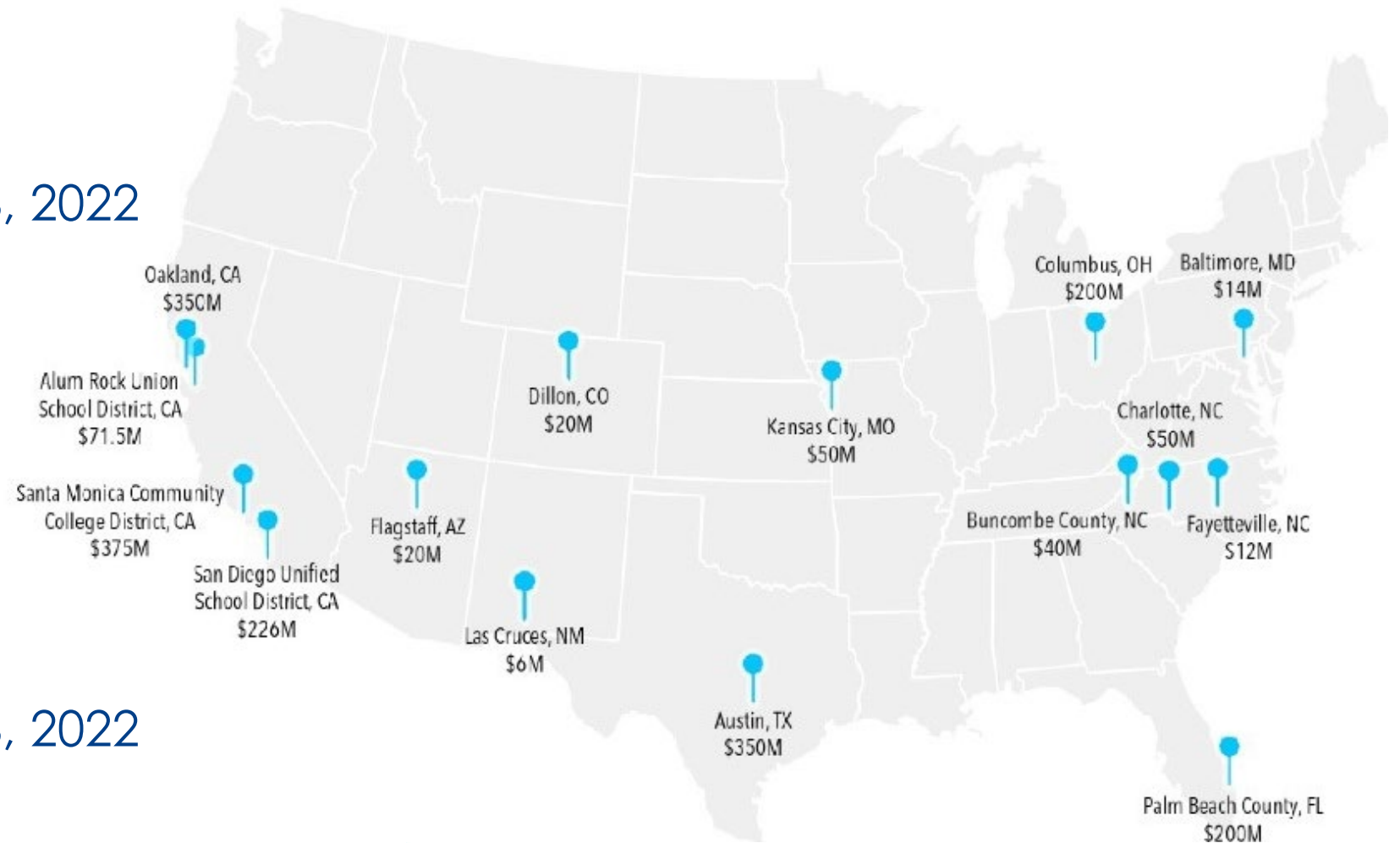
- To fully implement the new Dallas Housing Policy 2033 (DHP33) will take more than funding for direct housing development
- Staffing to administer projects and programs, compliance, administration, and budget
  - A development project manager can handle 8-10 projects
  - A home repair project manager can handle 50 projects
  - An asset manager for onsite monitoring and training can handle 8-10 projects
  - An Inspector can work on 15 home repairs + 4 developments
  - Ambassadors / Outreach Specialists are needed to focus on engagement
- Legal team staff is needed for more contracts
- Permit review staff is needed for increase in projects
- Contractors /developers partnerships need to grow



# Comparable Cities



- Austin
  - Federal Budget: \$11,013,000
  - Bond, November 8, 2022 \$350M
- San Antonio
  - Federal Budget \$28,187,685
  - Bond, May 7, 2022 \$150M
- Columbus, OH
  - Federal Budget \$12,496,126
  - Bond, November 8, 2022 \$200M



Note: Santa Monica Community College District's \$375M bond will fund a variety of infrastructure projects, including affordable housing for students experiencing or at risk of homelessness.



# Alignment with Dallas Housing Policy 2033 (DHP33)



- DHP33 includes goals of increasing housing production and preservation over the next 10 years utilizing a cross-departmental and stakeholder approach
- Bond funding will support housing development and preservation projects that align with the goals in DHP33
- An additional \$400M over the next ten years will ensure that DHP33 can be implemented and not just another plan or policy that sits on a shelf
- The other departments identified in the previous slide need to grow along with housing staff to fully implement the policy and address the housing challenges in Dallas



# Alignment with Dallas Housing Policy 2033 (DHP33) (Cont.)



- Resources will go into partnership development and data to inform the Equity Strategy Target Areas
- To have impact in these areas, financial resources will be needed
- The 2024 Bond will allow the DHP33 to have funding needed for greater impact



# Timeline for DHP33



December 2023

- Initiate internal / external agreements
- Consultants hired
- Dashboard

March 2024

- Establish criteria for Equity Strategy Target Areas
- Execute internal / external agreements

May 2024

- Bond Election

December 2024

- Engagement and selection of Equity Strategy Target Areas
- Storyboard
- Infrastructure needs known and budgeted

December 2027

- Analyze implementation efforts, make adjustments

May 2029

- Bond Election

December 2033

- Evaluate projects /programs
- Have increased development and preservation activity



# Engagement



- Engagement activities related to development and preservation activities will take robust engagement which is outlined in the DHP33.
- Engagement is not a one time effort, rather it takes multiple frequent methods of connection and this may include but is not limited to:
  - Dedicated outreach staff
  - Housing Policy Task Force (HPTF) meetings
  - Committee / City Council briefings
  - Focus groups
  - Community meetings
  - Surveys
  - Canvassing
  - Combination of everything





# Next Steps



- Housing Department will engage with City Council appointed Citizen Bond Committee to establish priorities on the allocation of Bond funds.





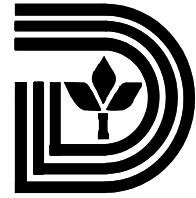
**City of Dallas**

# **Housing Bond: 2024 General Obligation Bond Program Technical Criteria for the Department of Housing & Neighborhood Revitalization**

**Housing and Homelessness  
Solutions Committee  
April 24, 2023**

David Noguera, Director  
Department of Housing & Neighborhood  
Revitalization  
City of Dallas

# Memorandum



CITY OF DALLAS

DATE April 21, 2023

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

SUBJECT **Shelter Capacity Overflow Services Update**

The purpose of this memorandum is to update the Housing and Homelessness Solutions Committee on the Shelter Capacity Overflow Services award which is tentatively scheduled for City Council approval on May 10, 2023. The approval will include ratification for capacity overflow expenses that occurred starting from January 19, 2023, the date of award notification from the Request For Proposals (RFP). Although a procurement was conducted, and while this matter was being processed for City Council approval, public necessity to protect the public health and safety necessitated that services be provided (per Section 10.4.(2) of AD 4-05). There was a need to expand existing shelter services, particularly overflow services (including to hotels), for individuals and families experiencing homelessness due to the loss of pandemic protections, rise in inflation, and scarcity of rental units. The ratification will ensure the needed assistance for our partner agencies this year is covered through September 30, 2023.

## Prior Action

The Shelter Capacity Overflow Services was approved by the City Council on September 14, 2022. This item authorized Substantial Amendment No. 4 to the FY 2021-22 Annual Action Plan for the Coronavirus Aid, Relief, and Economic Security (CARES) Act Relief Fund No. 1 and CARES Act Relief Fund No. 2 for the Emergency Solutions Grant (ESG) Program to reallocate funds in the amount of \$1,589,407.00 from Rapid Re-Housing and ESG Administration to Emergency Shelter (\$1 million for a solicitation to provide expanded shelter overflow and overflow services to hotels and \$589,407.00 in emergency shelter expenses for repairs at the Bridge, which has had no major improvements in 14 years).

Staff will be available during the Housing & Homelessness Solutions Committee meeting on April 24, 2023, to respond to questions or provide additional information. Should you have any questions or concerns, please contact me or Christine Crossley, Director of the Office of Homeless Solutions.

A handwritten signature in black ink, appearing to read 'Kimberly Bizer Tolbert'.

Kimberly Bizer Tolbert  
Deputy City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Jon Fortune, Deputy City Manager

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

# Memorandum



CITY OF DALLAS

DATE April 21, 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

SUBJECT **Draft Notice of Proposed Eviction and Fact Sheet**

On November 9, 2022, City Council approved the Notice of Proposed Eviction (Temporary NPE) intended as a temporary measure to replace the COVID Notice of Possible Eviction, which was implemented on April 22, 2020. The Temporary NPE provides information on tenants' rights to respond and cure delinquent rental payments before giving a tenant a notice to vacate. The Temporary NPE requires landlords to provide tenants with a 10-day notice of proposed eviction and requires tenants to participate in a qualified rental assistance program.

Per the direction of the City Council, the Offices of Equity and Inclusion (OEI) and Community Care (OCC) began engaging community to seek input about the Draft Notice of Proposed Eviction (Permanent NPE). Upon receiving input from City Council, City Staff sought to initiate engagement with internal and external stakeholders to assess whether there is a need to establish a permanent ordinance notice of proposed eviction to support housing stability efforts.

A collaborative effort with internal and external stakeholders including non-profits and other key stakeholders to seek input that was mutually beneficial to all parties.

## **Internal Engagement:**

Throughout this process OEI and OCC met one-on-one with several key departments including the Department of Housing and Neighborhood Revitalization, Planning and Urban Design, and Office of Homeless Solutions. Community engagement began with internal staff, key stakeholders, and community members through various channels. Feedback, comments, questions and suggestions, have been provided via in-person and virtual meetings, email, and by phone.

## **External Engagement:**

Key community stakeholders including but not limited to the Apartment Association of Greater Dallas (AAGD), the Dallas Eviction Advocacy Center (DEAC), the Eviction Prevention Taskforce, Legal Aid of NorthWest Texas (LANWT), the Texas Tenant Union (TTU), United Way of Greater Metropolitan Dallas, Child Poverty Action Lab, the Evictions Task Force. The City also hosted virtual and two in-person events that took place at the West Dallas Multipurpose Center and the Forest Green Branch Library.

## **Language Access and Community Engagement Data**

Throughout the engagement process the City was intentional in surrounding language inclusivity to increase the reach of diverse voices from various communities. Some of the efforts include multilingual flyers (Amharic, Chinese, English, Korean, Spanish, Vietnamese) with options to join the virtual or in-person community engagement meetings. The flyers used to amplify the events were distributed via email, stakeholder distribution, social media, and at various community meetings and events. The offices of Equity and Inclusion and Community Care held meetings with a variety of community stakeholders including but not limited to the Apartment Association of Greater Dallas (AAGD), the Dallas Eviction Advocacy Center (DEAC), the Eviction Prevention Taskforce, Legal Aid of NorthWest Texas (LANWT), the Texas Tenant Union (TTU), United Way of Metropolitan Dallas (UWMD) and Child Poverty Action (CPAL). Finally, three community engagement events were hosted for the general public to provide feedback and insight. One meeting was virtual, and the two in-person meetings were held at West Dallas Multipurpose Center and the Forest Green Branch Library.

## **Highlights of the Permanent NPE**

The Permanent NPE will replace the Temporary NPE when it is adopted. The Permanent NPE will support and encourage tenants and landlords to work collaboratively. Landlords will be required to provide tenants with the Permanent NPE and Tenants Rights and Responsibility Fact Sheet. The Permanent NPE provides tenants time to cure lease violations prior to initiating the eviction process via a Notice to Vacate. The Permanent NPE does not excuse the tenant of any requirement to pay rent or fees under a lease. The Fact Sheet will increase awareness and support tenants in understanding their rights and responsibilities. The ordinance will also help to prevent the loss of housing, while maintaining lease obligations. Under the Permanent NPE, tenants will not be required to participate in rental assistance programs, and a landlord shall provide a tenant a minimum of seven days to respond to the Permanent NPE. If the tenant responds, the landlord shall provide a tenant at least 20 days to cure lease violations. A notice of proposed eviction is limited to once for every lease term up to one year, and once annually for any lease terms in excess of one year. This Permanent NPE excludes any lease violations related to any criminal activity including abatable crime and squatting.

## **Draft Permanent NPE Feedback**

Through the various forms of community engagement, there were various viewpoints related to the Permanent NPE, both pro and con. Some held the viewpoint that it was unnecessary or harmful to landlords, while others believed Permanent NPE and protections are insufficient to address the problem and do not go far enough. Overall, the following main themes emerged:

1. The language in the initial draft of the Permanent NPE included a time period to cure rental arrears. It provided 20 additional days for tenants responding to a Notice within 5 days of receipt and only 10 additional days for those responding 6 or 7 days after receipt. There was a near consensus amongst those providing

community feedback that this incentive model should be removed. Tenant advocates noted that removing the incentive period would be beneficial to tenants to simplify the process and make it easier to understand. Landlord advocates too, sought simplification, noting that the use of a standard and consistent number of days would enable them to integrate protections into their operations. They noted that the incentive period creates an additional documentation burden to prove not only that the tenant did or did not respond, but on which specific day.

2. Some community participants expressed concerns about potential unintended consequences to landlords and renters who timely pay rent (e.g., higher rent, higher security deposits, fiscal burden on landlords or impact of affordable housing units as smaller landlords may choose to relocate).
3. Several community participants expressed that the Permanent NPE is critically important to providing tenants with additional resources and time, yet as written is not strong enough to protect tenant rights. It was also stressed to keep the ordinance broader than non-payment, as there are other violations that are non-criminal that have been used to evict a tenant. It was suggested that the Permanent NPE also formalizes the process that some landlords are engaged with tenants such as payment plans or other processes to cure lease violations. It will help address major issues that tenants in the city are facing and will positively impact residents and lead to process that is more just and fair.
4. Community members provided feedback to improve the proposed Tenant Rights and Responsibility Fact Sheet. The recommended feedback included clarifying verbiage such as the term "CURE," adjusting the overall reading level of the Permanent NPE, and limiting the Fact Sheet to only reference eviction assistance resources. Additionally, there was feedback provided to limit the ordinance to only arrears violations.

In summary, the engagement process produced mixed feedback.

Staff have considered the data related to evictions in Dallas which has become more readily available during the COVID-19 pandemic to present-day. We now know the following:

- According to Texas Housers, rent in Texas is skyrocketing in many places and evictions are on the rise. It has been recommended that jurisdictions invest in measures that promote long term housing stability and justice, inclusive of eviction court reforms, strengthening tenants' rights, and new affordable housing.
- Evictions have long-lasting effects on college students impacting their education, job opportunities and potential earnings.
- Evictions disproportionately impact Hispanic, African American, and Native American residents.
- Evictions disproportionately impact residents who identify as female.
- During the COVID Notice of Possible Eviction, landlords filed on average 70% fewer evictions against Dallas College students.

- The COVID-19 pandemic continues to impact low-income families. The federal Emergency Rental Assistance (ERA) program was introduced to provide financial assistance to those households experiencing financial hardship.
- In 2021, ERA programs were available in Dallas, and funding assisted families to remain housed and prevent evictions and homelessness. The ERA's were significant given the impact that evictions have on individuals and families including financial, academic, and health, particularly amongst children.
- According to North Texas Eviction Project (Child Poverty Action Lab), during the period of January 1, 2021, through March 6, 2023, there were 73,755 evictions have been filled in Dallas County. Averaging about 159 filings per 1000 renters.
- The CARES Act requires landlords to provide a 30-day notice to tenants prior to an eviction for specific properties.

Based on the community feedback, data and Council input, staff recommends the following:

- Omit the incentive period. Shift the initial proposed language that incentivizes expeditious responses to cure rental arrears to reduce potential confusion and set a standard 20 days.
- Revise the Notice and Fact Sheet structurally to simplify legal language without sacrificing necessary information.
- The ordinance be made available to the public in commonly spoken languages: English, Spanish and Vietnamese.

The Offices of Equity and Inclusion and Community Care will continue to work collaboratively with the City Attorney's Office on next steps integrating the feedback from community meetings.

Should you have any questions, please do not hesitate to contact me or Dr. Lindsey Wilson, Director of the Office of Equity and Inclusion, at [lindsey.wilson@dallas.gov](mailto:lindsey.wilson@dallas.gov) or Jessica Galleshaw at, Office of Community Care, at [jessica.galleshaw@dallas.gov](mailto:jessica.galleshaw@dallas.gov)



M. Elizabeth (Liz) Cedillo-Pereira  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

4-18-23

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 50, “Consumer Affairs,” of the Dallas City Code by amending Article II; providing a requirement that a landlord provide a tenant a notice of proposed eviction and a time period to respond to the notice and cure violations prior to providing a notice to vacate; providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Article II, “Reserved,” of Chapter 50, “Consumer Affairs,” of the Dallas City Code is amended to read as follows:

**“ARTICLE II.**

**EVICCTIONS [RESERVED].**

**SEC[S]. 50-5. DEFINITIONS.**

(1) CURE means to correct the lease violation that may entitle the landlord to file an eviction suit.

(2) LANDLORD means a person who rents residential real properties to a tenant in the city of Dallas. This term also includes the owner, a sublessor, and the agent of an owner or sublessor of residential real property.

(3) MEDIATION means a process where an impartial mediator facilitates a settlement conference between the parties so that they can discuss ways to resolve their differences.

