

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 22, 2023

23-0014

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

PRESENT: [6] Thomas, Moreno (**9:03 a.m.), Arnold (**9:13 a.m.), *Blackmon, Schultz,
Ridley

ABSENT: [1] Mendelsohn

The meeting was called to order at 9:02 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 11:08 a.m.

Presiding Officer

ATTEST:

City Secretary Staff

Date Approved

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

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 22, 2023

EXHIBIT A

RECEIVED

2023 MAY 18 PM 5: 30

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

2 3 0 4 6 6

POSTED CITY SECRETARY
DALLAS, TX



Housing & Homelessness Solutions Committee

May 22, 2023

9:00 AM

2022 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

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

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

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

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable Canal 16*.

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

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

Reglas de Cortesía

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

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

"Los ciudadanos y visitantes presentes durante las 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 precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

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

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

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mb16c21df8174b0eab683d6f772719b84>

Call to Order

MINUTES

- 1 23-1399 Approval of the April 24, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: Minutes

BRIEFING ITEMS

- A 23-1400 Updates on Dallas Housing Finance and Public Facility Corporations [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Presentation

- B 23-1478 Office of Homeless Solutions 2024 Bond Program Needs Inventory [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Presentation

BRIEFING MEMORANDUMS

- C 23-1401 Upcoming Agenda Item: Authorization of a Lease Agreement Between the City of Dallas and Cypress Creek Forest Lane, LP, or its Affiliate for Development and Operation of the Cypress Creek at Forest Lane Affordable Housing Project Located at 11520 North Central Expressway [Darwin Wade, Interim Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- D 23-1402 Upcoming Agenda Item: Authorize an increase in the amount of \$2,520,000.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Jaipur Lofts, LLC., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting of the development Jaipur Lofts (Project), a 71-unit affordable 2022 nine percent (9%) Competitive Low Income Housing Tax Credit multifamily complex located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue, Dallas, Texas 75204 not to exceed 5,020,000.00 from \$2,500,000.00; and (2) an amendment to City Council Resolution No. 22-1193 Section 4 changing the funding source from \$2,500,000.00 in HOME Investment Partnership Funds (HOME) to \$2,500,000.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR) for the Project [Darwin Wade, Interim Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- E 23-1403 Upcoming Agenda Item: Authorize execution of a two-year professional services contract with United Way of Metropolitan Dallas in the amount of \$500,000.00 for the Emerging Developer Initiative for non-profit developer capacity-building services [Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- F 23-1404 Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of The Elms, to be located at 1710, 1714, 1718 and 1802 Morrell Avenue and 833 Hutchins Road [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- G 23-1405 Upcoming Agenda Item: Authorize the sale of up to three Land Transfer Program lots to Mill City Community Builders, LLC for the development of five affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- H 23-1406 Upcoming Agenda Item: Authorize the sale of up to one Land Transfer Program lot to Beharry Homes, Inc. for the development of three affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- I 23-1407 Upcoming Agenda Item: Authorize the sale of up to four Land Bank Program lots to Kori Homes, Inc. for the development of four affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

REPORTS

- J 23-1408 Department of Housing & Neighborhood Revitalization Performance Measure Update [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Report

UPCOMING AGENDA ITEMS

- K 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 multi-family senior living community known as Estates at Ferguson, located at 9220 Ferguson Road, Dallas, Texas 75228 (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 \$3,965,000.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) Funds to purchase and own the Property; and (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 570.201(a) and (b) - Not to exceed \$8,583,487.00 - Financing: HOME Investment Partnerships Funds (\$4,618,487.00) and Community Development Block Grant Disaster Recovery Funds (\$3,965,000.00).
- L Authorize the Dallas Housing Finance Corporation to acquire and own Axis Kessler Park, a multifamily development located at 2400 Fort Worth Avenue - Estimated Revenue Foregone: General Funds \$7,880,155.00 (15 Years of Estimated Taxes)
- M Authorize the Dallas Housing Finance Corporation to acquire and own Domain at Midtown, a multifamily development located at 8169 Midtown Boulevard - Estimated Revenue Foregone: General Funds \$10,191,769.00 (15 Years of Estimated Taxes)

- N A public hearing to receive comments regarding an application by LDG The Crossing at Clear Creek, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Crossing at Clear Creek located at the Northeast Corner of Highway 175 and Woody Road, Dallas, TX 75253 (the “Development”); and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Crossing at Clear Creek and in accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 S. Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City
- O A public hearing to receive comments regarding an application by LDG The Ridge at Loop 12, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Ridge at Loop 12 located at 1200 North Walton Walker Boulevard, Dallas, TX 75211 (the “Development”); and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Ridge at Loop 12 and in accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 S. Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

P A public hearing to receive comments regarding an application by LDG The Terrace at Highland Hills, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Terrace at Highland Hills located at 3100 Persimmon Road, Dallas, Texas 75241; and at the close of the public hearing (1) adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Terrace at Highland Hills, a multifamily development (Development), (2) in accordance with 10 TAC § 11.3(d) (Administrative Code) and the Qualified Allocation Plan (QAP), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less 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), and is therefore subject to the One Mile Three Year Rule; (3) pursuant to 10 TAC §11.3(e) and §11.4(c)(1) and the QAP, specifically acknowledge that the Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the proposed Development is consistent with the City's obligation to affirmatively further fair housing; and (4) pursuant to 10 TAC §11.101(a)(3) and the QAP, specifically acknowledge that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals - Financing: No cost consideration to the City

Q Authorize (1) the 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 or Issuer) 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 Ash Creek Housing, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex to be known as Rosemont at Ash Creek, located at 2605 John West Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and acquire and construct the 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 - Financing: No cost consideration to the City

- R Authorize (1) the 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 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 Positano Acquisition, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex for seniors to be known as The Positano and located at 2519 John West Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the 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 - Financing: No cost consideration to the City
- S Authorize (1) service contracts for the period from January 19, 2023 through September 30, 2023 for shelter capacity overflow services to increase sheltering capacity services for the homeless in the amount not to exceed \$375,000 for Shelter Ministries of Dallas dba Austin Street Center; in an amount not to exceed \$375,000.00 for Bridge Steps dba The Bridge; and in an amount not to exceed \$250,000.00 for Family Gateway, Inc., most advantageous proposers of five; and (2) ratification(s) for the Office of Homeless Solutions to pay outstanding invoices for services provided January 19, 2023 through May 1, 2023 in an amount not to exceed \$210,000.00 for Shelter Ministries of Dallas dba Austin Street Center; in an amount not to exceed \$128,240.00 for Bridge Steps dba The Bridge; and in an amount not to exceed \$75,000 for Family Gateway, Inc. - Total not to exceed \$1,000,000 for the service contracts - Financing: U.S. Department of Housing and Urban Development Emergency Solutions Grant (ESG) Funds
- T A public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.217(b)(20) and 51A 4.217(b)(11.1) "Temporary inclement weather shelter" and related sections with consideration being given to appropriate spacing requirements for temporary inclement weather shelters within a half-mile of the central business district and an ordinance granting the amendments

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 22, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

Item 1: Approval of the April 24, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Schultz moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

BRIEFING ITEMS

Item A: Updates on Dallas Housing Finance and Public Facility Corporations

The following individuals briefed the committee on the item:

- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Aaron Eaquinto, Housing Compliance Administrator, Department of Housing & Neighborhood Revitalization; and
- Carrie Rogers, Director – Legislative Affairs, City Manager’s Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

BRIEFING ITEMS

Item B: Office of Homeless Solutions 2024 Bond Program Needs Inventory

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions;
- Gloria Sandoval, Community Services Program Administrator, Office of Homeless Solutions; and
- Kim Tolbert, Deputy City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