(4) NOTICE OF PROPOSED EVICTION means a notice of proposed eviction within the meaning of Texas Property Code Section 24.005(e), which notifies the tenant of the tenant’s lease violations and provides the tenant the right to respond and cure in compliance with the requirements found in Section 50-6 (Notice Requirements), before giving a tenant a notice to vacate.

(5) NOTICE TO VACATE means the statutory notice to vacate required by Texas Property Code Section 24.005 that must precede the filing of an eviction suit.



(6) PERSON means an individual, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association, and any other legal entity, but does not include the city.

(7) TENANT means a person, or a member of a person’s household, who is authorized by a lease to occupy residential property to the exclusion of others.

(8) LEASE VIOLATIONS means a default by the tenant under a provision of the lease, which if remained uncured may entitle the landlord to file an eviction suit under Texas Property Code § 24.005.

**SEC. 50-6. NOTICE REQUIREMENTS.**

(a) Except as provided in this section and Section 50-8, a landlord shall give a tenant a notice of proposed eviction prior to giving a tenant a notice to vacate.

(b) A notice of proposed eviction must be in writing and include the following:

(1) notice to the tenant of the lease violations that may result in an eviction;

(2) a request for a response to the notice of proposed eviction from the tenant;

(3) a statement that complies with Subsection (f) of this section;

(4) a right for the tenant to cure the lease violations described in the notice, including the minimum time to cure required under Section 50-7;

(5) the minimum time period of days to respond required under Section 50-7;  
and

(6) the current Tenant’s Rights Fact Sheet produced by the Office of Equity and Inclusion which includes information on available rental assistance and legal assistance programs, and a summary and timeline of the full eviction process and is available on the city of Dallas website (<https://dallascityhall.com/departments/office-of-equity-and-inclusion/Fair-Housing/Pages/Permanent-Ordinance-Notice-of-Proposed-Eviction.aspx>).

(c) Except as provided in this section, a notice of proposed eviction must be delivered to a tenant in person or by mail at the premises in question. Notice in person may be by personal delivery to the tenant or any person residing at the premises who is 16 years of age or older or by affixing the notice to the inside of the main entry door. Notice by mail may be by regular mail, registered mail, or certified mail, return receipt requested, to the premises in question. If the landlord chooses to deliver the notice of proposed eviction by mail, the tenant has an additional five days to respond and to cure violation.

(d) As an alternative to the procedures in Subsection (c), a landlord may deliver a notice of proposed eviction by securely affixing to the outside entrance of the main entry door a sealed envelope that contains the notice of proposed eviction and on which is written the tenant’s name, address, and in all capital letters, the words “IMPORTANT DOCUMENT” or substantially similar language and, not later than 5:00 p.m. of the same day, depositing in the mail in the same county in which the premises in question is located, a copy of the notice of proposed eviction to the tenant if:

(1) the premises has no mailbox and has a keyless bolting device, alarm system, or dangerous animal that prevents the landlord from entering the premises to affix the notice of proposed eviction to the inside of the main entry door; or

(2) the landlord reasonably believes that harm to any person would result from personal delivery to a tenant or a person residing at the premises or from personal delivery to the premises by affixing the notice of proposed eviction to the inside of the main entry door.

(e) A notice of proposed eviction is considered delivered under Subsection (d) on the date the envelope is affixed to the outside of the door and is deposited in the mail, regardless of the date the notice of proposed eviction is received.

(f) The statement described in Subsection (b) must:

(1) be in 16-point font, with bold typeface as indicated below;

(2) be placed at the top of the first page of the notice of proposed eviction in English, and as needed in one of the following languages: Amharic, Chinese, Korean, Spanish, or Vietnamese; and

(3) include the following text in English, and as needed in one of the following languages: Amharic, Chinese, Korean, Spanish, or Vietnamese:

**“NOTICE OF PROPOSED EVICTION: This notice is to inform you of lease violations and to provide you with an opportunity to AVOID EVICTION.**

**YOU DO NOT HAVE TO MOVE WHEN YOU GET THIS NOTICE, but you may have to move if you and your landlord do not work out an agreement regarding the lease violations.**

**YOU ARE REQUESTED to discuss this notice with your landlord as soon as possible and to make an offer to cure no later than seven days from when you receive this notice.**

**IF YOU RESPOND IN WRITING TO YOUR LANDLORD WITHIN SEVEN DAYS AFTER RECEIPT OF THIS NOTICE WITH AN OFFER TO CURE THEN YOU HAVE AN ADDITIONAL 20 DAYS TO CURE YOUR LEASE VIOLATION.**

**IF YOU DO NOT RESPOND IN WRITING WITHIN SEVEN DAYS, EVICTION PROCEEDINGS MY BEGIN ON THE EIGHTH DAY.**

Failure to contact your landlord may end the opportunity to correct and cure the lease violations. **THIS NOTICE DOES NOT EXCUSE YOUR OBLIGATIONS UNDER THE LEASE, including your obligation to pay, and you can be evicted if you fail to correct the lease violations.**

AMHARIC VERSION:

CHINESE VERSION:

KOREAN VERSION:

SPANISH VERSION:

VIETNAMESE VERSION:

”

(g) A notice to vacate that fails to comply with the requirements of this article or is given before the expiration of the time periods provided in Section 50-7 has no legal effect.

(h) A landlord is only required to provide a notice of proposed eviction once for every lease term up to one year, and annually for lease terms in excess of one year.

**SEC. 50-7. TIME PERIOD TO RESPOND TO LANDLORD; TIME PERIOD TO CURE LEASE VIOLATIONS.**

(a) A landlord shall provide a tenant seven days to respond to the notice of proposed eviction.

(b) A landlord must allow the tenant to respond to the notice of proposed eviction in writing, including by facsimile or electronic mail (i.e. email, text message/sms), a landlord established web portal, or the listed form of notice established in the lease or by the landlord used to communicate with tenants in the regular course of business activity.

(c) A landlord shall provide a tenant at least 20 days to cure lease violations if the tenant responds within seven days after receipt of notice of proposed eviction.

(d) If the tenant fails to respond to the landlord within seven days after receipt of notice proposed eviction, the landlord may proceed with a notice to vacate that must precede the filing of an eviction suit.

**SEC. 50-8. EXCEPTIONS TO NOTICE REQUIREMENT.**

The requirement to send a notice of proposed eviction does not apply when a landlord initiates eviction proceedings due to following circumstances:

(1) the actions of the tenant, members of the tenant’s household, or guests, pose an imminent threat of physical harm to any person, including children and elders within the same household, other tenants, as well as the landlord’s employees or management representatives;

(2) the tenant, members of the tenant’s household, or guests, engage in any criminal activity including abatable crime and squatting, and the reason is stated in the notice to vacate as the grounds for the eviction;

(3) an insured casualty loss such as fire, smoke, hail, explosion, or a similar cause creates a condition that makes the residential premises totally unusable;

(4) the tenant, members of the tenant’s household, or guests, intentionally damage property on the premises; or

(5) the tenant holds over after giving notice of termination of the lease or intent to vacate the premises.

**SEC. 50-9. VOLUNTARY MEDIATION.**

(a) Landlords and tenants are encouraged to utilize mediation to attempt to resolve disputes that they cannot resolve themselves.

(b) This section does not impose a mandatory requirement that landlords and tenants participate in mediation.

(c) Landlords and tenants should take advantage of no cost or low-cost mediators to help reduce costs to both the landlord and the tenant.

**SEC. 50-10. OFFENSE AND PENALTY.**

(a) A person who knows of facts that provide a tenant with an affirmative defense to eviction under this article and who nonetheless in bad faith endeavors to evict a tenant, commits an offense punishable by a fine not to exceed \$500.

(b) It is a defense to prosecution that a landlord or property owner initiates eviction proceedings for any tenant, members of the tenant’s household, or guests if they pose an imminent threat of:

(1) physical harm to any person, including children and elders within the same household and other tenants as well as the landlord’s employees, or management representatives, or

(2) any criminal activity including abatable crime and squatting.

**SECS. 50-11 THRU 50-35. “RESERVED.”**

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$500.

SECTION 3. That Chapter 50 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

## DRAFT Your Tenant's Rights & Resources After Receiving a Notice of Proposed Eviction

We are required to deliver this information to you under **City of Dallas Ordinance #XXX**

### PLEASE DO NOT IGNORE THIS NOTICE OF PROPOSED EVICTION

#### You should know:

- **The Notice of Proposed Eviction is not an eviction:** You do not have to move after receiving a notice of proposed eviction.
- This notice is to inform you of a potential lease violation, time to respond, and an opportunity to cure the lease violation. You should contact your landlord or an attorney after receiving a notice of proposed eviction. Use this time to communicate with your landlord to correct lease violations.

#### Take an action:

- **Contact your landlord right away. Respond in writing within 7 days after receiving the notice** with an offer to correct your lease violations then you will have twenty (20) days to correct or to cure the lease violations. Please communicate with your landlord during the entire process to work out an agreement.

This notice excludes any lease violations related to any criminal activity including abatable crime and squatting. Eviction proceedings may begin on the 8<sup>th</sup> day if you fail to respond in writing on time or fail to correct your lease violations.

To learn more information about your rights and about the eviction process visit the Self-Help Legal **Information Packet** provided by Texas Justice Court Training Center.

<https://www.tjctc.org/SRL/eviction-defendant.html>

**Resources (please remember you have options, there are people who can help you and City, County, or community services designed to help you).**

Financial resources visit Office of Community Care [www.dallascityhall.com/rentrelief](http://www.dallascityhall.com/rentrelief) or call (214) 670-8416 - Funding for rental and utility assistance is limited.

Legal resources and Housing rights visit the Office of Equity and Inclusion, Fair Housing <https://dallascityhall.com/departments/office-of-equity-and-inclusion/Fair-Housing/Pages/Permanent-Ordinance-Notice-of-Proposed-Eviction.aspx> or call (214) 670-3247

#### Please be aware:

- If you fail to timely respond to the Notice of Proposed Eviction or cure your lease violation, your landlord can serve you with a notice to vacate. **The Notice to Vacate is not an eviction.** You do not need to leave your dwelling right now and should not move without talking to your landlord.
- After the Notice to Vacate has been delivered, the landlord may file a suit in a Justice Court. The Justice Court will set a date for the hearing which is usually within 21 days of the filing.
- The Court will notify you in writing of the date you must appear. You may appear at the hearing and defend your rights. The court will hear the case and issue a decision.
- If you do not appear, a judge may conclude that you do not oppose the eviction and issue judgment for the landlord. You have the right to appeal.
- If you do not move or file an appeal within five days the hearing, the landlord can request a Writ of Possession from the Court. A 24-hour notice will be posted on your door before the Writ of Possession is carried out by removing you and your personal belongings from your residence.

Name of Resident: \_\_\_\_\_

Address/Unit: \_\_\_\_\_

Date of Delivery: \_\_\_\_\_

Manner of Delivery: \_\_\_\_\_



# Memorandum



CITY OF DALLAS

DATE April 21, 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: On April 26, 2023 for an agreement with Training & Development Associates, Inc (TDA) in the amount of \$612,118.00 for engagement and implementation of the Dallas Housing Policy 2033 and Dallas Housing Resource Catalog as described in Exhibit A**

This is to inform the Housing and Homelessness Committee of an upcoming agenda item to approve an agreement for professional consulting contract with Training and Development Associates, Inc. (TDA) for community engagement and implementation of the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog (DHRC) for a term through December 30, 2024 for the attached Scope of Work in Exhibit A in an amount not to exceed \$612,118.00.

In 2019, the Department of Housing & Neighborhood Revitalization (Housing) entered into a contract with TDA to provide professional hands-on services to assist Housing in identifying compliance gaps and remedies for the gaps. TDA assisted Housing in developing policies and procedures that are currently utilized today for ongoing day-to-day administration of the programs and projects.

On March 1, 2022, Housing entered into an amended contract with TDA to provide an equity review on the Comprehensive Housing Policy (CHP), as requested by the Housing and Homelessness Solutions Committee. The results of the equity review provided 11 recommendations to consider for the Comprehensive Housing Policy.

On April 27, 2022, City Council adopted the 11 recommendations to incorporate into the CHP. In June 2022, Housing entered into an agreement with Community Equity Strategies (CES) consulting group per Administrative Directive (AD) 4-5 Special Need/Justification for Other Service Contracts to provide professional services to gather community input, draft the new DHP33 and DHRC.

DATE April 21, 2023  
 SUBJECT **Upcoming Agenda Item: On April 26, 2023 for an agreement with TDA Consulting, Inc. in the amount of \$612,118.00 for engagement and implementation of the Dallas Housing Policy 2033 and Dallas Housing Resource Catalog as described in Exhibit A**  
 PAGE 2 of 2

**TDA’s Work in Summary:**

<b>Timeline</b>	<b>Activity</b>	<b>Accomplishments</b>
FY 2019	Identify compliance gaps and solutions	Developed policies and procedures; Provide federal training; and Address audit issues.
FY 2022	Provide an equity review of the CHP	Engage the community; Evaluate CHP for equity; Provide recommendations; and Recommend CES for drafting DHP33 and DHRC.

This agenda item will allow for this next phase for a professional consulting contract with TDA for community engagement and implementation of the DHP33 for a term through December 30, 2024, for the attached Scope of Work in Exhibit A in an amount not to exceed \$612,118.00.

Housing requests consideration and approval to enter into an agreement using the special need/justification for consultant contracts. As provided under Administrative Directive 4-5, a special need exists where either 1) experience indicates that only one consultant can best provide the required service or 2) an immediate emergency necessitates the immediate hiring of a consultant. This consultant was selected via a special need based on Housing’s determination, according to demonstrated services and work product, that TDA Consulting, Inc. can best provide the consultant services necessary to assist with implementation of the DHP33 and the Dallas Housing Resource Catalog. Housing is prepared to enter into a contract with TDA Consulting, Inc. after approval of the item.

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](mailto:david.noguera@dallas.gov) or 214-670-3619.



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

**[Attachment: Exhibit A TDA Consulting, Inc Scope of Work for Implementation on DHP33]**

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



# Memorandum



CITY OF DALLAS

DATE April 21, 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: Approval of a Resolution Authorizing the Dallas Housing Finance Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Domain at Midtown, An Existing Multifamily Property Located at 8169 Midtown Boulevard**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 24, 2023 to authorize the Dallas Housing Finance Corporation (DHFC) to issue tax-exempt essential function bonds to finance, acquire, and own Domain at Midtown, a 395-unit multifamily development located at 8169 Midtown Boulevard (Project). The DHFC Board of Directors approved a term sheet with Waterford Property Company (Applicant), and staff recommends City Council approval of this item.

## **Background**

Waterford Property Company (Applicant), submitted an application to the Dallas Housing Finance Corporation (DHFC or Corporation) to acquire, develop, and own Domain at Midtown, a 395-unit multifamily development, located at 8169 Midtown Boulevard (Project). The Corporation 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 Corporation. 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 Corporation, 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 Domain at Midtown, LLC, a limited liability company having the Corporation as its sole owner. Waterford Property Company, a corporation authorized to do business in Texas, is a real estate development firm that specializes in mixed-income and workforce multifamily projects throughout the country. Since its founding in 2014, Applicant's principals have acquired and developed over 7,500 apartments using the proposed public bond financing structure as well as other programs.

The Project consists of 395 residential units. The unit mix includes 57 studio units, 185 1-bedroom units, 145 2-bedroom units, and eight 3-bedroom units. The units include energy

DATE April 21, 2023

SUBJECT **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 Domain at Midtown, An Existing Multifamily Property Located at 8169 Midtown Boulevard**

PAGE 2 of 4

efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property also includes two swimming pools with outdoor fire pit and grilling area, fitness center, business and conference rooms, dog park, electric vehicle charging stations, and two common area lounges. The Project does not require a zoning change because it is already existing and in operation. The Project is currently 94.00% 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%	93	\$1,461.00
1BR	140.00%	74	\$1,509.00
1BR	Market	18	\$1,509.00
2BR	80.00%	73	\$1,754.00
2BR	140.00%	58	\$1,998.00
2BR	Market	14	\$1,998.00
3BR	80.00%	4	\$2,026.00
3BR	140.00%	3	\$3,060.00
3BR	Market	1	\$3,060.00
Studio	80.00%	29	\$1,349.00
Studio	140.00%	23	\$1,349.00
Studio	Market	5	\$1,349.00

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 \$222.00/month or \$2,664.00/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 would 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 40 years resulting in exponential rental savings to residents earning less than 80.00% AMI. Total rental savings are estimated to be roughly \$83,184,141.00 over 40 years.

Total bond issuance is anticipated to be approximately \$118,000,089.00. The financing will be funded 100.00% by tax-exempt essential function bonds which will be issued by the Corporation.

DATE April 21, 2023

SUBJECT **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 Domain at Midtown, An Existing Multifamily Property Located at 8169 Midtown Boulevard**

PAGE **3 of 4**

<b>Proposed Financing Sources</b>	<b>Amount</b>
Series A Bonds	\$ 83,780,064.00
Series B Bonds	\$ 34,220,025.00
Original Issue Premium	(\$ 0.00)
<b>Total</b>	<b>\$118,000,089.00</b>
<b>Proposed Uses</b>	<b>Amount</b>
Deposit to Project Acquisition Account	\$ 99,243,750.00
Total Capital Expense Fund	\$ 1,580,000.00
Capitalized Interest Account	\$ 3,746,203.00
Deposit to Operating Reserve	\$ 532,910.00
Deposit to Coverage Reserve	\$ 1,005,361.00
Senior Debt Service Reserve	\$ 5,026,804.00
Capitalized Admin Fees	\$ 592,500.00
Extraordinary Expense	\$ 500,000.00
Operating Account	\$ 212,400.00
Initial Payment to Project Administrator	\$ 2,000,000.00
Cost of Issuance	\$ 3,560,162.00
<b>Total</b>	<b>\$118,000,090.00</b>

The Project will be owned by the Corporation outright, with the option to sell or refinance the Project beginning at year 15. Following the retirement of the bonds, the Corporation 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 Corporation 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 Corporation. 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 40. 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.

In consideration for the Corporation’s participation in the Project, the Corporation will receive an annual asset management fee of 0.50% of effective gross income. The Corporation will also receive 100.00% of net proceeds from the sale of the asset, which is conservatively estimated to be at least \$277 million if it is held until year 40. These revenues generated for the Corporation 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).

DATE April 21, 2023  
SUBJECT **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 Domain at Midtown, An Existing Multifamily Property Located at 8169 Midtown Boulevard**  
PAGE **4 of 4**

This proposed Corporation 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 \$547,977.00 and the 15-year estimate of foregone taxes is \$10,191,769.00. However, the workforce housing rental savings and the value of the property provides the City with benefits that outweigh the foregone revenue. This acquisition and financial structure also allow the City to immediately own and provide mixed-income housing in a high opportunity area nears jobs, parks, transportation, retail, and other amenities.

The Corporation’s estimated revenues were calculated by the Corporation’s partnership Counsel and Financial Advisors. Market rent and sales comps 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 and the issuance of tax-exempt bonds, the Project would not be economically feasible with the workforce housing income restrictions.

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 Comprehensive Housing Policy (CHP). Staff recommends 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](mailto:David.Noguera@Dallas.gov) or 214-670-3619.

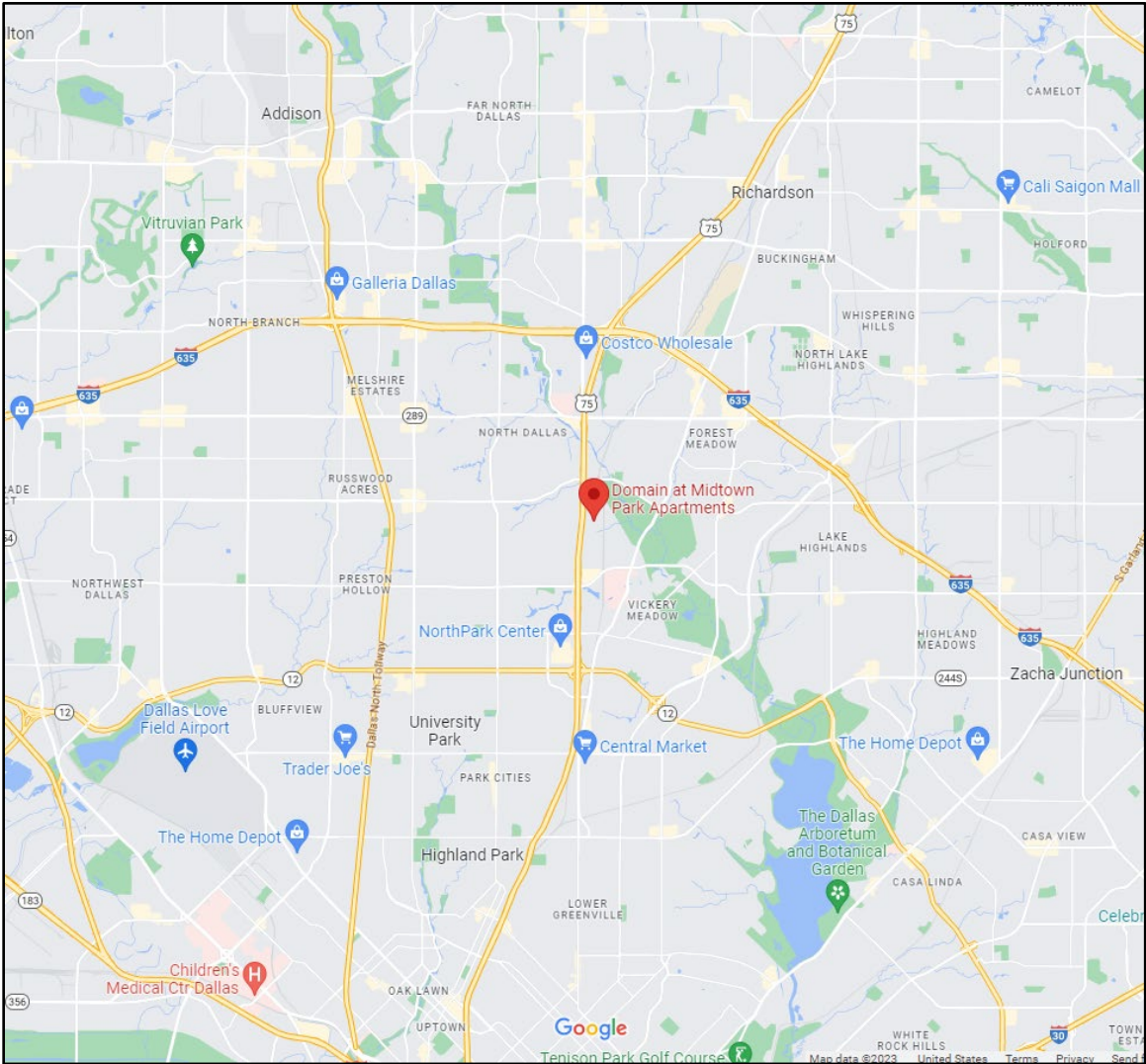


Majed A. Al-Ghafry, P.E.  
Assistant City Manager

**[Attachment: Domain at Midtown Map]**

- c: T.C. Broadnax, City Manager
- Tammy Palomino, Interim City Attorney
- Mark Swann, City Auditor
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- Jack Ireland, Chief Financial Officer
- Genesis D. Gavino, Chief of Staff to the City Manager
- Directors and Assistant Directors

# Domain at Midtown Map



# Memorandum



CITY OF DALLAS

DATE April 21, 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 Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Axis Kessler Park, An Existing Multifamily Property Located at 2400 Fort Worth Avenue**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 24, 2023 to authorize the Dallas Housing Finance Corporation (DHFC) to issue tax-exempt essential function bonds to finance, acquire, and own Axis Kessler Park, a 299-unit multifamily development located at 2400 Fort Worth Avenue (Project). The DHFC Board of Directors approved a term sheet with Waterford Property Company (Applicant), and staff recommends City Council approval of this item.

## **Background**

Waterford Property Company (Applicant), submitted an application to the Dallas Housing Finance Corporation (DHFC or Corporation) to acquire, develop, and own Axis Kessler Park, a 299-unit multifamily development, located at 2400 Fort Worth Avenue (Project). The Corporation 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 Corporation. 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 Corporation, 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 Axis Kessler Park, LLC, a limited liability company having the Corporation as its sole owner. Waterford Property Company, a corporation authorized to do business in Texas, is a real estate development firm that specializes in mixed-income and workforce multifamily projects throughout the country. Since its founding in 2014, Applicant's principals have acquired and developed over 7,500 apartments using the proposed public bond financing structure as well as other programs.

DATE April 21, 2023

SUBJECT **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 Axis Kessler Park, An Existing Multifamily Property Located at 2400 Fort Worth Avenue**

PAGE **2 of 4**

The Project consists of 299 residential units. The unit mix includes 207 1-bedroom units, 74 2-bedroom units, and 18 3-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, electric vehicle charging stations, and common area lounge. The Project does not require a zoning change because it is already existing and in operation. The Project is currently 94.00% 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%	104	\$1,461.00
1BR	140.00%	83	\$1,646.00
1BR	Market	20	\$1,646.00
2BR	80.00%	37	\$1,754.00
2BR	140.00%	30	\$2,145.00
2BR	Market	7	\$2,145.00
3BR	80.00%	9	\$2,026.00
3BR	140.00%	7	\$2,507.00
3BR	Market	2	\$2,507.00

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 \$254.00/month or \$3,048.00/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 would 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 40 years resulting in exponential rental savings to residents earning less than 80.00% AMI. Total rental savings are estimated to be roughly \$67,809,588.00 over 40 years.

Total bond issuance is anticipated to be approximately \$92,785,680.00. The financing will be funded 100.00% by tax-exempt essential function bonds which will be issued by the Corporation. The bond issue premium of \$2,732,815.00 is deducted from the initial issue

DATE April 21, 2023

SUBJECT **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 Axis Kessler Park, An Existing Multifamily Property Located at 2400 Fort Worth Avenue**

PAGE **3 of 4**

amount which will leave \$90,052,865.00 in bond proceeds to cover the acquisition costs of the transaction.

<b>Proposed Financing</b>	<b>Amount</b>
Series A Bonds	\$65,877,833.00
Series B Bonds	\$26,907,847.00
Original Issue Premium	(\$ 2,732,815.00)
<b>Total</b>	<b>\$90,052,865.00</b>
<b>Proposed Uses</b>	<b>Amount</b>
Deposit to Project Acquisition Account	\$75,497,500.00
Total Capital Expense Fund	\$ 1,196,000.00
Capitalized Interest Account	\$ 2,934,113.00
Deposit to Operating Reserve	\$ 395,031.00
Deposit to Coverage Reserve	\$ 790,534.00
Senior Debt Service Reserve	\$ 3,952,670.00
Capitalized Admin Fees	\$ 448,500.00
Extraordinary Expense	\$ 500,000.00
Operating Account	\$ 167,014.00
Initial Payment to Project Administrator	\$ 1,500,000.00
Cost of Issuance	\$ 2,671,503.00
<b>Total</b>	<b>\$90,052,865.00</b>

The Project will be owned by the Corporation outright, with the option to sell or refinance the Project beginning at year 15. Following the retirement of the bonds, the Corporation 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 Corporation 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 Corporation. As Project Administrator, Applicant will receive a \$1.5 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 40. 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.

In consideration for the Corporation’s participation in the Project, the Corporation will receive an annual asset management fee of 0.50% of effective gross income. The Corporation will also receive 100.00% of net proceeds from the sale of the asset, which is conservatively estimated to be at least \$204 million if it is held until year 40. These revenues generated for the Corporation will be used to fund operations and the provision of additional affordable and



DATE April 21, 2023  
SUBJECT **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 Axis Kessler Park, An Existing Multifamily Property Located at 2400 Fort Worth Avenue**  
PAGE **4 of 4**

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 Corporation 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 \$423,689.00 and the 15-year estimate of foregone taxes is \$7,880,155.00. However, the workforce housing rental savings of \$67 million over the course of ownership and estimated net proceeds from sale at year 40 of \$204 million provides the City with benefits that outweigh the foregone revenue. This acquisition and financial structure also allow the City to immediately own and provide mixed-income housing in a high opportunity area nears jobs, parks, transportation, retail, and other amenities.

The Corporation's estimated revenues were calculated by the Corporation's partnership Counsel and Financial Advisors. Market rent and sales comps 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 and the issuance of tax-exempt bonds, the Project would not be economically feasible with the workforce housing income restrictions.

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 Comprehensive Housing Policy (CHP). Staff recommends 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](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



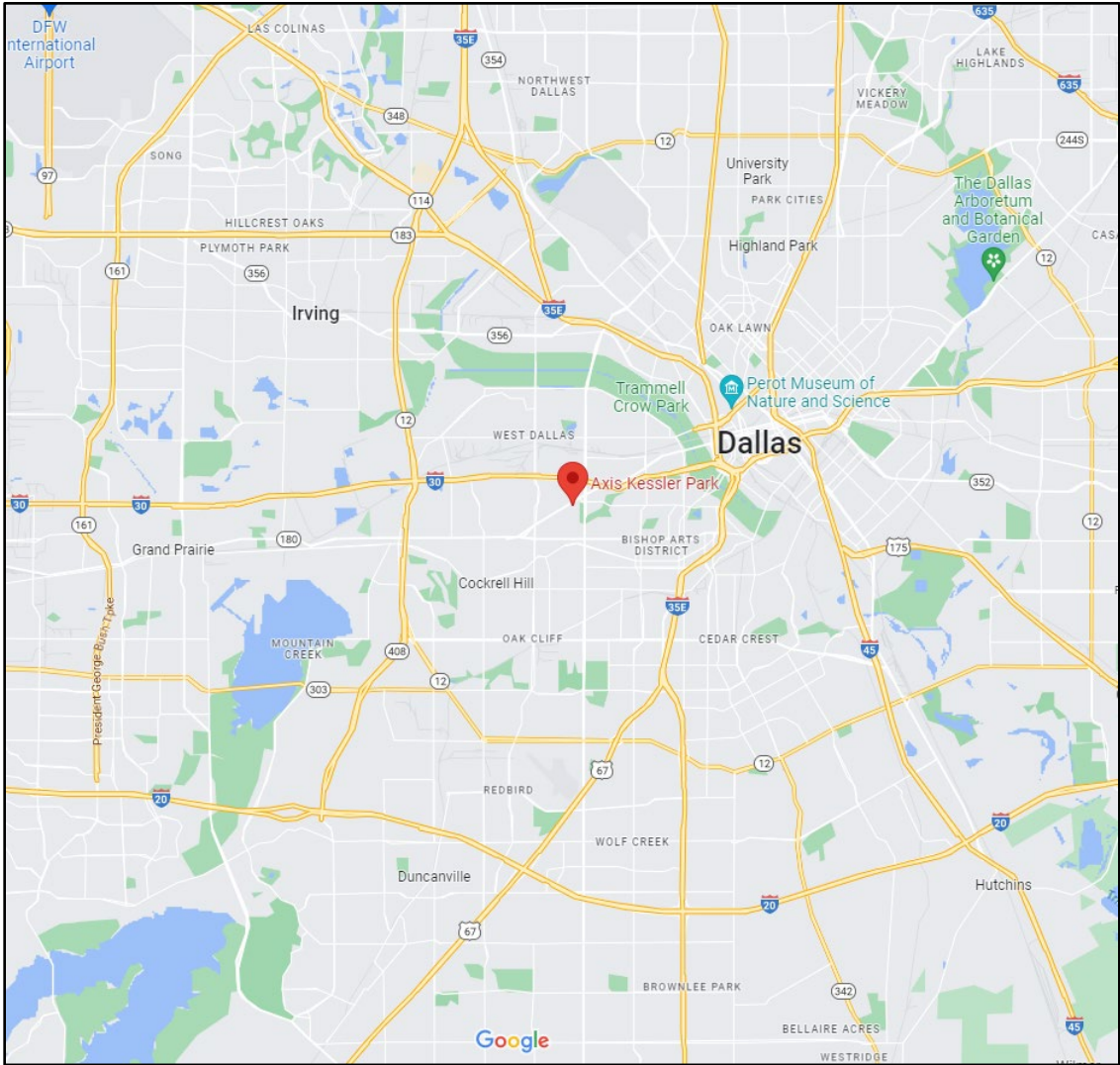
Majed A. Al-Ghafry, P.E.  
Assistant City Manager

**[Attachment: Axis Kessler Park Map]**

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Directors and Assistant Directors

# Axis Kessler Park Map



# Memorandum



CITY OF DALLAS

DATE April 21, 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: Rosemont at Meadow Lane TEFRA Approval**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 24, 2023, to Authorize approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC) in one or more series of tax-exempt bonds in an amount not to exceed \$45,000,000.00; proceeds of the Bonds will be loaned to Rosemont Meadow Lane Apartments, LLC to finance a portion of the cost for the renovation of units for an affordable multifamily complex to be known as the Rosemont at Meadow Lane and located at 4722 Meadow Street, Dallas, Texas (Development); a public hearing with respect to the Bonds and the Development was held on April 10, 2023, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code.

## **Background:**

Rosemont Meadow Lane Apartments, LLC (Developer) proposes the DHFC or its affiliate acquire the property at 4722 Meadow Street and subsequently enter into a long-term lease for the Development. The Developer proposes to renovate all 264 units. The 264 units are comprised of 96 2-bedroom and 168 3-bedroom units. The renovation is focused on the following: 1) life safety including security, 2) energy efficiency, 3) physical and functional obsolescence, 4) neighborhood stabilization, and 5) accessibility. But for the investment of 4% Non-Competitive Low Income Housing Tax Credits, this property would continue to deteriorate, add blight to the neighborhood, and provide substandard housing to the existing residents.

On October 13, 2022, the DHFC authorized an inducement in an amount not to exceed \$45,000,000.00. An application for the allocation of \$45,000,000.00 in private activity bonds was submitted to the Texas Bond Review Board ("TBRB") and a bond reservation was received in January 2023. On January 11, 2023, following a public hearing, City Council adopted a Resolution of No Objection related to the Development and Developer's 4% Non-Competitive Low Income Housing Tax Credits application to TDHCA by Resolution No. 23-0144.

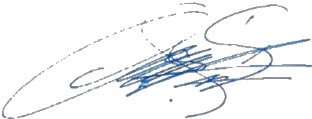
DATE April 21, 2023  
SUBJECT **Upcoming Agenda Item: Rosemont at Meadow Lane TEFRA Approval**  
PAGE **2 of 2**

Since the Development is located within the City of Dallas, Section 147 (f) of the Internal Revenue Code requires that in order for the bonds to be tax exempt, the City Council, the applicable elected representative of the City of Dallas, must approve the issuance of the bonds by the Issuer following a public hearing. The City of Dallas is not asked to issue bonds. The bonds shall not be a debt, liability, or an obligation of the City nor shall any of the City's assets be pledged for payment of the bonds. The City's name will not appear on the bonds. The approval being requested is only for the purpose of complying with federal law and with regard to tax exempt debt.

The Tax Equity and Fiscal Responsibility Act (TEFRA) hearing was published in the Dallas Morning News on April 3, 2023. On April 10, 2023, the public hearing was held with no outside participants in attendance, and thus, no comments made. Under applicable federal income tax law, the TEFRA approval is only valid for a one-year term. Therefore, the public hearing for the Development has a validity date through April 10, 2024. It is anticipated that the tax-exempt bonds to fund a portion of the costs for the Development will close on or about June 30, 2023.

The Texas Housing Finance Corporations Act, Chapter 394 of the Texas Local Government Code requires that the City of Dallas approve the issuance of bonds by the DHFC and their use to finance the construction and development of affordable housing.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



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

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

# Memorandum



CITY OF DALLAS

DATE April 21, 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: Tax Equity and Fiscal Responsibility Act Approval for  
Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue  
Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Ash  
Creek (Located at 2605 John West Road)**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 25, 2022 to authorize approval by the City Council of the City of Dallas, acting as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Ash Creek Preservation Apartments, LLC (Developer) to finance a portion of the cost for the renovation of units for an affordable multifamily complex to be known as the Rosemont at Ash Creek and located at 2605 John West Road, Dallas, Texas (Development); a public hearing with respect to the Bonds and the Development was held on March 28, 2022, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas, in compliance with Section 147(f) of the Code.