BRIEFING MEMORANDUMS

- Item C: Upcoming Agenda Item: Authorization of a Lease Agreement Between the City of Dallas and Cypress Creek Forest Lane, LP, or its Affiliate for Development and Operation of the Cypress Creek at Forest Lane Affordable Housing Project Located at 11520 North Central Expressway
- Item D: Upcoming Agenda Item: Authorize an increase in the amount of \$2,520,000.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Jaipur Lofts, LLC., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting of the development Jaipur Lofts (Project), a 71-unit affordable 2022 nine percent (9%) Competitive Low Income Housing Tax Credit multifamily complex located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue, Dallas, Texas 75204 not to exceed 5,020,000.00 from \$2,500,000.00; and (2) an amendment to City Council Resolution No. 22-1193 Section 4 changing the funding source from \$2,500,000.00 in HOME Investment Partnership Funds (HOME) to \$2,500,000.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR) for the Project
- Item E: Upcoming Agenda Item: Authorize execution of a two-year professional services contract with United Way of Metropolitan Dallas in the amount of \$500,000.00 for the Emerging Developer Initiative for non-profit developer capacity-building services
- Item F: Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of The Elms, to be located at 1710, 1714, 1718 and 1802 Morrell Avenue and 833 Hutchins Road
- Item G: Upcoming Agenda Item: Authorize the sale of up to three Land Transfer Program lots to Mill City Community Builders, LLC for the development of five affordable housing units
- Item H: Upcoming Agenda Item: Authorize the sale of up to one Land Transfer Program lot to Beharry Homes, Inc. for the development of three affordable housing units
- Item I: Upcoming Agenda Item: Authorize the sale of up to four Land Bank Program lots to Kori Homes, Inc. for the development of four affordable housing units

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

REPORTS

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

The committee did not discuss the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

UPCOMING AGENDA ITEMS

- Item K: 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 multi-family senior living community known as Estates at Ferguson, located at 9220 Ferguson Road, Dallas, Texas 75228 (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 \$3,965,000.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) Funds to purchase and own the Property; and (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 570.201(a) and (b) - Not to exceed \$8,583,487.00 - Financing: HOME Investment Partnerships Funds (\$4,618,487.00) and Community Development Block Grant Disaster Recovery Funds (\$3,965,000.00).
- Item L: Authorize the Dallas Housing Finance Corporation to acquire and own Axis Kessler Park, a multifamily development located at 2400 Fort Worth Avenue - Estimated Revenue Foregone: General Funds \$7,880,155.00 (15 Years of Estimated Taxes)
- Item M: Authorize the Dallas Housing Finance Corporation to acquire and own Domain at Midtown, a multifamily development located at 8169 Midtown Boulevard - Estimated Revenue Foregone: General Funds \$10,191,769.00 (15 Years of Estimated Taxes)
- Item N: A public hearing to receive comments regarding an application by LDG The Crossing at Clear Creek, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Crossing at Clear Creek located at the Northeast Corner of Highway I75 and Woody Road, Dallas, TX 75253 (the "Development"); and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Crossing at Clear Creek and in accordance with 10 TAC § 11.3(d) (the "Administrative Code"), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 S. Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

UPCOMING AGENDA ITEMS (cont.)

Item O: A public hearing to receive comments regarding an application by LDG The Ridge at Loop 12, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Ridge at Loop 12 located at 1200 North Walton Walker Boulevard, Dallas, TX 75211 (the “Development”); and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Ridge at Loop 12 and in accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 S. Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

Item P: A public hearing to receive comments regarding an application by LDG The Terrace at Highland Hills, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Terrace at Highland Hills located at 3100 Persimmon Road, Dallas, Texas 75241; and at the close of the public hearing (1) adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Terrace at Highland Hills, a multifamily development (Development), (2) in accordance with 10 TAC § 11.3(d) (Administrative Code) and the Qualified Allocation Plan (QAP), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less 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), and is therefore subject to the One Mile Three Year Rule; (3) pursuant to 10 TAC §11.3(e) and §11.4(c)(1) and the QAP, specifically acknowledge that the Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the proposed Development is consistent with the City’s obligation to affirmatively further fair housing; and (4) pursuant to 10 TAC §11.101(a)(3) and the QAP, specifically acknowledge that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals - Financing: No cost consideration to the City

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

UPCOMING AGENDA ITEMS (cont.)

Item Q: Authorize (1) the 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 or Issuer) 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 Ash Creek Housing, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex to be known as Rosemont at Ash Creek, located at 2605 John West Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and acquire and construct the 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 - Financing: No cost consideration to the City

Item R: Authorize (1) the 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 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 Positano Acquisition, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex for seniors to be known as The Positano and located at 2519 John West Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the 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 - Financing: No cost consideration to the City

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 22, 2023

UPCOMING AGENDA ITEMS (cont.)

Item S: Authorize (1) service contracts for the period from January 19, 2023 through September 30, 2023 for shelter capacity overflow services to increase sheltering capacity services for the homeless in the amount not to exceed \$375,000 for Shelter Ministries of Dallas dba Austin Street Center; in an amount not to exceed \$375,000.00 for Bridge Steps dba The Bridge; and in an amount not to exceed \$250,000.00 for Family Gateway, Inc., most advantageous proposers of five; and (2) ratification(s) for the Office of Homeless Solutions to pay outstanding invoices for services provided January 19, 2023 through May 1, 2023 in an amount not to exceed \$210,000.00 for Shelter Ministries of Dallas dba Austin Street Center; in an amount not to exceed \$128,240.00 for Bridge Steps dba The Bridge; and in an amount not to exceed \$75,000 for Family Gateway, Inc. - Total not to exceed \$1,000,000 for the service contracts - Financing: U.S. Department of Housing and Urban Development Emergency Solutions Grant (ESG) Funds

Item T: A public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.217(b)(20) and 51A 4.217(b)(11.1) "Temporary inclement weather shelter" and related sections with consideration being given to appropriate spacing requirements for temporary inclement weather shelters within a half-mile of the central business district and an ordinance granting the amendments

Councilmember Moreno moved to forward all items to city council with no recommendations.

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 22, 2023

EXHIBIT C



City of Dallas

Briefing on the Dallas Housing Finance (DHFC) and Dallas Public Facility (DPFC) Corporations

**Housing and Homelessness
Solutions Committee
May 22, 2023**

Darwin Wade, Interim Assistant Director
Aaron Eaquinto, DHFC Administrator
Albert Gonzalez, DPFC Manager

Presentation Overview



- Background
- Recent Accomplishments
- DHFC Structure – 4% LIHTC Development
- DHFC Structure – Essential Function Bonds
- DHFC Project Examples – Palladium Redbird/The Muse
- DPFC Structure
- DPFC Project Example – Oakhouse at Colorado
- Project Map – DHFC/DPFC Properties
- DPFC Legislative Update
- New Business Opportunities



Background



- Dallas Housing Finance Corporation (DHFC) and Dallas Public Facility Corporation (DPFC) were mainly created to:
 1. Leverage tax exemptions to produce affordable housing.
 2. Revitalize blighted properties and spur new investment in targeted areas of City.
 3. Share developer fees and annual cash flow to generate revenues for additional affordable housing activities.
 4. Expedite development activities.