## Background

In order for the DHFC to issue tax-exempt bonds for a project, a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing must be held where individuals can voice their opinions or concerns regarding the issuance of such bonds for the project to be financed. This requirement originated under the Tax Equity and Fiscal Responsibility Act of 1982; the industry term for this requirement is “TEFRA.”

Since the Development is located within the City of Dallas, Section 147 (f) of the Code requires that for the bonds to be tax exempt, the City Council, the applicable elected representative of the City of Dallas, must approve the issuance of the bonds by the Issuer following a public hearing. The City of Dallas is not asked to issue bonds. The bonds shall not be a debt, liability, or an obligation of the City nor shall any of the City’s assets be pledged for payment of the bonds. The City’s name will not appear on the bonds. The approval being requested is only for the purpose of complying with federal law and with regard to tax exempt debt.

DATE April 21, 2023  
SUBJECT **Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Ash Creek (Located at 2605 John West Road)**  
PAGE **2 of 3**

Per the requirements of TEFRA, a hearing was published in the Dallas Morning News on March 21, 2022. On March 28, 2022, the public hearing was held, and comments received, if any, were provided to the City Council of the City of Dallas. Under applicable federal income tax law, the TEFRA approval may only be valid for a one-year term. Therefore, the public hearing for the Development may have a validity date through March 28, 2023. It is anticipated that the tax-exempt bonds to fund a portion of the costs for the Development will close on or about June 30, 2022.

On September 14, 2021, the DHFC authorized an inducement in an amount not to exceed \$35,000,000.00. An application for the allocation of \$35,000,000.00 in private activity bonds was submitted to the Texas Bond Review Board (TBRB) and a bond reservation was received in January 2022.

**Project Summary**

Developer proposes that the DHFC or its affiliate acquire the property at 2605 John West Road and subsequently enter into a long-term lease for the Development. The Developer proposes to renovate all 280 units of the Development. The 280 units are comprised of 136 2-bedroom and 144 3-bedroom units. The renovation is focused on the following: 1) life safety including security, 2) energy efficiency, 3) physical and functional obsolescence, 4) neighborhood stabilization, and 5) accessibility. On December 8, 2021, following a public hearing, City Council adopted a Resolution of No Objection related to the Development and Developer’s 4% Non-Competitive Low Income Housing Tax Credits application to TDHCA, by Resolution No. 21-2046. But for the investment of 4% Non-Competitive Low Income Housing Tax Credits, this property would continue to deteriorate, add blight to the neighborhood, and provide substandard housing to the existing residents.

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

1. 12 hours per week of after school tutoring; and
2. 4 hours per week of adult financial literacy courses; and
3. Health screening and mobile immunizations; and
4. Family counseling/family crisis intervention; and
5. Coordination with local social services agencies; and
6. Computer lab/computer training; and
7. Emergency assistance and relief; and
8. Community outreach programs; and
9. Vocational guidance; and
10. Social/recreational activities; and
11. State workforce development and Welfare program assistance; and
12. Individual Development Account program.

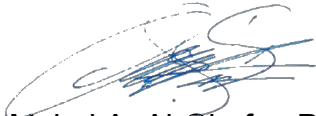
DATE April 21, 2023  
SUBJECT **Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Ash Creek (Located at 2605 John West Road)**  
PAGE **3 of 3**

## Timeline

On September 14, 2021, the DHFC authorized an inducement in an amount not to exceed \$35,000,000. On December 14, 2021, the DHFC also authorized 1) the negotiation of a master agreement with Devco Preservation, LLC, 2) an ownership interest as the general partner of Ash Creek Preservation Apartments, LLC, 3) serving as the co-developer of the project, 4) the acquisition of the land, and 5) entering into a long-term ground lease with Ash Creek Preservation Apartments, LLC.

On December 8, 2021, following a public hearing, City Council adopted a Resolution of No Objection related to the Development and Developer's 4% Non-Competitive Low Income Housing Tax Credits application to TDHCA by Resolution No. 21-2046.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



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

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
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Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE April 21, 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: Tax Equity and Fiscal Responsibility Act Approval for  
Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue  
Tax-Exempt Bonds for the acquisition and renovation of Positano Apartments  
(Located at 2519 John West Road)**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 24, 2023, to Authorize approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC) in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Positano Acquisition, LLC to finance a portion of the cost for the renovation of units for an affordable multifamily complex to be known as The Positano and located at 2519 John West Road, Dallas, Texas (Development); a public hearing with respect to the Bonds and the Development was held on April 10, 2023, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code.

## Background

Positano Acquisition, LLC (Developer) proposes the DHFC or its affiliate acquire the property at 2519 John West Road and subsequently enter into a long-term lease for the Development. The Developer proposes to renovate all 232 units. The 232 units are comprised of 84 1-bedroom and 148 2-bedroom units for seniors. The renovation is focused on the following: 1) life safety including security, 2) energy efficiency, 3) physical and functional obsolescence, 4) neighborhood stabilization, and 5) accessibility. But for the investment of 4% Non-Competitive Low Income Housing Tax credits, this property would continue to deteriorate, add blight to the neighborhood, and provide substandard housing to the existing residents.

On October 13, 2022, the DHFC authorized an inducement in an amount not to exceed \$35,000,000.00. An application for the allocation of \$35,000,000.00 in private activity bonds was submitted to the Texas Bond Review Board ("TBRB") and a bond reservation was received in March 2023. On January 11, 2023, following a public hearing, City Council adopted a Resolution of No Objection related to the Development and



DATE April 21, 2023  
SUBJECT **Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of Positano Apartments (Located at 2519 John West Road)**  
PAGE **2 of 2**

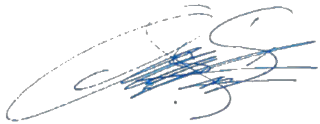
Developer's 4% Non-Competitive Low Income Housing Tax Credits application to TDHCA by Resolution No. 23-0143.

Since the Development is located within the City of Dallas, Section 147 (f) of the Internal Revenue Code requires that in order for the bonds to be tax exempt, the City Council, the applicable elected representative of the City of Dallas, must approve the issuance of the bonds by the Issuer following a public hearing. The City of Dallas is not asked to issue bonds. The bonds shall not be a debt, liability, or an obligation of the City nor shall any of the City's assets be pledged for payment of the bonds. The City's name will not appear on the bonds. The approval being requested is only for the purpose of complying with federal law and with regard to tax exempt debt.

The Tax Equity and Fiscal Responsibility Act (TEFRA) hearing was published in the Dallas Morning News on April 3, 2023. On April 10, 2023, the public hearing was held with no outside participants in attendance, and thus, no comments made. Under applicable federal income tax law, the TEFRA approval is only valid for a one-year term. Therefore, the public hearing for the Development has a validity date through April 10, 2024. It is anticipated that the tax-exempt bonds to fund a portion of the costs for the Development will close on or about September 30, 2023.

The Texas Housing Finance Corporations Act, Chapter 394 of the Texas Local Government Code requires that the City of Dallas approve the issuance of bonds by the DHFC and their use to finance the construction and development of affordable housing.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.



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# Memorandum



CITY OF DALLAS

DATE April 21, 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

**Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Crossing at Clear Creek located at the Northeast Corner of Hwy 175 and Woody Road**

LDG The Crossing at Clear Creek, LP, an affiliate of LDG Development, LLC (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Crossing at Clear Creek, a new 264-unit multifamily development located at the Northeast Corner of Hwy 175 and Woody Rd, Dallas, TX 75253 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a Resolution of No Objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a Resolution of No Objection.

## **Background**

LDG The Crossing at Clear Creek, LP (Applicant), a Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Crossing at Clear Creek, a 264-unit affordable multifamily complex located at the Northeast Corner of Hwy 175 and Woody Rd, Dallas, TX 75253 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Applicant or its affiliate shall form LDG The Crossing at Clear Creek, LP, a Texas limited partnership, the general partner of which will be LDG The Crossing at Clear Creek, GP, LLC, a to-be-formed single asset entity solely owned by the Dallas Housing Finance Corporation (DHFC). LDG The Crossing at Clear Creek, SLP, LLC, a to-be-formed limited

DATE April 21, 2023  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Crossing at Clear Creek located at the Northeast Corner of Hwy 175 and Woody Road**  
PAGE **2 of 4**

liability company, or its affiliate, will be The Crossing at Clear Creek, LP's special limited partner. MBL Derbycity Development, LLC, a Texas limited liability company, will be 100% owner of the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

On September 13, 2022, the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds for the Property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board. City Council previously approved the Resolution of No Objection on November 9, 2022, but the developer has since revised their financial estimates and needs to remove the market rate units in the unit mix to make this a 100% rent-restricted property. Due to the nature of tax credits, this allows the project more tax credit equity and makes it stronger financially. Without these additional tax credits, this project would not be economically feasible in the current market.

LDG The Crossing at Clear Creek, LP or its affiliate will serve as the developer and guarantor of the project. LDG has successfully completed over 77 multifamily properties totaling 13,673 units. The proposed property manager is Capstone Real Estate Services, Inc. (Capstone). Capstone is a professional management company based in Austin, TX that currently manages 35,000 multifamily units including over 21,000 affordable units.

The Applicant proposes to develop 264 units. The 264 units are comprised of 24 1-bedroom, 108 2-bedroom, 120 3-bedroom units, and 12 4-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features. The Property will also include controlled gate access, a multipurpose community room, swimming pool, fitness center, theater room, children's playscape, and landscaped walking paths.

Because the site has no sidewalk on the Woody Road border of the property, LDG has planned to develop a sidewalk to give residents better mobility between the property and nearby schools. The eastern portion of the site is mostly covered by flood plain and is planned to be dedicated as a park for residents to utilize. They will also work with the Office of Innovative Public Safety Solutions for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the LDG will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

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

1. 12 hours per week of after school tutoring; and
2. 4 hours per week of adult financial literacy courses; and
3. Food pantry; and

4. Annual health fair and flu shots; and
5. Notary services; and
6. Arts and crafts programming twice a month; and
7. Organized social gatherings twice a month; and
8. Weekly chore and preventative maintenance for elderly and disabled residents.

The site is situated conveniently at the corner of Woody Road and Highway 175 and is less than a mile to both Seagoville High School and Seagoville Middle School. Although the address is not yet serviced by a transit stop, the DART GoLink service is available from the Kleberg area. This service provides on demand door to door service for passengers needing transportation to and from the area.

Total development costs are anticipated to be approximately \$83,334,872.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$50,144,990.00 which is \$189,943.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Mortgage Loan</b>	\$40,746,000.00
<b>Housing Tax Credits Equity</b>	\$32,839,372.00
<b>Deferred Developer Fee</b>	\$ 8,510,333.00
<b>LC for ODR</b>	\$ 1,239,167.00
<b>Total</b>	<b>\$83,334,872.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$ 5,275,000.00
<b>Total Const. Costs</b>	\$50,144,990.00
<b>Financing Fees, Soft Costs</b>	\$16,979,796.00
<b>Reserves</b>	\$ 1,239,167.00
<b>Developer Fee</b>	\$ 9,335,919.00
<b>Other Costs</b>	\$ 360,000.00
<b>Total</b>	<b>\$83,334,872.00</b>

After the development is complete, all the 264 units will be made available to households earning 0%-60% of Area Median Income (AMI).

The development is 1.08 linear miles away from a recently approved competitive 9% Housing Tax Credit development located at 15251 Seagoville Road. Per the requirements of TDHCA’s Qualified Action Plan and 10 TAC § 11.3(d), City Council must vote to specifically allow the construction of a new tax credit development within one linear mile of a tax credit development authorized within the past three years. Using driving distance, the development is 1.4 miles away from the previously approved development. The agenda item includes language acknowledging this proximity.

DATE April 21, 2023  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Crossing at Clear Creek located at the Northeast Corner of Hwy 175 and Woody Road**  
PAGE **4 of 4**

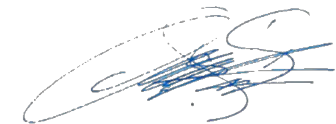
The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution No. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments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

To receive a staff recommendation for a Resolution of No Objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff recommends a Resolution of No Objection.

### **Recommendation**

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

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619



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

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# Memorandum



CITY OF DALLAS

DATE April 21, 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

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Terrace at Highland Hills located at 3100 Persimmon Road**

LDG The Terrace at Highland Hills, LP, an affiliate of LDG Development, LLC (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Terrace at Highland Hills, a new 300-unit multifamily development located at 3100 Persimmon Road, Dallas, Texas 75241 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a Resolution of No Objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff recommend a Resolution of No Objection.

## **Background**

LDG The Terrace at Highland Hills, LP (Applicant), a Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Terrace at Highland Hills, a 300-unit affordable multifamily complex located at 3100 Persimmon Road, Dallas, Texas 75241 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for residents to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

On September 13, 2022, the Dallas Housing Finance Corporation (DHFC) Board of Directors authorized a preliminary inducement resolution declaring intent to issue \$60,000,000.00 in private activity bonds to fund the Development. The general partner of the Applicant is LDG The Terrace at Highland Hills GP, LLC, a Texas limited liability company and a single asset entity with the DHFC as 100% owner. The DHFC will also own the land and lease the property to the Applicant.

DATE April 21, 2023  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Terrace at Highland Hills located at 3100 Persimmon Road**  
PAGE **2 of 4**

City Council previously approved a Resolution of No Objection on November 9, 2022, but the developer has since revised their financial estimates and needs to remove the market rate units in the unit mix to make this a 100% rent-restricted property. Due to the nature of tax credits, this allows the project more tax credit equity and makes it stronger financially. Without these additional tax credits, this project would not be economically feasible in the current market.

Applicant is an experienced developer that has completed over 15,000 apartment units across the country, including roughly 7,000 units in Texas. They have recently partnered with the DHFC in three previous developments including The Ridge at Lancaster, Meadowbrook, and The Terrace at Southern Oaks. These developments are currently under construction and set to open in the next two years.

The Applicant proposes to develop 300 units. The 300 units are comprised of 36 1-bedroom, 120 2-bedroom, 132 3-bedroom units, and 12 4-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features. The Property will also include controlled gate access, a multipurpose community room, swimming pool, fitness center, theater room, children's playscape, full perimeter fencing, a gazebo area, picnic areas with grills, and landscaped walking paths.

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

1. 12 hours per week of after school tutoring; and
2. 4 hours per week of adult financial literacy courses; and
3. Food pantry; and
4. Annual health fair and flu shots; and
5. Notary services; and
6. Arts and crafts programming twice a month; and
7. Organized social gatherings twice a month; and
8. Weekly chore and preventative maintenance for elderly and disabled residents.

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

The site is situated on Persimmon Road near the intersection of Simpson Stuart Road and Bonnie View Road and is less than a mile from Paul Quinn College and three miles from UNT Dallas. These educational centers provide opportunity, valuable job training, and a place of employment for area residents. The development is located within the DART GoLink Inland Port Zone. This service provides on demand door to door service for passengers needing transportation to and from the area. Through the GO Link service, property owners can setup partnerships with the inland port businesses to provide free door to door service to and from the businesses. The logistics industry is rapidly growing in Southern Dallas and will need to

be serviced by employees seeking affordable housing. The Southern Dallas County Inland Port is home to over 30,000 jobs and hundreds of employers and continues to grow to meet the needs of the region.

Total development costs are anticipated to be approximately \$92,669,310.00 which includes the acquisition price for the land. The hard construction budget is anticipated to be approximately \$58,746,670.00 which is \$195,821.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Private Activity Bonds</b>	\$45,911,000.00
<b>Housing Tax Credits Equity</b>	\$38,099,119.00
<b>Deferred Developer Fee</b>	\$ 8,659,191.00
<b>Total</b>	<b>\$92,669,310.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Development Costs</b>	\$61,146,670.00
<b>Financing Fees, Soft Costs</b>	\$19,200,440.00
<b>Reserves</b>	\$ 1,398,146.00
<b>Developer Fee</b>	\$10,924,054.00
<b>Total</b>	<b>\$92,669,310.00</b>

After the development is complete, all the 300 units will be made available to households earning 0%-60% of Area Median Income (AMI).

The Development is within one mile of The Ridge at Lancaster and Palladium Simpson Stuart, recent 4% Housing Tax Credit projects located at 5703 South Lancaster Road and 3380 Simpson Stuart Road, respectively. Per the requirements of TDHCA’s Qualified Action Plan and 10 TAC § 11.3(d), City Council must vote to specifically approve the construction of a new tax credit development within one linear mile of a tax credit development authorized within the past three years. The agenda item includes language acknowledging this proximity.

The Development is located within a census tract with a poverty rate over 40%. Per the requirements of TDHCA’s Qualified Action Plan and 10 TAC §11.101(a)(3), City Council must specifically approve the construction of a new tax credit development in such a census tract. The agenda item includes language acknowledging the high poverty rate. Per the City of Dallas Comprehensive Housing Plan (CHP), For any Development located in a census tract with a poverty rate of 40% or higher, the Development must achieve a minimum score under the Resident Services element of the scoring factors below of:

- 1) 17 points for elderly developments;
- 2) 23 points for family developments; or
- 3) 22 points for permanent supportive housing developments

As a family development, the project scored 23 points to complete this requirement.



DATE April 21, 2023  
SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Terrace at Highland Hills located at 3100 Persimmon Road**  
PAGE **4 of 4**

The Development is located within a census tract with 20% Housing Tax Credit Units per total households. Per the requirements of TDHCA's Qualified Action Plan and 10 TAC §11.3(e) and §11.4(c)(1), City Council must specifically approve the construction of a new tax credit development in such a census tract and that the proposed Development is consistent with the City's obligation to affirmatively further fair housing. The agenda item includes language acknowledging this requirement.

The Development has been found to affirmatively further fair housing by the Office of Fair Housing.

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

To receive a staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, TDHCA underwriting standards, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff recommends a resolution of no objection.

### **Recommendation**

The Development satisfies the threshold requirements of the Comprehensive Housing Policy and Staff recommends City Council authorize a resolution of no objection for LDG The Crossing at Clear Creek, LP's application to the Texas Department of Housing and Community Affairs for Non-Competitive 4% Housing Tax Credits.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619

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

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
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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 April 21, 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

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Ridge at Loop 12 located at 1200 N Walton Walker Boulevard**

LDG The Ridge at Loop 12, LP, an affiliate of LDG Development (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of the Ridge at Loop 12, a new 264-unit affordable multifamily development located at 1200 N Walton Walker Boulevard, Dallas, Texas 75211 (Property). A Resolution of No Objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a Resolution of No Objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff recommends a Resolution of No Objection.