Background (Continued)



| Dallas Housing Finance Corporation | Dallas Public Facility Corporation |
|---|--|
| Financed with Private Debt and Equity | |
| Require Tax Exemptions to achieve affordability goals | |
| Financed with Low Income Housing Tax Credits (LIHTC) – Texas Department of Housing and Community Affairs (TDHCA) dictates locations | City Priorities and developer interest drive locations |
| LIHTC projects serve 30%, 60%, 80% Area Median Income (AMI), and Market Rate Tenants | N/A - No LIHTC projects through the PFC currently |
| Issues and utilizes Essential Function Bonds* for the purpose of financing affordable housing acquisitions | N/A |
| Essential Bond Projects serve 80%, 140% AMI, and Market Rate Tenants | PFC Structured projects serve 60% to 80% AMI, and Market Rate Tenants |
| HFC owns land and project, developer receives fee to operate for lease term | PFC owns land, charges annual lease payments to developer/operator, shares profits at sale |

*Essential Function Bonds are tax exempt bonds used to finance public functions such as affordable housing. The DHFC is an authorized issuer of these bonds.



Recent Accomplishments



| Dallas Housing Finance Corporation | Dallas Public Facility Corporation |
|--|---|
| 10 properties/2,085 units complete | In Progress |
| 20 properties/4,744 units under construction or awaiting loan closing | 13 properties/3,660 units approved, under construction and awaiting closing |
| 2 Projects acquired in high opportunity areas/8 projects developed in rest of City | No acquisitions proposed as of May 2023 |
| All acquisitions are 10 years old or newer | All projects are new ground-up developments |
| All new developments are class A designed and built | |



DHFC Structure – 4% Low Income Housing Tax Credits (LIHTC) Development



- DHFC acts as issuer to private developers who receive a Private Activity Bond (PAB) allocation from Texas Department of Housing and Community Affairs (TDHCA).
 - Most are used for ground-up developments, but have recently seen more activity in preservation.
 - 4% LIHTC properties are typically rent-restricted from 30-60% AMI, reaching deeper affordability levels that PFC programs cannot.
 - Affordability restrictions and property maintenance are regulated by TDHCA. If City subsidy is provided, City staff also monitor for compliance.
 - Tax credit properties are required to provide resident services.
 - Services may include job training, tutoring, food pantry, after school programs, scholarships, shuttles to grocery/pharmacy and more.



DHFC Structure – Essential Function Bonds



- Structure allows public private partnership to abate taxes in exchange for 50% of units restricted to affordable rates (typically 60-80% AMI).
- Public entity owns land and buildings 100%, but developer partner operates the property for an up-front fee.
- Existing properties are financed and purchased 100% using tax exempt bonds – no financial outlay is required from the DHFC and it owns the property entirely.
- Property is immediately acquired and affordability can be implemented as soon as the transaction is closed.
- All cash flow is used to retire the bonds.
- Once bonds are retired, property is owned free and clear with substantial equity to draw on.



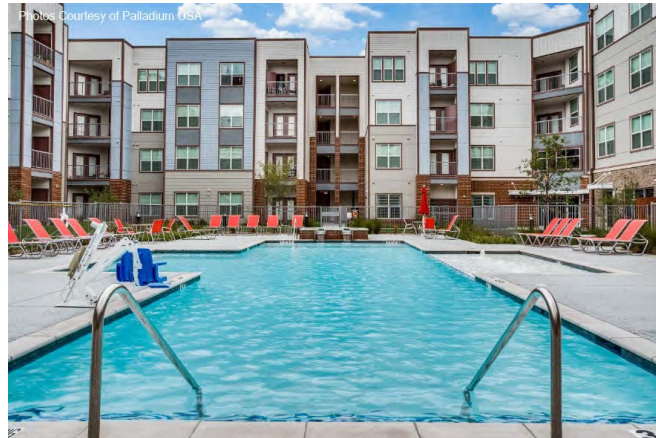
DHFC Project Example – Palladium Redbird



- Class-A 300-unit property, Received 2022 National Association of Local Housing Finance Agencies (NALHFA) Award of Excellence.
- 90 market rate units, 196 units at 60% AMI, 14 units at 30% AMI.
- Built as a partnership between Palladium and the DHFC.
- Project utilized roughly \$8 million in CDBG and HOME funds to cover gaps in project funding created by affordability restrictions.
- This project has set new market rents in an area undergoing heavy redevelopment.
- Restricted units will remain for at least 45 years under the 4% LIHTC program, while the market rate units will rise with the market.



4% LIHTC – Palladium Redbird



DHFC Example – The Muse



- Existing class-A 289-unit market rate property.
- 50% of the units converted to restricted rents at closing.
- Purchased using essential function bonds.
- Foregone taxes: \$37 million over 35 years.
- Rent savings: average of \$553 per month compared to market rates.
- Equity: at bond retirement in year 35, public entity is estimated to receive about \$277 million in sales proceeds.
- Target audience: Workforce Housing to include teachers, first responders, government employees, healthcare providers, etc.



Essential Function Bonds – The Muse



DPFC Structure



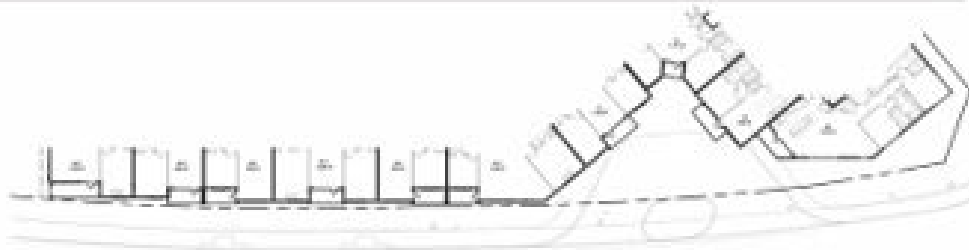
- PFC Structure- allows public private partnership to abate taxes in exchange for 50% of units restricted to affordable rates.
- Public entity owns land and collects annual lease payment from developer partner.
- Developer partner finances the construction and operates the property.
- Public entity as part owner is entitled to percentage of gross profits from sale.
- Example – Oakhouse at Colorado:
 - 212 Units, 50% restricted to residents earning up to 80% AMI.
 - 50% of units market rate.