## **Background**

LDG The Ridge at Loop 12, LP (Applicant), a Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Ridge at Loop 12, a 264-unit affordable multifamily complex located at 1200 N Walton Walker Boulevard, Dallas, TX 75211 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

Applicant or its affiliate shall form LDG The Ridge at Loop 12, LP, a Texas limited partnership, the general partner of which will be LDG The Ridge at Loop 12, GP, LLC, a to-be-formed single asset entity solely owned by the Dallas Housing Finance Corporation (DHFC). LDG The Ridge at Loop 12, SLP, LLC, a to-be-formed limited liability company, or its affiliate, will be The Ridge at Loop 12, LP's special limited partner. MBL Derbycity Development, LLC, a Texas limited liability company, will be 100% owner of the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

On April 11, 2023, the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds for the Property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

LDG The Ridge at Loop 12, LP or its affiliate will serve as the developer and guarantor of the project. LDG has successfully completed over 77 multifamily properties totaling 13,673 units. The proposed property manager is Capstone Real Estate Services, Inc. (Capstone). Capstone is a professional management company based in Austin, TX that currently manages 35,000 multifamily units including over 21,000 affordable units.

The Applicant proposes to develop 300 units. The 300 units are comprised of 36 1-bedroom, 120 2-bedroom, 132 3-bedroom units, and 12 4-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features. The Property will also include controlled gate access, a multipurpose community room, swimming pool, fitness center, theater room, children’s playscape, and landscaped walking paths.

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

1. 12 hours per week of after school tutoring; and
2. 4 hours per week of adult financial literacy courses; and
3. Food pantry; and
4. Annual health fair and flu shots; and
5. Notary services; and
6. Arts and crafts programming twice a month; and
7. Organized social gatherings twice a month; and
8. Weekly chore and preventative maintenance for elderly and disabled residents.

Total development costs are anticipated to be approximately \$90,460,577.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$58,689,480.00 which is \$195,632.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
<b>Mortgage Loan</b>	\$46,224,000.00
<b>Housing Tax Credits Equity</b>	\$37,781,089.00
<b>Deferred Developer Fee</b>	\$ 6,455,488.00
<b>Total</b>	<b>\$90,460,577.00</b>

<b>Proposed Uses</b>	<b>Costs</b>
<b>Acquisition</b>	\$ 2,500,000.00
<b>Total Const. Costs</b>	\$58,689,480.00
<b>Financing Fees, Soft Costs</b>	\$16,807,009.00
<b>Reserves</b>	\$ 1,463,799.00
<b>Developer Fee</b>	\$10,650,289.00

<b>Other Costs</b>	\$ 350,000.00
<b>Total</b>	<b>\$90,460,577.00</b>

After the development is complete, all the 300 units will be made available to households earning 0%-60% of Area Median Income (AMI).

The development is one (1) linear mile away from a recently approved 4% Housing Tax Credit development located at 526 S Walton Walker Blvd. Per the requirements of TDHCA's Qualified Action Plan and 10 TAC § 11.3(d), City Council must vote to specifically allow the construction of a new tax credit development within one (1) linear mile of a tax credit development authorized within the past three (3) years. Using driving distance, the development is 1.2 miles away from the previously approved development. The agenda item includes language acknowledging this proximity.

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

To receive a staff recommendation for a Resolution of No Objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. After review, the Applicant has satisfied all application requirements and staff recommends a resolution of no objection.

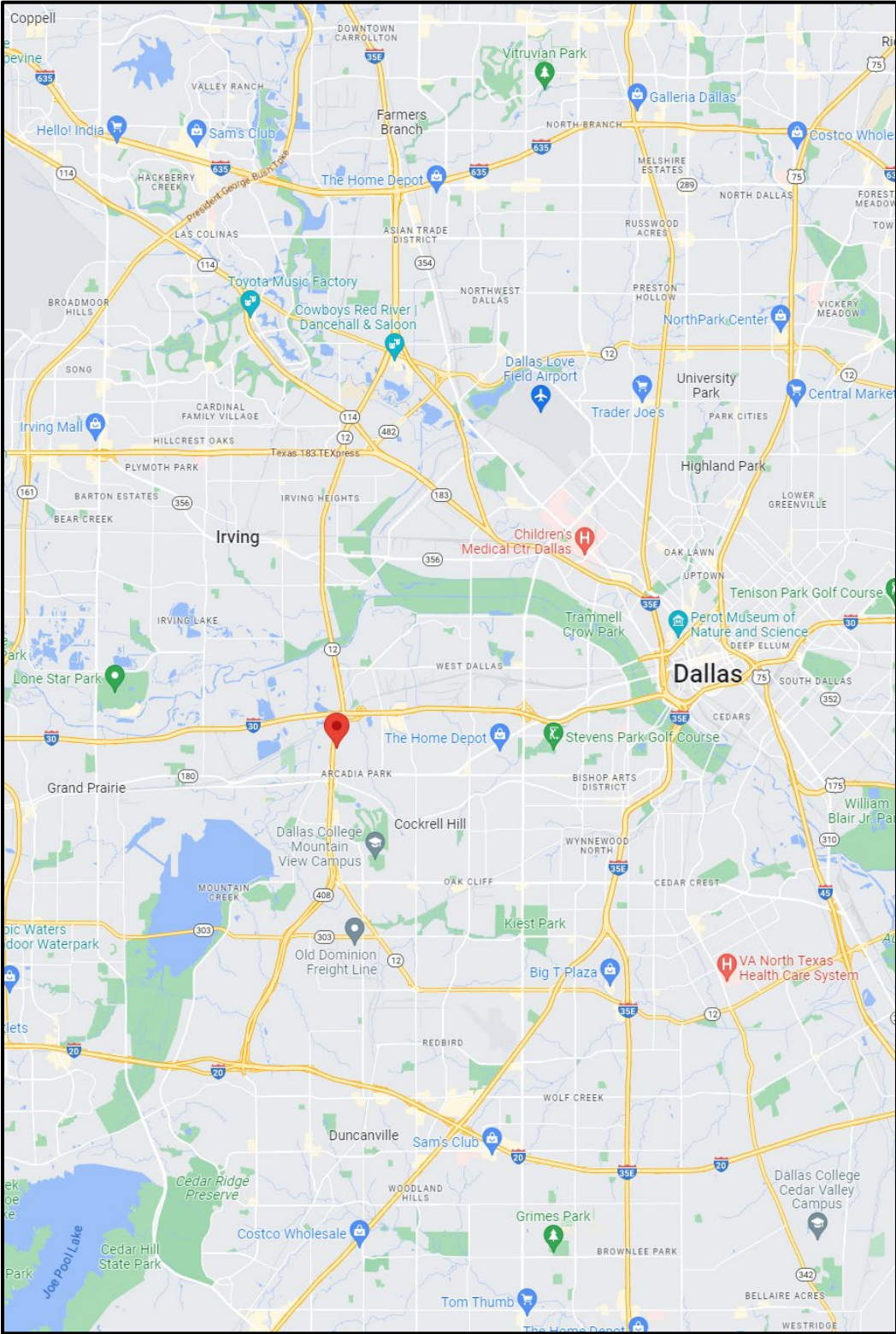
Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.

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

**[Attachment: Ridge at Loop 12 Map]**

- c: T.C. Broadnax, City Manager
- Tammy Palomino, Interim City Attorney
- Mark Swann, City Auditor
- Biliera Johnson, City Secretary
- Preston Robinson, Administrative Judge
- Kimberly Bizer Tolbert, Deputy City Manager
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- Carl Simpson, Assistant City Manager
- Jack Ireland, Chief Financial Officer
- Genesis D. Gavino, Chief of Staff to the City Manager
- Directors and Assistant Directors

# Ridge at Loop 12 Map



# Memorandum



CITY OF DALLAS

DATE April 21, 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 & Neighborhood Revitalization Performance Measure  
Update**

The attached Quarterly Report contains information to track the performance, progress, and status of ongoing and completed projects in the second quarter of fiscal year 2022-23. The reports consist of development projects approved by City Council, under construction, or complete; home buyer assistance projects that are prequalified or closed; and home repairs that are in the predevelopment phase, under construction, or have been completed. This report will be provided to the Housing and Homelessness Solutions Committee 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](mailto: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

### [Attachments:]

1. Quarterly Housing Production and Preservation Report
2. Ongoing and Recently Completed Homebuyer Assistance
3. Ongoing and Recently Completed Housing Development Projects
4. Ongoing and Recently Completed Home Repair Projects
5. Income and Expenses for MIHDB and Corporations

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
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Department of  
**Housing & Neighborhood  
Revitalization**

**QUARTERLY HOUSING PRODUCTION AND  
PRESERVATION REPORT**

Quarter 2  
**JANUARY TO MARCH**  
FY 2022-2023



Photo Credit: Golden S.E.E.D.S. Foundation and Innovan Ribbon Cutting for homes in The Bottom, District 4

## EXECUTIVE SUMMARY

This Quarterly Report provides the Housing and Homelessness Solutions Committee (HHSC) an update on Housing activities during the second three months (Q2) of FY 2022-2023 (January 1 through March 31, 2023).

- On March 1, 2023, 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 informed the seven Housing Equity Pillars that provided the framework of the new housing policy. The Dallas Housing Resource Catalog (DHRC) was briefed to HHSC on March 21, 2023. **The DHP33 and DHRC were adopted by City Council on April 12, 2023.**
- The Department of Housing and Neighborhood Revitalization (Housing) staff launched the 2023 9% Housing Tax Credit application process for Low-Income Housing Tax Credit



(LIHTC) projects in Q1 and received six applications for review. In Q2, Council approved one application out of the two that were initially identified by staff to move forward.

- Overall, Housing programs, along with Office of Economic Development, supported 18,638 new housing units that have been completed, are under construction, or are in pre-development stages.
- 46% of the housing units in all stages of development are reserved as affordable housing units.
- Twenty-one housing units were completed or acquired in Q2 through the Land Bank and Land Transfer programs.
- A total of 29 homes have been repaired as of Q2 through the Home Improvement and Preservation Program (HIPP)
- The Dallas Homebuyer Assistance Program (DHAP) assisted seven homebuyers to close on their homes as of Q2.
- DHAP launched the Anti-Displacement Homebuyer Assistance Program (DHAP 10) for Dallas residents living in the city for at least 10 years. Housing staff has prequalified 10 applicants to date in Q2. The average household income is approximately \$45,000.
- Repair launched the Senior Home Repair Program from February to March 2023 and received over 500 applications and are starting the eligibility review.
- Golden S.E.E.D.S. Foundation, Innovan, and Housing held a ribbon-cutting ceremony for 22 new single-family homes in The Bottom.

## 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 second three months (Q2) of FY 2022-2023 (January 1 through March 31, 2023). The report includes activities from a selection of thirteen housing programs and the three corporations. Two new programs were added in Q2: the Anti-Displacement Homebuyer Assistance Program (DHAP 10) and the Senior Home Repair Program.

### **Programs for preservation and new development:**

1. Home Improvement and Preservation Program (HIPP)
2. Dallas Homebuyer Assistance Program (DHAP) and the Anti-Displacement Homebuyer Assistance Program (DHAP 10) (New Program)
3. Title Clearing and Clouded Title Prevention Program
4. Targeted Rehab Program – West Dallas
5. Targeted Rehab Program – Historic 10<sup>th</sup> 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 (New Program)

#### **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.

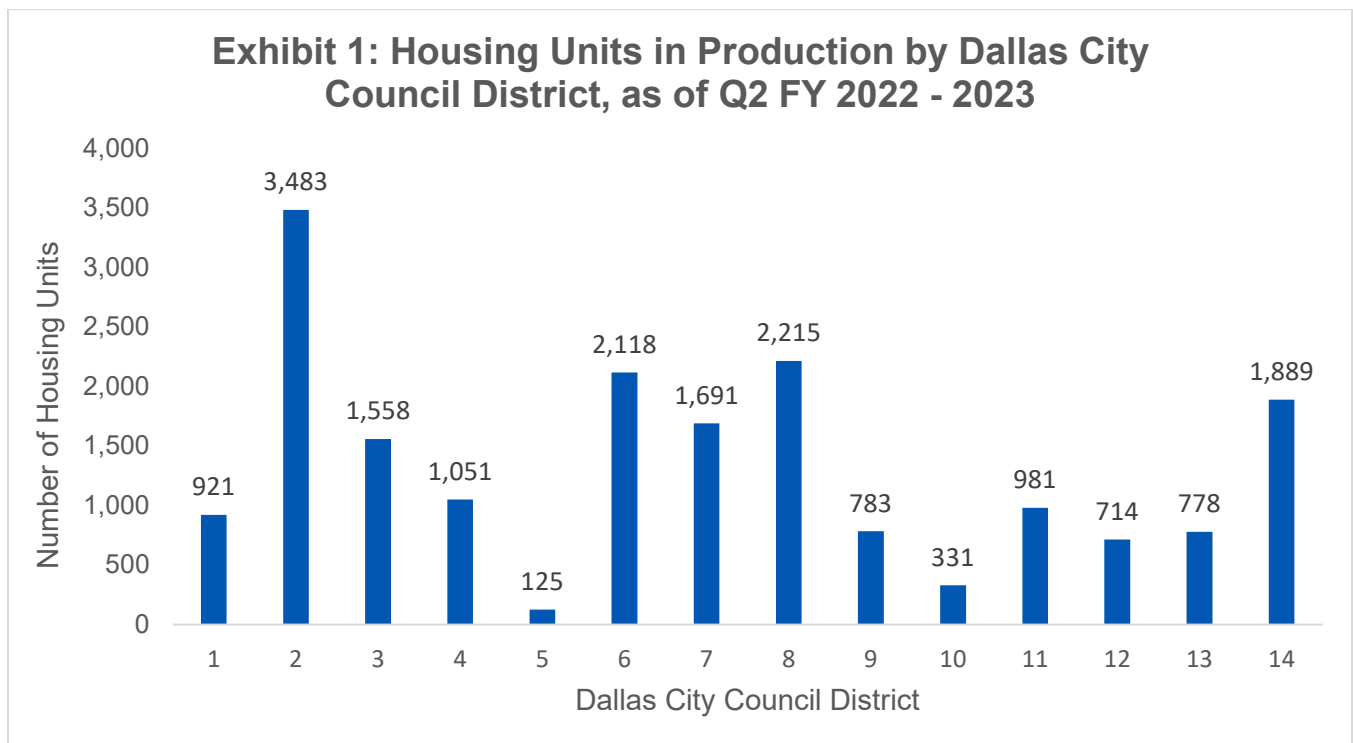
The current Comprehensive Housing Policy, with its compendium of programs, corporations, and compliance resources, was included in a new Dallas Housing Resource Catalog (DHRC). On March 1, 2023, City Council was briefed on the proposed DHP33 and the new structure of the DHRC. The DHP33 draft and the DHRC were adopted by Council on April 12, 2023 (Q3).

## ONGOING AND RECENTLY COMPLETED DEVELOPMENT PROJECTS

As of Q2, there are 18,638 housing units in the Completed, Under Construction, and Predevelopment project phases in Housing and the Office of Economic Development (OED) programs<sup>1</sup>. This is a 13% increase from 16,499 housing units in Q1. 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 1. City Council Districts 2, 6, and 8 have the most housing units in production. More detail on the housing projects may be found in the Appendix.



<sup>1</sup> Note: Units per housing project may change from one month to the next based upon changes to the development. For projects still in pre-development or under construction, housing unit numbers are subject to change.



## **LIHTC**

The 2023 application process for the 9% Competitive Housing Tax Credit cycle for the Low-Income Housing Tax Credit (LIHTC) program was completed in Q1. Out of six applications received, one was approved in Q2 by Council with a resolution of support. Five out of the six applications were withdrawn because of community feedback and low scores on the TDHCA Qualified Allocation Plan.



## **DHFC**

In Q2, the DHFC completed construction on The Galbraith and completed rehabilitation of The Citizen. The Galbraith is located at 2400 Bryan Street in the heart of downtown Dallas. The property has a total of 202 mixed-income units, of which 111 units are reserved for residents earning at or below 80% of Area Median Income (AMI) and 106 units are at market rate/non-income restricted.

DHFC received the prestigious National Association of Local Finance Agencies' **Award of Redevelopment Excellence** for The Citizen. DHFC will receive this award in May 2023 at a ceremony at the national conference in Tampa, Florida. The Citizen (formerly known as Midpark Towers) is a 202-unit, 2-tower property located in the NW quadrant off of 635 & 75. The property was acquired in June 2021 through a partnership between Elizabeth Property Group (developer) and Dallas Housing Finance Corporation (DHFC). This kicked off an 18-month long renovation plan to the property completed in February 2023. The property is all 1-bedroom units and is restricted to 92.6% (187 units) at 60% AMI and 7.4% (15 units) at 30% AMI.



## **DPFC**

The DPFC began construction on the Oak Cliff (Council District 1) project, Oakhouse at Colorado, a 215-unit mixed income development that will reserve 50% of the units for residents earning less than 80% AMI. There was a groundbreaking in February 2023 with the City of Dallas and the development partners, Mintwood Real Estate and MSquared, both woman-owned businesses. This project offers mixed-income housing units in a proximity to the Bishop Arts District and Downtown Dallas.

## **MIHDB**

Currently, 4,570 housing units in 21 projects are under construction in the Mixed Income Housing Development Bonus (MIHDB) program. Housing developers use MIHDB on its own as well as in combination with other Housing programs. They receive a zoning bonus to build affordable units or pay the fee in lieu. Another 17 projects, representing 3,182 units, are in the pre-development process. The MIHDB program supports mixed income developments across the city, including large recent projects such as 5050 Keeneland Project with 336 units in Council District 3 and 2811 Maple Avenue with “fee in lieu” for 180 market rate units in Council District 14. Lenox Oak Lawn in Council District 2 was just completed in March 2023 in obtaining its Certificate of Occupancy with 293 housing units, twelve of which are reserved for affordable housing.

Housing launched the fee in lieu portion of the program in Q1 quarter and accepted the first check in the amount of \$2,450,362.74 for 2811 Maple Avenue in October 2022. As of March 2023 in Q2, the program accepted \$5,505,854 in fee in lieu payments (See Summary Table in Appendix).

In March 2023, Housing presented to HHSC options for use of the MIHDB fee in lieu funds. Since then staff has made \$1M of this available for Senior Home Repair and \$2.5M for developments prioritizing homeownership.



## **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 Q2, developers started construction on 22 single-family homes and completed construction on 21 homes. Council approved the sale of 51 lots for the Land Transfer program. The Land Transfer program developers started construction on 18 homes and completed 16 homes. The Land Bank program developers started construction on four homes and completed 5 homes. These homes are in Council Districts 4 and 7.

## REPAIR PROGRAMS

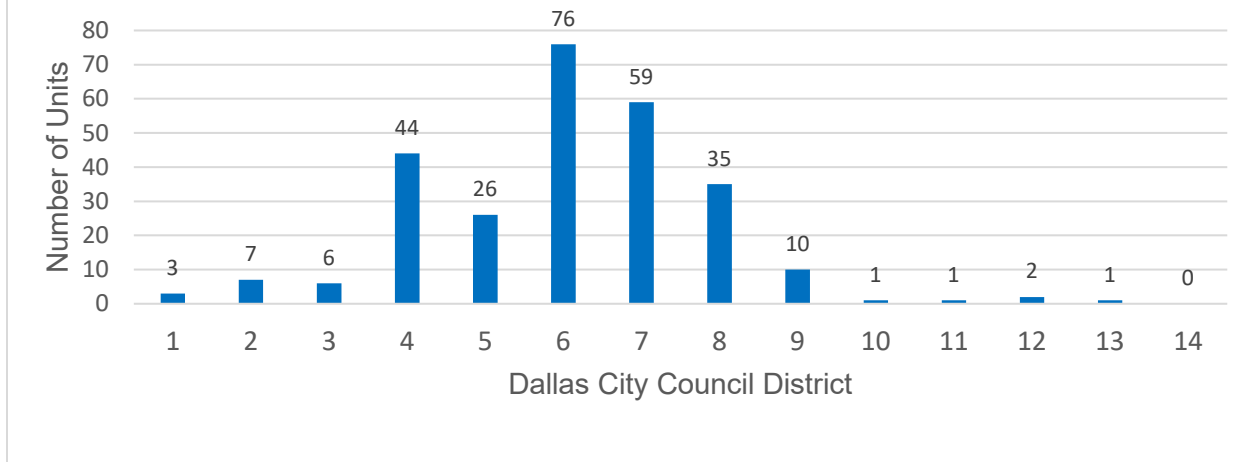


Photo Credit: REKJ ARPA home repair

In Q1, 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 and met with staff to finalize program staff and sub-contractors on compliance, monitoring, construction and invoicing. GrantWorks will be doing eligibility review and home repairs in Q3.

Housing received more ARPA funding for home repair of \$1.2M in Council Districts 7 and 9. In all home repair programs, there were 83 homes are under construction and 177 homes are in predevelopment processes. Contractors completed construction on 38 homes. The distribution of repair projects by City Council district is shown in Exhibit 2 and accomplishments are shown in Exhibit 3. A majority of repairs are in targeted areas and southern and western portions of Dallas (Council Districts 4, 5, 6, 7, and 8).

**Exhibit 2: Repairs by City Council District,  
as of Q2 FY 2022-2023**



Note: At least 27 homes are not yet defined by Council District

*West Dallas Targeted Repair Program (TRP)* currently has 19 homes under construction for this program and 43 homes are in the predevelopment processes.

Nine homes are in the predevelopment process in the *Healthy Homes Lead Reduction (HHLR) Program*.

The *Dallas Tomorrow Fund (DTF)* continues to process applications. As of Q2, Housing has completed three homes, eight homes are under construction, and 33 homes are in the predevelopment process.

The *American Rescue Plan Act Neighborhood Revitalization Program (ARPA NRP)* qualified 10 households in Q1. In Q2 currently eleven homes are under construction and 54 homes are in the predevelopment process for all ARPA programs. Staff worked with Dallas Water Utilities (DWU) to align the Septic Tank conversation project and will begin applications in neighborhoods where DWU has installed new sewer/water lines in under-served areas.

The Senior Home Repair program was launched in February to March 2023. Applications were available online and at Dallas libraries and recreation centers. Housing received over 500 applications from residents aged 65 years and older.

<b>Exhibit 3: Housing Repair Accomplishments Completed as of Q2 FY 2022-2023</b>	
<b>Program</b>	<b>FY To Date</b>
HIPP	17 households qualified* 25 homes under construction 29 homes completed construction
HHLR	9 households qualified
DTF	33 households qualified 8 homes under construction 3 homes completed construction
ARPA NRP	54 households qualified 11 homes under construction 4 homes completed construction
West Dallas TRP	43 households are qualified 19 homes under construction
Senior Home Repair Program	Over 500 applications received and under review
*Qualified: application is not cancelled and the inspection is completed to begin work	



## **DALLAS HOMEBUYER ASSISTANCE PROGRAM (DHAP)**

Staff launched the Anti-Displacement Homebuyer Assistance Program (DHAP 10) on February 22, 2023. The program targets resident homebuyers who have lived in the City of Dallas for 10 or more years (collectively) and with household incomes between 50% to 120% AMI. The maximum subsidy amounts are \$50,000. As of March 23, 2023, out of 14 applications received, 8 were prequalified. A majority are African-American (71%) and the remainder are Hispanic/Latino (29%). A majority are single in marital status (12), the average age is 45, and the average household income is approximately \$45,000. The program has \$1M to fund 20 closings in total. Staff prequalified a total of 10 applicants by the end of Q2.

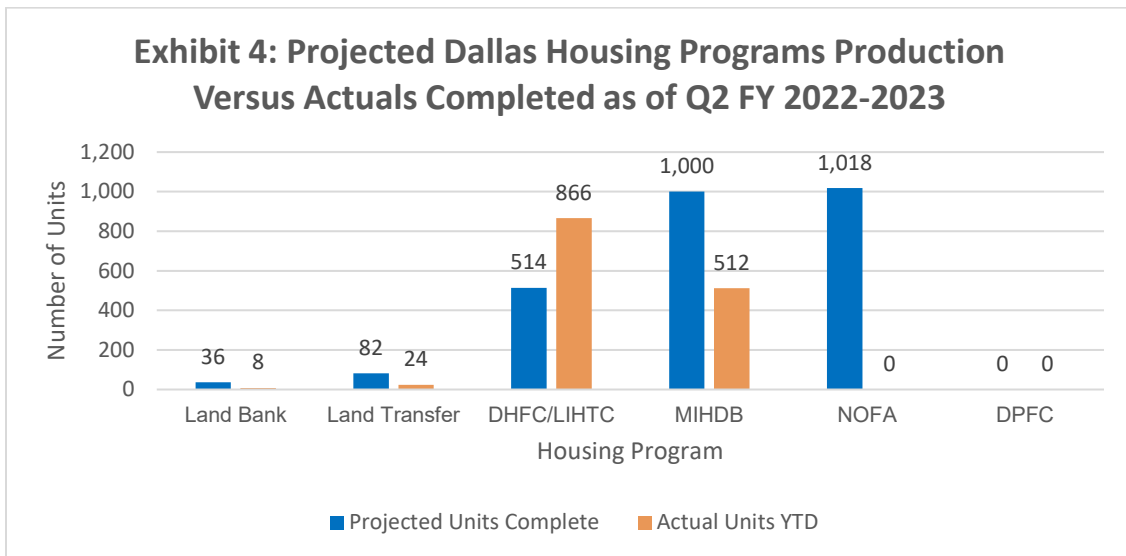
The established DHAP and Targeted Occupation DHAP programs had 7 closings as of Q2. Three of those closings were in the Targeted Occupation program. Thirty-one applicants were prequalified in those programs in addition to the 10 prequalified in the DHAP 10 program. With \$40,000 of DHAP assistance, a family of four successfully purchased a Builders of Hope home on a land bank lot in Council District 7 (See below in Highlighted Projects).



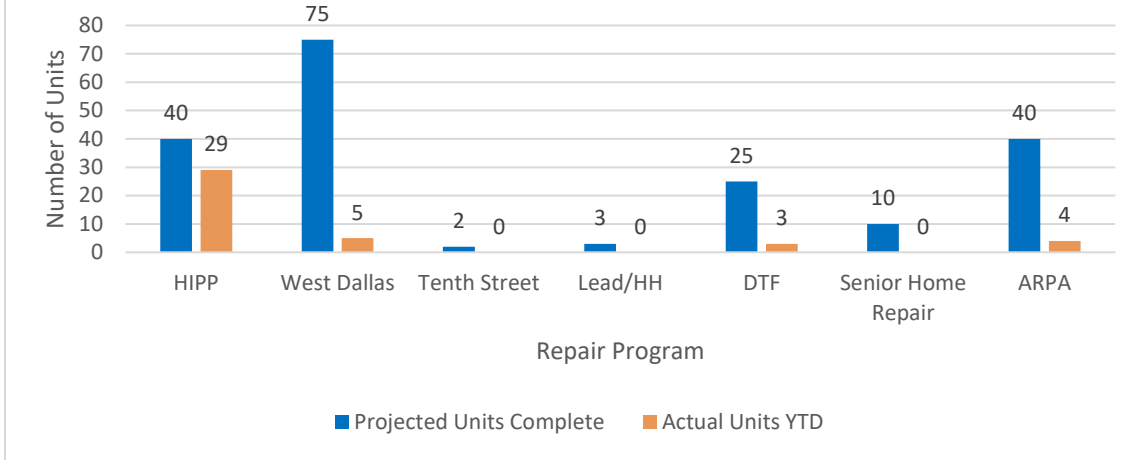


## PROJECTED VERSUS ACTUAL HOUSING PRODUCTION

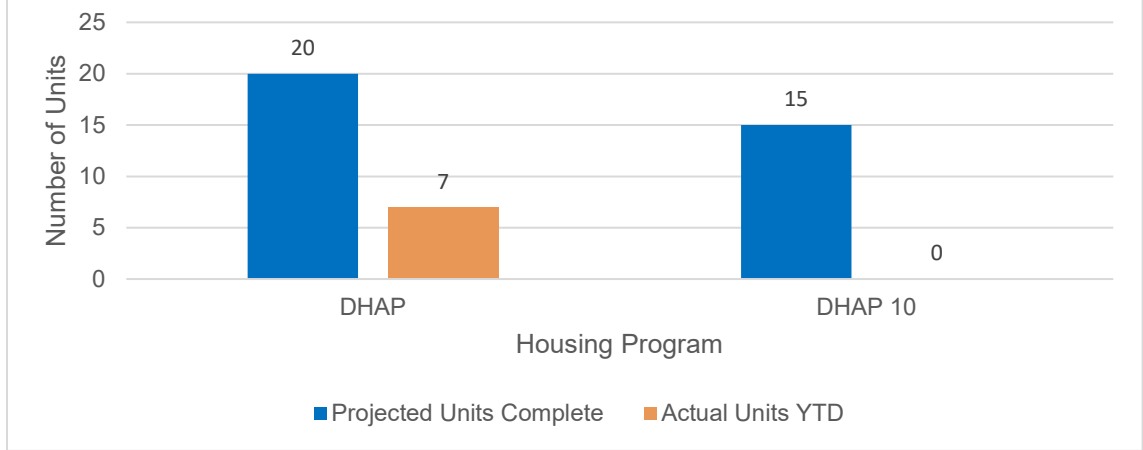
Housing staff estimated the number of units that would be produced in housing production programs, preserved in repair programs, or completed in homebuyer assistance programs (Exhibits 4-6). These estimations or projections are compared with actual accomplishments as of Q2 FY 2022-2023. The DHAP 10 and the Senior Home Repair programs are new, and thus initial applications are still in the review process.



**Exhibit 5: Projected Dallas Home Repairs Versus Actuals Completed as of Q2 FY 2022-2023**



**Exhibit 6: Projected Homebuyers Assisted versus Actuals as of Q2 FY 2022-2023**



# HIGHLIGHTED PROJECTS

The Galbraith, DHAP/Land Bank Home, Golden S.E.E.D.S. Foundation Single-Family Homes, and the Citizen exemplify the variety of projects needed to support mixed-income housing and home ownership in Dallas (Exhibit 7). The Galbraith is a 217-unit, new construction mixed-income housing development in a rapidly changing neighborhood of East Dallas. The single-family homes in The Bottom and in Council District 7 demonstrate how a combination of Housing programs can be used to promote home ownership. The Citizen, an award-winning project in Council District 11, is an innovative use of 4% Tax Credits to renovate an existing building in North Dallas and provide 202 needed affordable housing units.

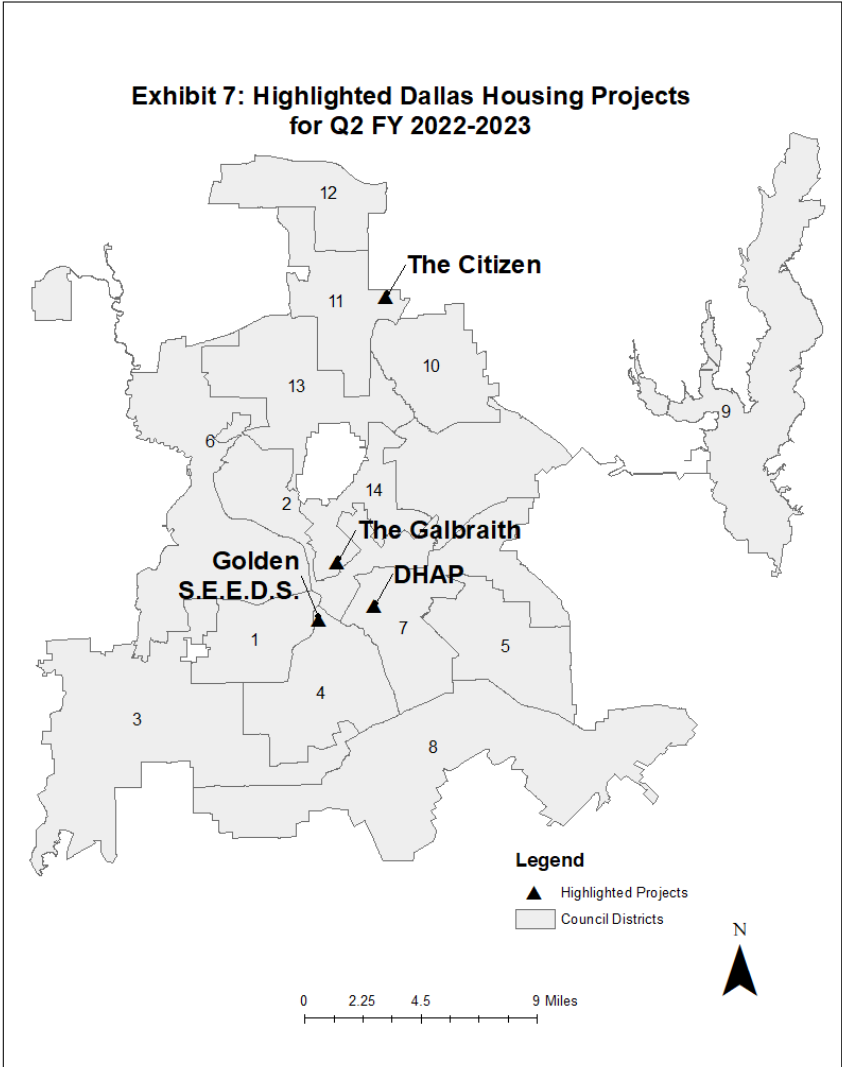




Photo credit: Craig Boeglin with Matthews Southwest

# THE GALBRAITH

The Galbraith is located at 2400 Bryan Street in the heart of downtown Dallas. The property has a total of 217 mixed-income units, of which 111 units are reserved for residents earning at or below 80% of Area Median Income (AMI) and 106 units are at market rate/non-income restricted. The development is a 15-story construction with structured parking with 312 spaces. Class A amenities include resort style pool, multipurpose clubhouse with fitness center, business center, stainless steel appliances, early childhood education or childcare facility, and 10,000 square feet of retail space. This is a \$77,000,000+ investment into mixed-income, workforce housing for the City Dallas.

# DHAP/LAND BANK HOME



Photo Credit: Builders of Hope



Photo Credit: Builders of Hope

The Land Bank Program aligns with the City's goal of developing quality, sustainable housing that is affordable to Dallas city residents by selling city-owned real estate to non-profit and for-profit developers at below market values. Developers work closely with mortgage lenders in identifying buyers who meet the income requirements for home purchases and recommend DHAP to those buyers to help make the home purchase more affordable. DHAP supported this family to purchase a new construction home built by Builders of Hope on a land bank lot in Council District 7.



Photo Credit: Golden S.E.E.D.S. Foundation

# GOLDEN S.E.E.D.S. FOUNDATION SINGLE- FAMILY HOMES


The Golden S.E.E.D.S. Foundation held a ribbon cutting ceremony on March 3, 2023 at 610 and 614 N. Denley Drive, Dallas, TX 75203 in The Bottom. This project includes the construction of 22 single family homes with 60% to 80% AMI. The City has allocated \$1,400,000 in 2012 General Obligation Bond funds for the single-family development project located in the Historic Bottom District. This project is supported by ongoing infrastructure improvements in The Bottom, and the City is still finishing Phase 2 of these improvements.