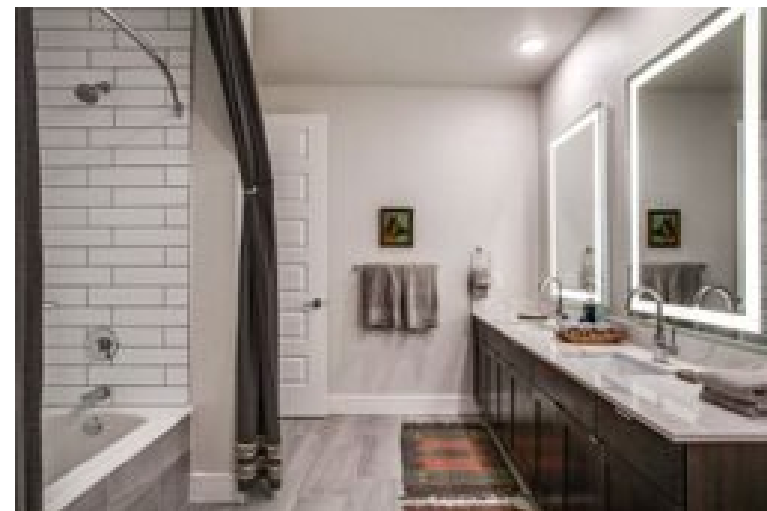
DPFC Example – Oakhouse at Colorado



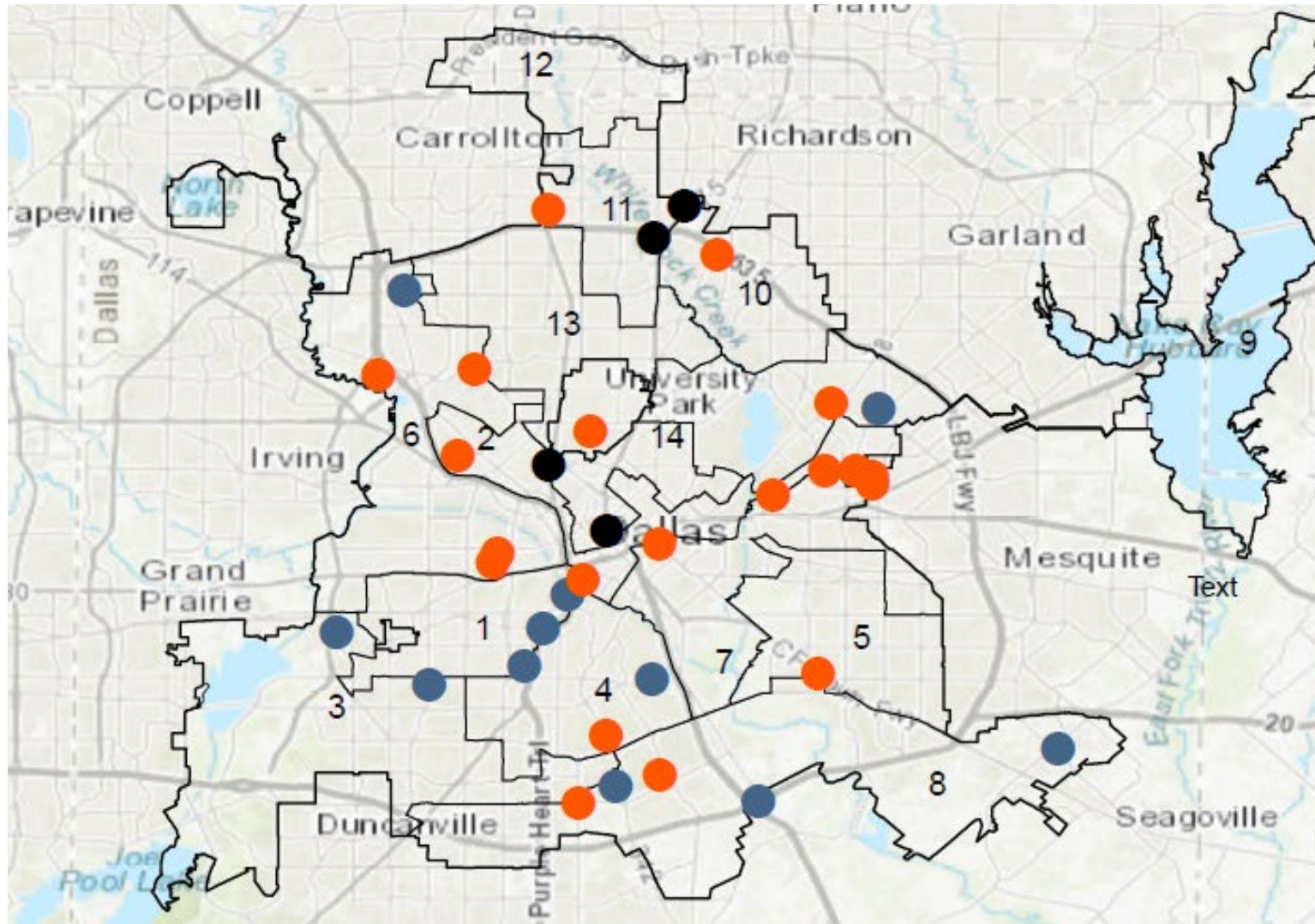
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DPFC Example – Oakhouse at Colorado



Project Maps – DHFC/DPFC Properties



DPFC Legislative Update



- Current Bill set to Reform PFC program HB 2071:
 - Sets minimum affordability to 75% of units.
 - Requires permission from county, school district, and other taxing entities.
- These two reforms alone will effectively prevent any proposal from moving forward by making the approvals process too cumbersome and lengthy.
- The deals currently approved by the PFC board have just barely been able to achieve financial viability at 50% affordable. 75% affordability would kill these entirely.



New Business Opportunities



Single Family Initiatives:

- Homebuyer Assistance Loans – TDHCA will allot bond funds to the HFC to issue for low cost mortgages to City of Dallas residents who qualify.
- DHFC has issued bonds to fund 90 low cost loans totaling over \$22 million to homeowners.
- Average loan value is \$249,000.
- Income levels of homebuyers vary, but are typically less than 80% of AMI.
- Loans are administered through TDHCA-qualified lender partners where residents can submit applications.



New Business Opportunities (Continued)



- Alignment with Dallas Housing Policy 2033-driving investment to target areas.
- PFC and HFC can be utilized as subrecipients to City allocating bond funds, HOME, and CDBG funds, or General Funds.
 - As a subrecipient, the corporations have a stable pipeline of projects that already need gap funding and can spend the dollars more quickly and efficiently using their approvals process rather than going through the lengthy City Council approvals.
- Staffing vs. Outsourcing
 - City staff is limited to what they can accomplish, but the corporations can effectively hire outside experts and third parties without having to go through a procurement process to achieve results much more quickly





City of Dallas

Briefing on the Dallas Housing Finance (DHFC) and Dallas Public Facility (DPFC) Corporations

**Housing and Homelessness
Solutions Committee
May 22, 2023**

Darwin Wade, Interim Assistant Director
Aaron Eaquinto, DHFC Administrator
Albert Gonzalez, DPFC Manager



City of Dallas

Office of Homeless Solutions 2024 Bond Program Needs Inventory

**Housing and Homeless Solutions
Committee
May 22, 2023**

Christine Crossley, Director
Office of Homeless Solutions

Presentation Overview



- Status of 2017 Bond Program, Proposition J
- The Need For Housing Unsheltered Residents
- Proposed 2024 Bond Program
- Next Steps



Status of 2017 Bond Program – Prop J



Proposition J funding for transitional and permanent supportive housing to target chronic homelessness, rapid rehousing for the elderly, disabled and families with children and day centers for seamless wrap-around services - **\$20,000,000 Total Received with 99.9% Spent**

| Project | Description | Amount | New Beds | Status |
|------------------------------|---|---------------------|------------|--|
| St. Jude Center Park Central | Contribution to renovation costs | \$ 3,300,000 | 200 | 200 Filled |
| 1950 Fort Worth Ave. * | Property renovation | \$ 2,347,969 | 45 | Under Construction |
| 4150 Independence Dr. * | Property acquisition and renovation of the Resident Services Building | \$6,983,580 | 132 | Under Construction |
| S. Hampton Rd. Campus* | Property acquisition | \$6,697,915 | 103 | Under Construction |
| Family Gateway North | Renovation | \$513,591 | 200 | 200 Filled |
| Various Properties | Property assessments | \$156,944 | N/A | N/A |
| TOTAL | | \$19,999,999 | 680 | 280 Under Construction & 400 Filled |



*Denotes City owned property.



2017 Bond Program (Proposition J)

- **Approximately 99.9% of the \$20M has been spent**
- Funds were used for the purchase and/or renovation of five properties resulting in the addition of **680 NEW beds** to the homeless response system
 - Four of the five properties are owned by the City
 - 400 of the 680 new beds are occupied



The Need for Housing Unsheltered Residents



4,244 Individuals Experiencing Homelessness on a Single Night in 2023



4% Decrease in Homelessness Over all
14% Decrease in Unsheltered Homelessness
32% Decline in Chronic Homelessness



Dallas R.E.A.L. Time Rehousing



1,900 Plus Unique Individuals Housed
Goal: 2,700 Unique Individuals Housed

R.E.A.L. Time Rehousing



Goal: 6,000 Unique Individuals Housed

2023

2025



Proposed 2024 Bond Program



- The Needs Inventory was developed in consultation with the Building Services Department and area partners in City properties
- Recommendation was guided by the following principles:

Racial Equity

According to the 2023 Homeless Point-In-Time (PIT) count, 59.5 % of the homeless population identified as Black/African American

Implementation of Track 4 of the OHS Four-Track Strategy

Investments in Facilities Combatting Homelessness





Investment in The Bridge HRC, the City's lowest barrier emergency shelter

- Opened in 2008, building equipment is nearing the end of its useful life and repairs are costly
- The need for emergency shelter and services exceeds capacity
 - Overnight shelter is provided to 340 guests nightly in space that was designed to serve 220
 - Of the approximately 700 individuals who receive day services on campus, 360 are forced to seek overnight shelter elsewhere due to lack of space



Proposed 2024 Bond Program (continued)



OHS Needs Inventory

| Project | Description | Cost |
|---|--|--------------|
| Capital investment in City-owned property and partnerships with current and new providers to add permanent supportive housing (PSH) across the city | Major equipment replacement and building upgrades at The Bridge HRC <ul style="list-style-type: none">• Generator (\$767,000)• Upgrade women's showers in transitional shelter (\$236,000)• Replace water heater serving kitchen and dining hall (\$354,000)• Replace water heater in women's restroom in Welcome Center Bldg. (\$342,200)• Upgrade HVAC building automation controls (\$590,000) | \$ 2,289,200 |
| | Future PSH Projects | \$12,610,800 |



Proposed 2024 Bond Program (continued)



OHS Needs Inventory

| Project | Description | Cost |
|--|---|---------------------|
| Expansion of The Bridge Homeless Recovery Center | Enclosure of the outdoor pavilion to connect all buildings on the campus to add a <i>minimum</i> of 100 new emergency shelter beds and 10 staff offices | \$2,360,000 |
| Development of 12-acre campus at S. Hampton Rd. | Project includes the renovation of four buildings to provide permanent housing and services for an estimated 100 residents, leveraging private investment for potential new build | \$17,700,00 |
| TOTAL | | \$34,960,000 |



Next Steps



| Date | Presentation |
|---------------|---|
| June 8, 2023 | OHS presentation of needs inventory to the Citizen Homelessness Commission (CHC) |
| June 20, 2023 | OHS presentation of needs inventory to the Economic Development, Housing and Homeless Solutions Subcommittee of the Community Bond Task Force |
| June 24, 2023 | Subcommittee tour of projects funded with 2017 bond funds and those proposed for 2024 bond program |
| Ongoing | OHS briefings to the City Council Housing and Homeless Commission and CHC |





City of Dallas

**Office of Homeless
Solutions
2024 Bond Program
Needs Inventory**

**Housing and Homeless Solutions
Committee
May 22, 2023**

Christine Crossley, Director
Office of Homeless Solutions

Memorandum



CITY OF DALLAS

DATE May 19, 2023

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

SUBJECT **Upcoming Agenda Item: Authorization of the Lease Agreement for the Cypress Creek at Forest Lane Affordable Housing Project**

This memorandum reviews City Council actions taken on the May 10, 2023 City Council Agenda item #38 which authorized the City Manager to move forward with the closing and acquisition of 2.85 acres located at 11520 North Central Expressway (the "Land") and remanded the terms of the lease agreement to be considered by the Housing and Homelessness Solutions Committee at the May 22, 2023 meeting followed by authorization of the lease agreement by the Dallas City Council on June 14, 2023.

Background

In December 2020, Sycamore Strategies, LLC., or its affiliates (Applicant) submitted a Request for Applications (RFA) for a Resolution of No Objection/Resolution of Support for Housing Tax Credit Developments for 2021 9% Competitive Housing Tax Credits (HTC) for the development of Cypress Creek at Forest Lane Apartments (interchangeably "Project" or "Premises"), a ground-up development mixed-income multifamily complex located at 11520 North Central Expressway, Dallas, TX 75243. Anthem Interests, LLC (Anthem), an affiliate of applicant, executed a purchase contract with Parula Partners LP, the current property owner.

The Project qualified to receive a staff recommendation for a resolution of support as a priority housing need development, located in a census tract with a poverty rate less than 20% (Census Tract 48113007805) and met the required application thresholds. The Project will be constructed as a 4-story midrise product with a wrapped parking structure and will include 189 residential units. The unit mix will consist of 68 1-bedroom units, 101 2-bedroom units, and 20 3-bedroom units. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The proposed site has insufficient data to provide a Market Value Analysis market type, but is surrounded by B, D, E, and H market types.

Community engagement outreach efforts by the developer, in accordance with state statute, began in 2020 with many local elected officials including City and school board representatives, religious leaders and organizations, community neighborhood contacts, Hamilton Park Civic League, Hamilton Park Historic Preservation Foundation, Hamilton Park United Methodist Church, Salome Foundation, Regional Black Contractors, and other stakeholder groups.

According to the Texas Department of Housing and Community Affairs recent data on HTC properties throughout the City of Dallas, there are currently 168 (4% HTC) units in Council District 10. The Cypress Creek development would provide an additional 103 (9% HTC) units totaling 271 units of affordable housing available for residents in the district; the number of HTC units in Council District 10 accounts for 1.03% of the overall citywide dispersal of HTC units.

Issue

Private deed restrictions limit land use options on the site and prevent the Project from being carried out. Negotiations by the Applicant to remove the private deed restrictions have failed. An alternative approach to enable the design, construction, and operation by the Applicant of Project requires participation by a governmental entity with eminent domain authority to own the site and subsequently lease back the land to the Applicant for development and operation of the Project, at Applicant's sole cost and expense. The deed restrictions are unenforceable against a governmental entity with eminent domain authority such as the City for so long as the property is being used for a governmental purpose. Staff recommended this approach by resolution at the May 10, 2023 City Council meeting, and the Dallas City Council established the acceptance of the conveyance of the Land for the construction and operation of mixed-income affordable housing as a City public purpose and authorized the City Manager to accept the conveyance of the Land from Applicant, namely Cypress Creek Forest Lane, LP (hereinafter the "Tax Credit Partnership/Tenant"). To further facilitate the construction and operation of the Project, Staff desires for City to enter into a ground lease to lease the Land to Tax Credit Partnership/Tenant allowing the Tax Credit Partnership/Tenant to, at their sole cost and expense, design, construct and operate the Project.

City ownership of the site results in property tax exemptions. The current taxable land value of the Land based on Dallas Central Appraisal District is \$2,478,560.00. The City's tax rate (.745800) generates an estimated \$18,485.10 in annual taxes and with a three percent growth rate over the next 15 years, the forgone taxes by the City will be \$343,803.00; however, the lease revenues received during the same period coupled with the additional 189 units of mixed-income housing far outweighs the forgone taxes.

Analysis of Lease Agreement Terms with Tax Credit Partnership/Tenant

Some of the salient lease terms are described below:

1. The lease will set forth the rental terms and detailed performance measures including Tenant reporting and City audit rights to ensure the City's public purpose is met. The performance measures will be the affordability requirements of the tax credits to be used to construct the Project.