Photo Credit: The Citizen, Tisha Vaidya, Elizabeth Property Group, Dallas, Texas

# THE CITIZEN

The Citizen (formerly known as Midpark Towers) is a 202-unit, 2-tower property located in the NW quadrant off of 635 & 75. The property was acquired in June 2021 through a partnership between Elizabeth Property Group (developer) and Dallas Housing Finance Corporation (DHFC). This kicked off an 18-month long renovation plan to the property completed in February 2023. The property is all 1-bedroom units and is restricted to 92.6% (187 units) at 60% AMI and 7.4% (15 units) at 30% AMI. Through 4% tax credit financing and HUD 221d4 loan proceeds, the partnership was able to reinvest over \$10 million of hard costs (\$50,000/unit) back into the property, addressing long overdue deferred maintenance, essential life safety and health issues, including full replacement of elevators, roofs, generator, landscaping, and HVAC. The owners have also upgraded the property substantially to make it a safe, clean, and bright living environment for its residents by renovating the units completely, including new paint, flooring, black and stainless-steel kitchen appliances (adding a dishwasher), bathroom fixtures, AC units, doors, and ceiling fans. Lastly, as part of the renovation, the owners have also added several new amenities to the property for the benefit of its residents, including property-wide Wi-Fi (throughout the common areas and in the units, complimentary to residents), fitness center, business center, lobby/seating area, 11th floor activity room/meeting room, dog park, and an updated gazebo with covered seating. Elizabeth Property Group is very proud to have partnered with DHFC in order to preserve affordable housing in a transforming area of North Dallas and to better serve a highly vulnerable population.



## **APPENDIX OF DATA TABLES**

- Ongoing and Recently Completed Housing Development Projects
- Ongoing and Recently Completed Homebuyer Assistance
- Ongoing and Recently Completed Home Repair Projects
- Income and Expenses for MIHDB and Corporations



Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served
Closed FY 22-23	DHAP	7	Inwood National Bank	CDBG, HOME	\$ 240,000	\$40,000.00	74.81%	55	1
	DHAP, Targeted Occupation	7	JPMorgan Chase Bank, N.A.	CDBG, HOME	\$ 200,000	\$45,000.00	82.14%	28	1
	DHAP, Targeted Occupation	8	AmCap Mortgage, Ltd	CDBG, HOME	\$ 263,585	\$43,394.00	80.24%	38	1
	DHAP	1	Simmons Bank	CDBG, HOME	\$ 128,000	\$29,500.00	65.18%	26	1
	DHAP	3	Amcap Mortgage Ltd Db a Gold Financial Services	CDBG, HOME	\$ 260,000	\$60,000.00	42.67%	35	1
	DHAP	8	Amcap Mortgage Ltd Db a Gold Financial Services	CDBG, HOME	\$ 270,000	\$40,000.00	36.50%	37	1
	DHAP, Targeted Occupation	8	Town Square Mortgage	CDBG, HOME	\$ 205,000	\$23,754.00	104.88%	35	1
					<b>\$ 223,798</b>	<b>\$ 281,648</b>	<b>69.49%</b>	<b>36</b>	<b>7</b>
Prequalified	DHAP				\$ -	\$ -	59.64%	58	1
	DHAP		Simmons Bank		\$ -	\$ -	78.43%	49	1
	DHAP				\$ -	\$ -	57.70%	52	1
	DHAP				\$ -	\$ -	32.36%	50	1
	DHAP				\$ -	\$ -	70.26%	50	1
	DHAP				\$ -	\$ -	45.68%	40	1
	DHAP, Targeted Occupation				\$ -	\$ -	106.23%	33	1
	DHAP				\$ -	\$ -	69.21%	36	1
	DHAP				\$ -	\$ -	79.03%	35	1
	DHAP		Guild Mortgage		\$ -	\$ -	64.29%	37	1
	DHAP				\$ -	\$ -	72.71%	56	1
	DHAP, Targeted Occupation		JP Morgan Chase		\$ -	\$ -	119.34%	34	1
	DHAP				\$ -	\$ -	56.47%	23	1
	DHAP				\$ -	\$ -	42.45%	65	1
	DHAP				\$ -	\$ -	57.45%	40	1
	DHAP, Targeted Occupation				\$ -	\$ -	110.04%	29	1
	DHAP, Targeted Occupation		Bank of America		\$ -	\$ -	115.51%	37	1
	DHAP				\$ -	\$ -	71.11%	26	1
	DHAP 10				\$ -	\$ -	106.15%	22	1
	DHAP, Targeted Occupation				\$ -	\$ -	112.02%	26	1
	DHAP				\$ -	\$ -	76.21%	50	1
	DHAP 10				\$ -	\$ -	85.07%	29	1
	DHAP				\$ -	\$ -	61.94%	39	1
	DHAP 10				\$ -	\$ -	66.19%	31	1
	DHAP 10				\$ -	\$ -	78.55%	70	1
	DHAP, Targeted Occupation				\$ -	\$ -	90.44%	24	1
	DHAP		Simmons Bank		\$ 115,000	\$ -	71.48%	25	1
	DHAP 10		Nations Reliable Lending		\$ 226,000	\$ -	72.71%	32	1
	DHAP				\$ -	\$ -	73.62%	30	1
	DHAP				\$ -	\$ -	73.85%	49	1
	DHAP 10				\$ -	\$ -	44.04%	31	1
	DHAP 10				\$ -	\$ -	74.67%	53	1
	DHAP				\$ -	\$ -	56.10%	45	1
	DHAP, Targeted Occupation				\$ -	\$ -	113.22%	27	1
	DHAP 10				\$ -	\$ -	50.79%	31	1
	DHAP				\$ -	\$ -	66.84%	33	1
	DHAP 10				\$ -	\$ -	80.12%	48	1
	DHAP 10				\$ -	\$ -	74.45%	34	1
	DHAP				\$ -	\$ -	79.20%	55	1
	DHAP, Targeted Occupation				\$ -	\$ -	96.79%	26	1
	DHAP				\$ -	\$ -	75.73%	42	1
				<b>\$ 170,500</b>	<b>\$ -</b>	<b>75.32%</b>	<b>39</b>	<b>41</b>	

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 Bank Program	7	Builders of Hope	DHADC	Private	3425 Pondrom Street	\$180,000	1	0	1	
	Land Bank Program	7	Builders of Hope	DHADC	Private	4317 Canal Street	\$215,000	1	0	1	
	Land Bank Program	6	Builders of Hope	DHADC	Private	2020 Morris Street	\$219,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	3603 Penelope	\$160,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	4806 Silver Avenue	\$185,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	3810 Spence Street	\$215,000	1	0	1	
	Land Bank Program	4	PAD Enterprises	DHADC	Private	1514 E. Ann Arbor	\$220,000	1	0	1	
	Land Bank Program	7	Confia Homes	DHADC	Private	2700 Birmingham Avenue	\$205,000	1	0	1	
	Land Transfer Program	4	Black Island	HOU, PW	Private	2528 Eagle Drive	\$180,000	1	0	1	
	Land Transfer Program	7	Black Island	HOU, PW	Private	2718 Mitchell Street	\$215,000	1	0	1	
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4503 Electra Street	\$184,500	1	0	1	
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2818 Le Clerc Avenue	\$184,500	1	0	1	
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4712 Baldwin	\$184,500	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 Transfer Program	7	CTE Homes	HOU, PW	Private	3435 Beall Street	\$160,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2819 Troy Street	\$195,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	4230 Carl Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2807 Farragut Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2223 Garden Drive	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	4226 Canal Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	4235 Canal Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	4319 Elsie Faye Heggins Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	3635 Pine Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	3642 Pine Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2850 Farragut Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2727 Maurine F Bailey Way	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2303 Starks Avenue	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	4233 Canal Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2719 Frazier Street	\$225,000	1	0	1	
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	4335 Spring Avenue	\$225,000	1	0	1	
	The Briscoe	11	OHG	DHFC	Acquisition	12539 Cott Rd	\$99,443,740	288	34	322	
	The Dylan	2	AMCAL	DHFC	Acquisition	4533 Cedar Springs Rd	\$42,500,000	63	62	125	
	2400 Bryan/The Galbraith	14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$77,746,799	111	106	217	
	The Alton (fka Lenox Oak Lawn)	2	Oden Hughes	MIHDB	On Site Affordable Units	2929 Oak Lawn	NA	12	281	293	
	Doverhouse at White Rock	9	NA	MIHDB	On Site Affordable Units	9343 Garland Road BU1 & BU2	NA	11	208	219	
	Midpark Towers/The Citizen (Rehab)	11	Elizabeth Property Group	DHFC	4% Tax Credit	8550 Midpark Road	\$29,255,004	202	0	202	
							\$255,463,043	719	691	1410	
	Under Construction	Lincoln Katy Trail	14	Lincoln Property	MIHDB	Fee In Lieu	3255 Carlisle St	NA	0	300	300
		Saint Michael's and All Angels mixed use	13	Episcopal Diocese	MIHDB	On Site Affordable Units	8111 Douglas	NA	5	123	128
		Pegasus Ablon Project	2	Pegasus Ablon	MIHDB	On Site Affordable Units	3000 Throckmorton	NA	13	238	251
		4514 Bryan	2	AN Properties	MIHDB	Fee In Lieu	4514 Bryan Street	NA	0	22	22
		Kiva East	2	Saigebrook	ROS, CRP, MIHDB	9% Tax Credit/MIHDB	4724 East Side Ave.	\$21,587,420	71	16	87
Pearl Lofts		2	1100 Pearl Street, Inc.	OED (TIF)		2100 Jan Pruitt	\$33,200,000	30	70	100	
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	
Oakhouse at Colorado		1	Mintwood Real Estate	DPFC	Conventional MF	900 E. Colorado Blvd.	\$48,230,230	113	102	215	
Terrace at Southern Oaks		4	LDG Development	DHFC/RONO, MIHDB	Conventional MF	3300 Southern Oaks Blvd.	\$60,538,517	270	30	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	42	226	
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 St and Eastside Ave	\$23,493,750	144	0	144	
Villas @ Western Heights		6	MREC Companies	ROS, CRP, OED	9% Tax Credit	1515 Fort Worth Avenue	\$32,888,449	104	26	130	
The Oaks		1	DHA/VOA	RONO, HOU	4% Tax Credit	630 S. Llewellyn Ave	\$44,053,609	243	17	260	
Meadowbrook Apartments		8	LDG Development	DHFC/RONO, MIHDB	4% Tax Credit	15251 Seagoville Road	\$42,195,523	162	18	180	
Westmoreland Station		3	Generation Housing	DHFC, HOU	4% Tax Credit	2700 S. Westmoreland Road	\$51,561,000	223	25	248	
West Dallas - Scattered Sites		6	Builders of Hope	NOFA	Scattered Sites	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	
Capitol Flats		2	Larkspur Capital	MIHDB	On Site Affordable Units	5215 Capitol	NA	3	57	60	
5050 Keeneland Project		3	AHS Residential	MIHDB	On Site Affordable Units	5050 Keeneland Pkwy	NA	17	319	336	
Enclave Frankford		12	Integrated Real Estate Group	MIHDB	On Site Affordable Units	3301 Pres George Bush Tpk	NA	27	353	380	
Modera Trinity		6	Mill Creek	MIHDB	On Site Affordable Units	2350 N Beckley Ave	NA	10	194	204	
Alexan Arts III		2	Trammell Crow Residential	MIHDB	On Site Affordable Units	5088 Ross & 1601 N Henderson	NA	46	340	386	
Fairfield Manderville		13	Fairfield	MIHDB	On Site Affordable Units	7735 & 7777 Manderville	NA	36	439	475	
Maple Highline I		2	Urban Genesis	MIHDB	On Site Affordable Units	5907 Maple Ave	NA	3	53	56	
The Lytle		12	Toll Brothers	MIHDB	On Site Affordable Units	17727 Addison Rd	NA	17	317	334	
Maple/Kimsey II		2	Urban Genesis	MIHDB	On Site Affordable Units	5908 Maple	NA	4	70	74	
2811 Maple Ave		14	Crescent	MIHDB	Fee In Lieu	2811 Maple	NA	0	180	180	
Elihu Lofts		7	Karrington & Co	MIHDB	Fee In Lieu	3230 Elihu	NA	0	5	5	
Sadler Circle Senior Apartments		2	Resource Center of Dallas	ROS, CRP, OED	9% Tax Credit	5717 Sadler Circle	\$29,423,942	84	0	84	
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 Garnett & Canaan Streets	\$2,300,000	0	0	0	
Land Bank Program		4	Hedgestone Investments	DHADC	Private	1116 Brook Street	\$1,195,000	1	0	1	
Land Bank Program		4	PAD Enterprises	DHADC	Private	4227 Landrum Avenue	\$190,000	1	0	1	
Land Bank Program		7	Dallas Area Habitat	DHADC	Private	4744 Burma Road	\$180,000	1	0	1	

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4726 Burma Road	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4636 Cherbourg Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4538 Cherbourg Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4534 Cherbourg Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4820 Zealand Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	7903 Trojan Street	\$180,000	1	0	1
	Land Bank Program	7	Conifia Homes	DHADC	Private	2711 Rochester Street	\$185,000	1	0	1
	Land Bank Program	7	Conifia Homes	DHADC	Private	4103 Marshall Drive	\$185,000	1	0	1
	Land Bank Program	7	Conifia Homes	DHADC	Private	2726 Valentine Street	\$175,000	1	0	1
	Land Bank Program	7	Conifia 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 Slarks Avenue	\$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 Bank Program	7	Focis Holdings	DHADC	Private	2633 Macon Street	\$195,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4311 Montie Street	\$195,000	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	Black Island	HOU, PW	Private	4338 Marhsall Street	\$180,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2233 Dyson Street	\$195,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	1918 E Overton Road	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3135 Harlandale Avenue	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3735 Humphrey Drive	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3607 Humphrey Drive	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	1530 Fordham Road	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	4611 Bonnie View Road	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design Build	HOU, PW	Private	2631 Warren Avenue	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design Build	HOU, PW	Private	2424 Birmingham Avenue	\$205,000	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	Hedgestone Investments	HOU, PW	Private	1607 Hudspeth Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1714 Hudspeth Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1619 E Overton Road	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 E Overton Road	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1502 Marfa Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1527 Marfa Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1523 Garza Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1823 Garza Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4217 Landrum Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4221 Landrum Avenue	\$199,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4006 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4007 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4229 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4233 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3817 Pine Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2529 Peabody Avenue	\$192,000	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	4013 Sonny Circle	\$215,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Denley Drive	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2727 Maurine F Bailey Way	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2303 Starks Avenue	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4233 Canal Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2719 Frazier Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4335 Spring Avenue	\$195,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	612 S Moore 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	4	Marcer Construction	HOU, PW	Private	530 Woodbine Avenue	\$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	7	Women That Soar	HOU, PW	Private	2316 Dyson Street	\$214,000	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2b17 Lowery Street	\$214,000	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	2436 Hudspeth Avenue	\$215,000	1	0	1
	Modera Trailhead	2	Mill Creek	MIHDB	On Site Affordable Units	7532 East Grand Ave	NA	26	260	286
							<b>\$854,471,650</b>	<b>3,620</b>	<b>3,983</b>	<b>7,603</b>
<b>Prelim Inducement/ Council Approved/ MIHDB App. Approved</b>	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
	AM Fairmount	14	Alamo Manhattan	MIHDB	On Site Affordable Units	3030 Fairmount	NA	16	304	320
	1508 Mockingbird	2	Provident Realty Advisors	DPFC	Conventional MF	1508 W. Mockingbird Lane	\$105,211,255	200	200	400
	Bonton Gardens	7	CityBuild	MIHDB	On Site Affordable Units	6106 and 6116 Bexar St	NA	6	30	36
	Jaipur Lofts	2	Sagebrook	ROS, MIHDB	9% Tax Credit/MIHDB	2203 N. Fitzhugh & 2102 Annex Ave.	\$22,540,012	7	64	71
	Blakely, The	2	Sagebrook	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 at Montfort & Spring Valley	\$44,655,736	116	52	168
	Trove Valor	4	Lancero 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
	Skyline at Cedar Crest	4	Brompton CHDO (Houston)	ROS, MIHDB	9% Tax Credit/MIHDB	2720 E. Kiest Blvd.	\$26,597,686	85	22	107
	Cypress Creek at Forest Lane	10	Sycamore Strategies	ROS, CRP	9% Tax Credit	11520 N Central Expressway	\$44,904,476	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	NOFA	Single Family	6000 Block of Bexar St.	\$3,406,500	21	13	34
	Dolphin Heights	7	EDCO	NOFA	Single Family	Scattered Sites	\$1,039,433	5	0	5
	St. Philips Catalyst	7	St Philips	NOFA	Single Family	Scattered Sites	\$1,781,815	7	0	7
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topoka 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

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	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
	Standard West Commerce	6	Ojala Partners	DPFC	Conventional MF	1400 West Commerce	\$64,763,980	153	147	300
	Jefferson University Hills	3	JFI Companies	DPFC	Conventional MF	NW Corner of University Hills and Camp W	\$99,727,000	200	200	400
	Bluffview Highline	13	Urban Genesis	DPFC	Conventional MF	3802 W. Northwest Hwy.	\$34,548,047	88	87	175
	Singleton Highline	6	Urban Genesis	DPFC	Conventional MF	2901 Barger St	\$32,848,000	88	88	176
	Muse at Midtown	11	OHG	DHFC	Acquisition	13675 Noel Road	\$102,559,395	262	27	289
	Conor Live Oak	2	Conor Commercial	MIHDB	Fee In Lieu	4931 Live Oak et al	NA	0	327	327
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.	MIHDB	On Site Affordable Units	3311 Knox Ave	NA	0	168	168
	Lantower Singleton	6	Lantower Residential	MIHDB	Fee In Lieu	818 Singleton Blvd.	NA	0	0	437
	Bluffview Apartments	2	X Equity Group	MIHDB	On Site Affordable Units	3527 Bolivar Drive	NA	4	66	70
	Fitz 2	2	Slate Properties	MIHDB	On Site Affordable Units	1513 N. Fitzhugh	NA	4	63	67
	Crossing at Clear Creek	8	LDG (Ika Covenant Funding)	MIHDB/DHFC	On Site Affordable Units	14201 C F Hawn Fwy	NA	14	250	264
	Terrace at Highland Hills	8	LDG	MIHDB/DHFC	On Site Affordable Units	3100 Persimmon Rd	NA	15	285	300
	Endeavor McKinney/Boll	14	Endeavor RE	MIHDB	On Site Affordable Units	2702 & 2710 McKinney Ave. at Boll St	NA	10	265	275
	Legacy at White Rock	7	LDG Development	MIHDB	On Site Affordable Units	2825 & 2845 N Buckner Blvd	NA	108	104	212
	The Elms	4	Smart Living Residential, LLC	MIHDB	On Site Affordable Units	1710 Morrell Avenue	NA	8	145	153
	Ewing & Morrell	4	Fenton Dallas LLC	MIHDB	On Site Affordable Units	850 S Ewing Ave	NA	2	38	40
	Mail Avenue Project	2	Fenton Dallas LLC	MIHDB	On Site Affordable Units	2220, 2224, 22248 Mail Ave.	NA	2	37	39
	Mockingbird Station East	14	Trammell Crow/High Street Res.	OED (TIF)	5465 E. Mockingbird		\$117,300,000	86	343	429
	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
	PSW/Fort Worth Avenue	6		MIHDB	On Site Affordable Units	2398 Beaver St.	NA	31	265	296
	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	Beharry Homes	HOU, PW	Private	3930 Elsie Faye Heggins Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3131 Tuskegee Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2529 Peabody Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3331 Spring Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4723 Spring Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4010 Pine Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2911 Gay Street	\$184,500	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	2620 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2902 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4346 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4406 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4431 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1611 Hudspeth Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4402 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	7	Black Island	HOU, PW	Private	6220 Canaan Street	\$215,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2444 Easley Street	\$215,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	4334 Marshall Street	\$215,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2436 Easley Street	\$205,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2434 Easley Street	\$205,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4822 Owenwood Avenue	\$205,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4609 Silver Avenue	\$205,000	1	0	1
	Land Transfer Program	4	Marcet Construction	HOU, PW	Private	1502 Hortense Avenue	\$225,000	1	0	1
	Land Transfer Program	4	Marcet Construction	HOU, PW	Private	3317 Bignon Drive	\$225,000	1	0	1
	Land Transfer Program	4	Marcet Construction	HOU, PW	Private	3802 Pine Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcet Construction	HOU, PW	Private	2850 Farragut Street	\$194,000	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	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		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	607 N Moore Street	\$194,000	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	6211 Carlton Garrett Street	\$186,500	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	6209 Carlton Garrett Street	\$186,500	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	2517 Samoa Avenue	\$186,500	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	2515 Samoa Avenue	\$186,500	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	2519 Samoa Avenue	\$186,500	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	2305 Bethurum Avenue	\$214,000	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	2503 Lowery Street	\$214,000	1	0	1
Land Transfer Program		7	Women That Soar	HOU, PW	Private	2510 Lowery Street	\$214,000	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
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 Detorte 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

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
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	2734 Exline Street	\$198,500	1	0	1
Land Transfer Program		7	Citybuild CDC	HOU, PW	Private	6307 Carlton Garrett Street	\$460,000	1	0	1
Land Transfer Program		7	Citybuild CDC	HOU, PW	Private	6309 Carlton Garrett Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC	HOU, PW	Private	6302 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC	HOU, PW	Private	6306 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC	HOU, PW	Private	6310 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Black Island	HOU, PW	Private	2708 Bringham Lane	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	2723 Council Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	2710 Council Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	5107 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	5122 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	5018 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	5015 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	4930 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	2335 Harding Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island	HOU, PW	Private	2508 Elsie Faye Heggins Street	\$214,000	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	2210 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	2246 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	2238 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	2411 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	2407 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	2334 Macon Street	\$218,500	1	0	1
Land Transfer Program		8	Titan & Associates	HOU, PW	Private	2230 Macon Street	\$218,500	1	0	1
Land Transfer Program		8	Titan & Associates	HOU, PW	Private	2254 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	5714 Bon Aire Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	5662 Bon Aire Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	5007 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	5023 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	5215 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	5031 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates	HOU, PW	Private	5041 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	5102 Marne Street	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	5021 Marne Street	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	5006 Marne Street	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2815 Marder Street	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2461 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2457 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2415 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2404 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2402 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	2429 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcer Construction	HOU, PW	Private	4930 Crozier Street	\$218,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2530 Ghent Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	4819 Dolphin Road	\$205,000	1	0	1
Land Transfer Program		8	Masa Design Build	HOU, PW	Private	3716 Lovingsood Drive	\$205,000	1	0	1
Land Transfer Program		8	Masa Design Build	HOU, PW	Private	6515 Palm Island	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build	HOU, PW	Private	1423 E Overton Road	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build	HOU, PW	Private	2819 Fordham Road	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2717 Lagow Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2627 Foreman Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	3141 Vannerson Drive	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2707 Charba Street	\$205,000	1	0	1
Land Transfer Program		7	Mulshoe Properties	HOU, PW	Private	4902 Colonial Avenue	\$225,000	1	0	1
Land Transfer Program		7	Mulshoe Properties	HOU, PW	Private	1713 Pear Street	\$225,000	1	0	1
Land Transfer Program		7	Mulshoe Properties	HOU, PW	Private	3417 Wendelkin Street	\$225,000	1	0	1
Land Transfer Program		7	Mulshoe Properties	HOU, PW	Private	3613 Colonial Avenue	\$225,000	1	0	1
Land Transfer Program		7	Mulshoe Properties	HOU, PW	Private	2913 Holmes Street	\$225,000	1	0	1
							<b>\$1,727,883,975</b>	<b>4,151</b>	<b>5,037</b>	<b>9,625</b>

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age	
Completed FY 22-23	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,550	\$ -	1	36%	52	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 12,437	\$ -	1		56	
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ -	1	29%	77	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,706	\$ -	1	26%	83	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 41,475	\$ -	1	38%	80	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,705	\$ -	1	49%	69	
	HIPP	District 5	Torres Construction	CDBG	\$ 56,924	\$ -	1	67%	60	
	HIPP	District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 65,000	\$ -	1	25%	80	
	HIPP	District 2	NCN Constructions LLC	CDBG	\$ 59,650	\$ -	1	65%	50	
	HIPP	District 7	Titan & Associates Construction, LLC	CDBG	\$ 54,675	\$ -	1	43%	67	
	HIPP	District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ -	1	63%	76	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 51,228	\$ -	1	54%	61	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 40,975	\$ -	1	26%	67	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,665	\$ -	1	46%	64	
	HIPP	District 4	Torres Construction	CDBG	\$ 59,899	\$ -	1	17%	64	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,483	\$ -	1	64%	63	
	HIPP	District 12	Scott-King Group, LLC	CDBG	\$ 39,300	\$ 24,990	1	71%	74	
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 165,040	\$ 16,504	1	17%	63	
	HIPP	District 8	REKJ Builders, LLC, Opportunity Const	CDBG	\$ 160,000	\$ -	1	74%	78	
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	32%	86	
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 16,000	1	33%	73	
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	26%	85	
	HIPP	District 8	Torres Construction, Legacy RED Grou	CDBG	\$ 36,988	\$ -	1	21%	72	
	HIPP	District 1	Torres Construction, J A Construction	CDBG	\$ 49,673	\$ -	1	59%	39	
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71	
	HIPP	District 5	Scott-King Group, LLC, Agape Contract	CDBG	\$ 49,999	\$ -	1	42%	77	
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	16%	47	
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 41,430	\$ -	1	44%	68	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	15%	62	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	21%	78	
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ -	1	40%	70	
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ -	1	37%	79	
	Reconstruction, HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	26%	83	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 6,425	\$ 6,425	1	19%	56	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	44%	44	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,785	\$ -	1	29%	68	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,748	\$ -	1	29%	52	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ -	1	62%	80	
						\$ 2,623,323	\$ 89,397	38	39%	68
	Under Construction	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ 94,810	\$ 80,698	1		69
		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		90
		ARPA (Joppa)	District 7	NCN Constructions LLC	ARPA	\$ 97,857	\$ 97,857	1		69
		ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 94,830	\$ 94,830	1		61
		ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 97,702	\$ 97,702	1		
		ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 72,200	\$ 13,430	1		67
		ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 78,500	\$ 78,500	1		60
		ARPA (TenthStreet)	District 4	Titan & Associates Construction, LLC	ARPA	\$ 96,480	\$ 28,368	1		64
		ARPA (TenthStreet)	District 4	NCN Constructions LLC	ARPA	\$ 97,300	\$ 97,300	1		63
ARPA (TenthStreet)		District 4	Dallas Finest Construction LLC	ARPA	\$ 95,590	\$ 95,590	1		98	
DTF		District 5	NCN Constructions LLC	DTF	\$ 19,895	\$ 19,895	1	49%	75	
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,150	\$ 19,150	1	2%	66	
DTF		District 7	REKJ Builders, LLC	DTF	\$ 18,775	\$ 18,775	1	12%	54	
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,930	\$ 19,930	1	66%	55	
DTF		District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ -	1	29%	77	
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 174,900	\$ 46,965	1	36%	95	
HIPP		District 6	Scott-King Group, LLC	CDBG	\$ 63,000	\$ 9,000	1	58%	60	
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 100,887	1	55%	94	
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 153,735	1	16%		
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%	69	
HIPP		District 8	Torres Construction	CDBG	\$ 53,037	\$ -	1	30%	77	
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 48,005	\$ 21,878	1	16%	66	
HIPP		District 5	Dallas Finest Construction LLC	CDBG	\$ 65,995	\$ 21,922	1	64%	71	
HIPP		District 7	Torres Construction	CDBG	\$ 25,426	\$ 25,426	1	69%	70	
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	23%	70	
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	24%	78	
HIPP		District 4	Dallas Finest Construction LLC	CDBG	\$ 48,655	\$ 12,606	1	51%	76	
HIPP		District 1	Scott-King Group, LLC	CDBG	\$ 59,455	\$ 37,945	1	23%	82	
HIPP		District 3	Torres Construction	CDBG	\$ 58,673	\$ -	1	39%	79	
HIPP		District 7	Dallas Finest Construction LLC	CDBG	\$ 57,990	\$ 41,979	1	31%	67	
HIPP		District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	59	
HIPP		District 9	Torres Construction	CDBG	\$ 52,742	\$ -	1	35%	51	
HIPP		District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 25,652	1	17%	76	
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 44,995	1	34%	69	
HIPP		District 4	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 107,455	1	12%	53	
HIPP		District 8	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 26,147	1	40%	91	
HIPP		District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	46%	63	
HIPP		District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71	

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	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 Constructk		\$ 49,628	\$ -	1	18%	68
	Sub-Recipient	District 8	NCN Constructions LLC		\$ 97,803	\$ 67,923	1		72
	Sub-Recipient	District 7	REKJ Builders, LLC		\$ 97,725	\$ -	1		69
	Sub-Recipient	District 7	REKJ Builders, LLC		\$ 97,625	\$ 97,625	1		54
	Sub-Recipient	0	Southern Dallas Progress Community I		\$ 24,750	\$ 24,750	15		
	Sub-Recipient	0	Jubilee Park & Community Center		\$ 3,258	\$ 3,258	2		
	Sub-Recipient	0	Frazier Healthy Homes, LLC		\$ 5,500	\$ 5,500	2		
	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	\$ 9,880	\$ 9,880	1		3
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,310	\$ 9,310	1	25%	70
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,988	\$ 9,988	1	21%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ -	1	34%	71
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 6,950	\$ 6,950	1	64%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	63
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,735	\$ -	1	24%	86
	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	\$ 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	MIKO trucking	Equity Fund	\$ 4,445	\$ 4,445	1	63%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	45%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ -	1	32%	85
					<b>\$ 4,021,602</b>	<b>\$ 2,351,810</b>	<b>83</b>	<b>33%</b>	<b>68</b>
<b>Preconstruction</b>	DTF	District 13	Titan & Associates Construction, LLC	DTF	\$ 19,050	\$ 19,050	1	18%	63
	ARPA (Discretionary)	District 4		ARPA	\$ -	\$ -	1		71
	ARPA (Discretionary)	District 4		ARPA	\$ -	\$ -	1		87
	ARPA (Discretionary)	District 9		ARPA	\$ -	\$ -	1		58
	ARPA (Discretionary)	District 9		ARPA	\$ -	\$ -	1		53
	ARPA (Discretionary)	District 9		ARPA	\$ -	\$ -	1		59
	ARPA (Discretionary)	District 9		ARPA	\$ -	\$ -	1		31
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		
	ARPA (FiveMile)	District 8	Torres Construction	ARPA	\$ 86,824	\$ 86,824	1		65
	ARPA (FiveMile)	District 8	REKJ Builders, LLC	ARPA	\$ 80,150	\$ 80,150	1		75
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		46
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		69
	ARPA (FiveMile)	District 8	Titan & Associates Construction, LLC	ARPA	\$ 96,675	\$ 96,675	1		65
	ARPA (FiveMile)	District 8	Scott-King Group, LLC	ARPA	\$ 96,680	\$ 96,680	1		57
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		68
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		64
	ARPA (FiveMile)	District 8	Scott-King Group, LLC	ARPA	\$ 93,000	\$ 93,000	1		72
	ARPA (FiveMile)	District 8	Dallas Finest Construction LLC	ARPA	\$ 91,480	\$ 91,480	1		60
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		68
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		57
	ARPA (FiveMile)	District 8	Dallas Finest Construction LLC	ARPA	\$ 90,835	\$ 90,835	1		69
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		82
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		67
	ARPA (FiveMile)	District 8	Scott-King Group, LLC	ARPA	\$ 97,250	\$ 97,250	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	Scott-King Group, LLC	ARPA	\$ 95,000	\$ 95,000	1		74
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		72
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7	Opportunity Construction, LLC	ARPA	\$ 95,444	\$ 95,444	1		66
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		80
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		53
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7	NCN Constructions LLC,Scott-King Gr	ARPA	\$ 95,850	\$ 95,850	1		73
	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		ARPA	\$ -	\$ -	1		76
	ARPA (TenthStreet)	District 7		ARPA	\$ -	\$ -	1		55
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		60
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		65
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		34
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		57
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		24
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		89
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 94,450	\$ 94,450	1		
	ARPA (TenthStreet)	0		ARPA	\$ -	\$ -	1		36



Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		68
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		55
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		68
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		85
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,880	\$ 19,880	1		59
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,430	\$ 19,430	1	34%	58
	DTF	District 2	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	21%	73
	DTF	District 8		DTF	\$ -	\$ -	1	13%	74
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,050	\$ 19,050	1	78%	67
	DTF	District 7		DTF	\$ -	\$ -	1	12%	67
	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 5	REKJ Builders, LLC	DTF	\$ 19,968	\$ 19,968	1	41%	65
	DTF	District 7		DTF	\$ -	\$ -	1	26%	58
	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%	72
	DTF	District 2		DTF	\$ -	\$ -	1	17%	83
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,350	\$ -	1	19%	64
	DTF	District 8		DTF	\$ -	\$ -	1	26%	66
	DTF	District 8		DTF	\$ -	\$ -	1	18%	60
	DTF	District 7		DTF	\$ -	\$ -	1	33%	60
	DTF	District 6	REKJ Builders, LLC	DTF	\$ 13,070	\$ 13,070	1	49%	71
	DTF	District 4		DTF	\$ -	\$ -	1	21%	61
	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%	62
	DTF	District 8		DTF	\$ -	\$ -	1	30%	61
	DTF	District 4		DTF	\$ -	\$ -	1	37%	83
	DTF	District 8		DTF	\$ -	\$ -	1	22%	60
	DTF	District 4		DTF	\$ -	\$ -	1	9%	86
	DTF	0		DTF	\$ -	\$ -	1	46%	81
	HIPP	District 2		CDBG	\$ -	\$ -	1	18%	66
	HIPP	District 5	Torres Construction	CDBG	\$ 55,719	\$ 55,719	1	27%	84
	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	59%	61
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ -	\$ -	1	48%	63
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ -	\$ -	1	56%	39
	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	\$ 62,960	\$ 62,960	1	48%	63
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ -	\$ -	1	50%	36
	HIPP	District 3	Titan & Associates Construction, LLC	CDBG	\$ -	\$ -	1	19%	56
	HIPP	District 2		CDBG	\$ -	\$ -	1	78%	92
	HIPP	District 6		CDBG	\$ -	\$ -	1	24%	65
	HIPP	District 7		CDBG	\$ -	\$ -	1	71%	62
	HIPP	District 3	Dallas Finest Construction LLC	CDBG	\$ 50,000	\$ 50,000	1	21%	71
	HIPP	District 7		CDBG	\$ -	\$ -	1		
	Lead	District 6		Lead	\$ -	\$ -	1	52%	60
	Lead	District 3		Lead	\$ -	\$ -	1	25%	49
	Lead	District 2	GTO1 Construction Corporation	Lead	\$ -	\$ -	1	17%	53
	Lead	District 1		Lead	\$ -	\$ -	1	45%	68
	Lead	District 7		Lead	\$ -	\$ -	1	50%	27
	Lead	District 4	GTO1 Construction Corporation	Lead	\$ -	\$ -	1	18%	71
	Lead	District 4		Lead	\$ -	\$ -	1	13%	65
	Lead	District 6		Lead	\$ -	\$ -	1	69%	29
	Lead	District 4		Lead	\$ -	\$ -	1	13%	54
	Minor Home Repair	District 7			\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 8	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 7	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 9	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 7	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 8	Southern Dallas Progress Community I		\$ -	\$ -	1		

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	Minor Home Repair	District 4	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	0			\$ -	\$ -	1		
	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%	56
	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%	75
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,500	\$ 4,500	1	32%	72
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	29%	57
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,890	\$ 9,890	1	28%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	42%	81
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	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%	73
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	37%	45
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	32%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,290	\$ 7,290	1	24%	64
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	69%	60
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	56%	46
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	17%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	12%	85
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	29%	58
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	63
	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		Equity Fund	\$ -	\$ -	1	71%	66
	West Dallas	District 5		Equity Fund	\$ -	\$ -	1	72%	66
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	31%	84
	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%	78
	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	16%	74
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	41%	66
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	46%	78
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	30%	72
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	25%	75
					<b>\$ 2,110,908</b>	<b>\$ 2,091,558</b>	<b>177</b>	<b>35%</b>	<b>65</b>

As of March 2023

Entity	Income	Expenses	Net Income
MIHDB	\$5,505,853.70	\$41,581.12	\$5,464,272.58
Dallas Public Facilities Corp	\$1,604,109.64	\$0.00	\$1,604,109.64
Dallas Housing Finance Corp.	\$11,403,982.67	\$10,467.02	\$11,393,515.65
Dallas Housing Acquisition Development Corp.	\$880,342.53	\$65,858.72	\$814,483.81

The table includes income and expenses for the MIHDB and corporations managed by the Department of Housing and Neighborhood Revitalization. The table will be updated on a quarterly basis.