DATE May 19, 2023

SUBJECT **Upcoming Agenda Item: Authorization of the Lease Agreement for the Cypress Creek at Forest Lane Affordable Housing Project**

PAGE **3 of 6**

2. The lease will define the terms of development of the Project including time anticipated for construction and placement into service of both the market rate and affordable units in the Project.
3. The City, as landlord, will at all times remain fee owner of the Premises and will have no obligations for the maintenance and operation of the Premises during the term of the lease.
4. The lease between the City, as landlord, and Tenant, shall be for a term of 39 years, commencing on the date of certificate of occupancy (the "Term"). Tenant shall be solely responsible for securing certificate of occupancy. Tenant shall have no right to assign, encumber, or convey the lease contrary to the public purpose without prior written consent of City which consent shall not be unreasonably withheld.
5. The lease will provide that Tenant will construct 189 units of multifamily residential housing and set aside or rent 40% of the units to tenants whose income is less than 80% of the area median income (AMI) and 10% of the units to tenants whose income is 60% of the AMI (the "Affordable Units"), such AMI shall have a floor no lower than the AMI on the Closing Date. The income and rent limits will be adjusted for family size and bedroom size and rent shall be calculated by using the Novogradac Rent and Income Limit Calculator. The Affordable Units at each AMI level will be spread pro-rata with the overall unit mix between one, two, and three-bedroom units. Once initially qualified, Tenants and their assigned units will remain income restricted so long as they are eligible under LIHTC/TDHCA income guidelines which are monitored annually by City staff for compliance.
6. Tenant will pay City a one-time structuring fee of \$100,000.00 within 90 days of City Council approval of the lease in addition to rent of 20% of the total cash flow, commencing six months after the Project stabilizes, which is defined as reaching 90% occupancy (the "rental commencement date"). Rent will be paid annually, in full, on the first of the month following six months after stabilization and every 12 months thereafter.
7. The lease will require the Tenant to maintain the Project as a Class A residential project and will require renovations to the extent financially feasible, to the extent necessary to maintain the Project as a Class A residential project. Tenant will insure the Project and will set aside an amount per door per year as determined by lenders as a reserve for replacements. Tenant will provide full indemnities to City. Provisions will be negotiated to help the City assure that the Project remains a Class A residential project throughout the Term, including conducting periodic needs assessments by an engineer experienced in such assessments at predetermined intervals, prior to a capital event, and at any point in time when there is a significant negative change in occupancy. For avoidance of doubt, the parties agree that maintaining the Project as a Class A apartment project means keeping the Project as originally designed and constructed in appropriate condition to compete with other Class A residential projects of the same age as the Project, but does not mean adding amenities, making structural

or other changes to the exterior or interior of the Project to make it consistent with newly constructed Class A apartment projects at a future date.

8. Within one month after the execution of the lease, Tax Credit Partnership shall at its sole cost and expense, commence design and construction of the Improvements, with completion of the Improvements to be fully accomplished within two years thereafter, subject to extension by mutual agreement of the parties.
9. The lease is eligible for one automatic renewal period of six years. Subject to City Council approval, at such time as the initial term of 39 years shall expire, Tenant or its assign or designee shall have a one-time option to purchase the Project from the City, subject to and in accordance with the requirements of Texas Local Government Code 272.001 or other law applicable to a conveyance to an entity for the development of low to moderate income housing.
10. The lease will provide that Tenant will defend, with City's choice of legal counsel, indemnify, and hold harmless the City, its officers, agents, and employees from and against any and all claims, lawsuits, judgments, costs, expenses, and damages sought or suffered by any person arising out of Tenant's use of the Premises, as well as against any and all claims, litigation expenses, and/or damages arising out of any of the restrictive covenants attached hereto as Exhibit B.
11. The Tax Credit Partnership will be required to consult with the Office of Integrated Public Safety Solutions (OIPSS) for planning and design process for security input, community activities, and incorporate Crime Prevention Through Environmental Design recommendations. Additionally, the Tax Credit Partnership will be required to provide modern security features to include a full camera system with Dallas Police Department access, controlled access, lighting, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff. The lease will be subject to performance measures representing the affordable housing requirements in a typical LIHTC NOFA development project whereby the City authorizes gap funding.
12. Tenant shall be responsible to pay all taxes arising out of the use on the Premises during the lease term.
13. Tenant shall at all times during the term of the lease, maintain in full force and effect adequate insurance, including without limitation worker's compensation, liability and builder's risk insurance, on the Premises, in such form and amounts as City shall reasonably require, subject to City's risk management department review and approval. In the event of fire and other casualty loss, Tenant shall promptly repair, restore, and rebuild the Premises to at least its pre-loss condition regardless of the availability of or inadequacy of insurance proceeds, subject to a reasonable period to complete negotiation of a loss claim with its insurer and complete all required repairs to restore the Premises. Failure to repair, restore, or rebuild the Premises to a

condition deemed suitable by the City to maintain the public purpose shall constitute a lease default and may cause a termination of the Lease.

14. The Lease shall be subject to a use restriction (“Use Restriction”) limiting the use of the Premises to the construction, maintenance, and operation of an affordable housing apartment complex which shall not be materially altered, amended, or discontinued without the prior written consent of the City.
15. During the term of the lease, the lease shall be subject to the City’s right of termination and a right of re-entry in favor of the City enforcing the Use Restriction and City’s public purpose.
16. The lease will be subject to any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interest, mineral leases, or other instruments of record in the official real property records for the county where the Premises are located effective as to the Premises, or any part thereof, and any and all visible and apparent easements and encroachments, whether of record or not impacting the Premises.
17. The lease will be subject to a reservation by the City of floodway, flood control, drainage or levee easements as reasonably deemed necessary, appropriate or convenient by the City.
18. The lease will be subject to performance and payment bonds as required for any development, design and construction activity undertaken by Tenant and or tenant contractors.
19. Tenant shall be solely responsible for all improvements, repairs, and maintenance to the Premises, at no cost to the City, including all structural, mechanical, and core system functions maintenance, repairs and replacements. City shall have a right of inspection to ensure compliance with Tenant’s maintenance responsibilities set out in the lease.
20. Tenant shall be solely responsible for all operating costs, including all utilities, connection charges, arising out of the Project.
21. Tenant shall be responsible to comply with all applicable law and make reasonable efforts to comply with City’s Business Inclusion & Diversity policies and non-discriminatory housing requirements.
22. All construction plans and specifications for any construction work on the Premises must be reviewed and accepted in writing by the Director of Housing or designee to allow review by construction experienced personnel in the City’s Office of Equipment and Building Services prior to commencement of any work.

DATE May 19, 2023
SUBJECT **Upcoming Agenda Item: Authorization of the Lease Agreement for the Cypress Creek
at Forest Lane Affordable Housing Project**
PAGE **6 of 6**

23. The lease will be subject to such other terms, conditions, waivers and disclaimers as the City deems necessary, convenient or appropriate.

Lease Payment Revenues and Recommended Uses

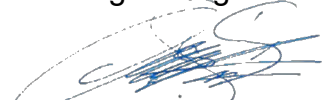
Based on the 15-year pro forma for the Project provided by the Tax Credit Partnership/Tenant, the City will receive a one-time structuring fee of \$100,000.00 within six months after City Council approval of the lease agreement and 20% of cash flows, commencing ninety days after the Project stabilizes, which is defined as reaching 90% occupancy, totaling an estimated \$2,153,042.00 in fees and lease revenues over the same period.

Revenue lease payments will be deposited into the Lease Revenue Fund, Fund 0764, Department HOU, Unit (TBD), Revenue Code 8483. The City Controller will setup an accounts payable for generated receipts to allow the Housing Department to use funds from the account for specific activities as described below subject to City Council approval to be included in the resolution authorizing the lease agreement.

Staff recommends using the funds deposited in the Lease Revenue Fund to address public improvements to sidewalks and lighting in the area surrounding the property as recommended by Dallas Police Department and Dallas Public Works Department.

Staff recommends the Tenant allocating additional financial resources for recreational uses and park dedication fees for upgrades to nearby parks. More specifically, staff recommends the Tenant consult with Dallas Department of Parks and Recreation to determine playground equipment needs at Orbiter Park and Willie B. Johnson Recreation Center for the enjoyment of residents and neighbors.

Should you have any questions, please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@Dallas.gov or 214-670-3619.



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

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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 19, 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: NOFA Development Project 2022 9% LIHTC – Jaipur Lofts
Supplemental Funding and Change in Funding Source**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on June 28, 2023 to authorize an increase in the amount of \$2,520,000.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA) for the execution of a development loan agreement with Jaipur Lofts, LLC., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting of the development Jaipur Lofts (Project), a 71-unit affordable 2022 9% Competitive Low Income Housing Tax Credit multifamily complex located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue, Dallas, Texas 75204 not to exceed \$5,020,000.00 from \$2,500,000.00; – Financing \$2,520,000.00 (ARPA) and 2,500,000.00 (HOME).

Background

On April 1, 2022 Jaipur Lofts, LLC submitted an initial proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive gap financing in the form of a HOME loan to support the construction of a 71-unit affordable multifamily complex located within the City limits. The NOFA was issued by the Department of Housing & Neighborhood Revitalization (Housing) in accordance with the City's Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33). Jaipur Lofts received a fundable score of 94 points. On August 24, 2022, by Resolution No. 22-1193, City Council authorized the execution of a development loan agreement in an amount not to exceed \$2,500,000.00 in HOME funds, of which the Applicant plans to only use \$2,480,000.00. In addition to NOFA funding, Jaipur Lofts, LLC received 2022 9% Competitive Low Income Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) to acquire and construct the property.

On March 31, 2023, due to continued increases in construction cost and construction loan interest rates, the Applicant submitted a subsequent proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive additional funds to fill this most recent funding gap. The requested additional NOFA funds, if approved, will cover the gap created by recent market conditions. Additional NOFA funding is contingent upon completion of the third-party underwriting report and confirmation of the \$5,000,000 funding gap for the Project.

Housing proposes to authorize the supplemental NOFA funding request of \$2,520,000.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA) for the Project in addition to the \$2,500,000.00 in HOME funds authorized by the City Council by Resolution No. 22-1193 for the Project in a total amount not to exceed \$5,020,000.00.

O-SDA Industries, or its affiliate, will serve as the developer and guarantor of the project. O-SDA Industries has successfully completed over 500 quality safe energy efficient affordable homes, both infill and subdivision developments. O-SDA Industries has contracted with Accolade Property Management as the property manager and provide consulting services for the proposed development. Accolade Property Management is a professional management company based in Coppell, TX with over 35 years of extensive experience in Real Estate Management.

The Applicant proposes to develop 71 mixed income multifamily units on 1.1 acres. The 71 units are comprised of 26 1-bedroom, 37 2-bedroom, and 8 3-bedroom units. The project will include common area amenities, such as on-site leasing center, fitness center, cyber lounge/computer center, community kitchen and multipurpose room. Free WiFi will be available in the clubhouse for residents to use.

The property will provide onsite resident services including:

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

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

Total development costs are anticipated to be approximately \$27,718,076.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$11,823,029.00 which is \$166,521 per unit.

| Proposed Financing Sources | Amount |
|-----------------------------------|-------------------------|
| TDHCA HOME ARP | \$ 2,060,000.00 |
| LISC Loan | \$ 5,000,000.00 |
| Investor Equity | \$ 14,872,273.00 |
| City of Dallas Loan | \$ 5,020,000.00 |
| Deferred Developer Fee | \$ 765,803.00 |
| Total | \$ 27,718,076.00 |

| Proposed Uses | Costs |
|-----------------------------------|------------------------|
| Acquisition | \$ 5,285,750.00 |
| Off-site Improvements | \$ 125,000.00 |
| Total Construction Costs | \$11,843,029.00 |
| Contingency | \$ 1,012,668.00 |
| Financing Fees, Soft Costs | \$ 6,918,379.00 |
| Developer Fee | \$ 1,952,518.00 |
| Reserves | \$ 580,732.00 |
| Total | \$27,718,076.00 |

On September 22, 2021, City Council authorized the final reading and adoption of the appropriation ordinance for the FY2021-22 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the ARPA funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Funds by Resolution No. 21-1590. In prior actions by the City Council, ARPA funds have been approved for eligible affordable housing investments as a response to the negative economic impacts of the pandemic.

According to Treasury guidance, a project is an eligible affordable housing investment as a response to the negative economic impacts of the pandemic if: (1) a project is eligible for funding under an expanded list of federal housing programs; or (2) a project is for the development, repair, or operation of affordable rental housing with certain income and affordability requirements. Treasury will presume that any project that is eligible to be funded under the HOME Investment Partnerships Program is an eligible use of Coronavirus State and Local Fiscal Recovery Funds as response to the negative economic impacts of the pandemic.

After the development is complete, 13 of the 71 units will be made available to households earning 0%-30% of Area Median Income (AMI), 26 of the 71 units will be made available to households earning 31%-50% of AMI, and 21 of the 71 units will be made available to households earning between 51%-60% of AMI. 11 of the 71 units will be made available to households earning 61%-80% of AMI. These affordable units must remain affordable for a minimum of 20 years, per federal and DHP33 requirements.

DATE May 19, 2023
SUBJECT **Upcoming Agenda Item: NOFA Development Project 2022 9% LIHTC – Jaipur Lofts
Supplemental Funding and Change in Funding Source**
PAGE **4 of 4**

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. Staff recommends approval of this item as it furthers the mixed-income housing goals of the DHP33, meets the threshold requirements of the NOFA, and the financial gap confirmation is under review by third-party underwriting.

Staff confirmed that this Project would not be feasible but for the City's participation and that the Project furthers the goals of the DHP33. Staff recommends approval of this item to allow this mixed-income housing development to move forward.

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



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

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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 19, 2023

TO, Honorable Members of the City Council Housing and Homelessness Solutions 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 May 10, 2023 for an agreement with United Way of Metropolitan Dallas in the amount of \$500,000 for the Emerging Developer Initiative**

Summary

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming item on June 14, 2023 for an agreement with United Way of Metropolitan Dallas in the amount of \$500,000 for the Emerging Developer Initiative.

Background

In August 2022, the United Way of Metropolitan Dallas (United Way) received a \$15,000 grant from Truist Bank to conduct research, data collection and planning for the emerging developers' initiative. In March 2023, Schwab Bank contributed an additional \$12,500 to the efforts. United Way contracted Dionne Roberts, President and CEO of TDA Consulting Inc. to assist with facilitation of two focus groups. The focus group discussions were on specific topics for upcoming opportunities for needs faced and gaps in services.

The first focus group, "Challenges Facing Nonprofit Affordable Housing Developers," was a two-hour session on September 8, 2022 with more than 25 members of the nonprofit housing community. Participants included current developers, service providers, and related entities such as architects. While funding was the biggest need across the board, collaboration and capacity building were also recognized by all as being critical to building a strong ecosystem and sustainable organizations.

The second focus group centered on banks, lenders, and Community Development Financial Institutions (CDFI's) and was called, "Discussion of goals and offerings of lenders related to affordable housing." Using the information from the first focus group, United Way, TDA, and the City led a discussion with more than 20 lenders, focused on the global housing challenge facing the City of Dallas, what products the lenders currently have, and the types of deals they are supporting. The lenders that gathered for the meeting largely expressed an interest in being part of the solution and many spoke to existing strategies and efforts that are already taking place.

Overall, both the nonprofit and lender communities recognize the challenges facing the City of Dallas related to affordable housing. Further, there appears to be agreement in a number of areas as to what the gaps are that are keeping the affordable housing

community from making substantial progress. These can be summarized as markets, money, capacity, and collaboration. While all participants generally indicated some level of appetite for addressing at least one of these four, it is clear from their level of need that a significant and coordinated effort will be critical to increasing the ability of the nonprofits to expand production and put units on the ground. The City's proposed approach of linking capacity building and predevelopment funding is an important step in changing the landscape of opportunity within Dallas.

In December 2022, United Way had several discussions with the private banking partners centered around private funding opportunities and curriculum to develop the action plan for implementation. As a result of the research and data collection, United Way of Metropolitan Dallas developed a program called Emerging Developers Initiative (Program). The Program will launch in Summer 2023.

Issue

Affordable housing development in Dallas is carried out by large scale multifamily developers and single-family homebuilders. The local market lacks non-profit and Minority/Women-Owned Business Enterprises (M/WBE) capable and committed to developing \$200,000 to \$2 million housing projects that serve low to moderate income households. Filling this void requires the City of Dallas to invest in cultivating new developers and supporting their growth and sustainability. Dallas has many interested individuals and organizations that would enter the affordable housing development space but lack the capacity to get started. Needed capacity building services range from organizational, to programmatic, and project development.

Existing MWBEs with a vested interest in revitalizing historically disadvantaged communities across the City of Dallas also lack capacity to achieve their goals. The network of capacity building support providers is fragmented and not accessible to many individuals and organizations that need it.

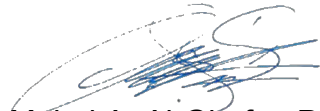
Recommendation

Through the 2022 budget development process, City Council approved \$500,000 to the Department of Housing & Neighborhood Revitalization (Housing) to assist in developer capacity-building to increase the depth of local affordable housing developers building in Dallas. United Way will provide additional matching funds as they become available, to expand the program and leverage City funding. United Way will utilize 20% of the City's \$500,000 for administration of the program as described in Attachment A (Scope of Services) with the remaining funds going directly to capacity building opportunities including training, technical assistance and predevelopment grants to emerging developers.

DATE May 19, 2023
SUBJECT **Upcoming Agenda Item on June 14, 2023 for an agreement with United Way of Metropolitan Dallas in the amount of \$500,000 for the Emerging Developer Initiative**
PAGE **3 of 3**

This item was procured through Special Needs Consideration due to the existing program available through the United Way. Housing is prepared to enter into a contract with United Way after approval of the item.

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



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

[Attachment: Scope of Services]

c: T.C. Broadnax, City Manager
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Attachment A
United Way of Metropolitan Dallas
City of Dallas Housing and Neighborhood Revitalization
Emerging Developer Program

Scope of Services

PROGRAM DESCRIPTION

The goal of the Emerging Developer Program (EDP) is to increase the number of nonprofit organizations working to develop affordable housing and strengthen the capacity of existing affordable housing developers in the City of Dallas. By increasing both the number of nonprofit organizations developing affordable housing and providing resources that will increase the capacity of those organizations as affordable housing developers, the number of affordable housing projects started and completed in the City of Dallas will increase. Dallas has many interested individuals and organizations that would enter the affordable housing development space but lack the capacity to get started. Over the course of three years and on the condition of securing an additional \$500,000 in matching funding from philanthropic donations, we plan to serve a total of 90 participants (approximately 30 each year).

PARTICIPANT ELIGIBILITY

To participate in the EDP, an organization must:

1. be based in the City of Dallas; and
2. provide Time, Talent, or Treasure related to the development of affordable housing.
 - a. For Time we are looking for a participant to be a community-based individual or organization with verifiable experience serving the Dallas community and who are intending to develop affordable housing in Dallas.
 - b. For Talent we are looking for a participant to have verifiable experience in affordable housing development needing technical assistance and/or resources to complete a Dallas-based project.
 - c. For Treasure we are looking for participants to be a landowner or building owner in Dallas with site for potential affordable housing development and/or have verifiable financial resources intended to develop affordable housing in Dallas.

PROGRAM PLAN

The EDP programming will be divided into three tiers based on different criteria and a participant will engage with the EDP at the level appropriate for their organization.

1. Tier 1 is for participants interested in developing affordable housing who need to establish a nonprofit organization in order to do so. Participants could be from a community group, an individual, a faith-based institution, or a for-profit builder needing to build a nonprofit arm (or CDC).
 - a. Interested participants will be invited to complete a screening application hosted by United Way of Metropolitan Dallas and reviewed by the City of Dallas.

- b. Those who are selected will participate as a cohort in the Nonprofit Management Certificate Program through CNM (the Center for Nonprofit Management).
 - c. The course work will cover topics that include the process to become a 501c3, building an effective board of directors, fundraising, administrative oversight, and requirements specific to being a nonprofit. The EDP will cover the cost of the CNM coursework for the selected applicants and the participant will be reimbursed on the completion of the coursework.
 2. Tier 2 is for established nonprofit organizations that need assistance, additional education, or certification opportunities related to affordable housing development.
 - a. Participants must be an established and operating nonprofit that has completed either Tier 1 of the EDP or have completed programming with other peer organizations, such as TREC, Capital Impact Partners, or Innovan.
 - b. Participants will submit a brief application through United Way's online system describing the educational, training, or certification need they have and identify the provider.
 - c. The EDP will cover the cost of the coursework up to a capped amount for the selected applicants and the participant will be reimbursed on the completion of the coursework.
 3. Tier 3 is for established affordable housing developers that need technical assistance troubleshooting issues that arise in the development process.
 - a. EDP will cover the cost of technical consultation hours related to guidance and discussion about the identified issue. This technical consultation will be provided by professionals in the various specialties around developing affordable housing.
 - b. Participant must have a project ready or in progress within the City of Dallas.
 - c. Participants will be identified by the City of Dallas through an invitation only application process.
 - d. United Way will host that application and will also host an RFQ process from recommended technical assistant providers to confirm that they are willing and able to be a part of this work.
 - e. Technical assistance providers identified by the RFQ will be presented as recommended options, but the participant will select who they work with.
 - f. Technical assistance topics include, but are not limited to, engineering, financials, land development, planning, real estate law, zoning, permits, and more.
 - g. The EDP will cover the cost of the office hours up to a capped amount and will be paid to the organization providing the technical assistance after it has been provided.

ADDITIONAL GRANTS AVAILABLE

The Emerging Developer Program will also have a grant available to participants who have completed Tier 2 and/or Tier 3 of the program.

1. A grant from United Way of up to \$10,000 could be awarded to an affordable housing developer for a project in Dallas.

2. The grant could be used to cover costs for work either identified in Tier 3 or for other costs incurred during the development process.
3. This portion of the program will be invitation only and participants who are eligible to apply will be identified by the City of Dallas.
4. UWMD will use their online grant application system to accept and review applications from invited participants.

Monitoring and Payment

United Way of Metropolitan Dallas will communicate regularly with the Housing and Neighborhood Revitalization Department at the City of Dallas to facilitate the program. This communication will include regular meetings, calls, and emails as we work together to implement the program. We will discuss progress and collectively identify challenges or opportunities related to program implementation.

To successfully execute this contract, United Way requests an advance allocation of programmatic and administrative funds representing 25% of the budget from the City of Dallas of funding for the Emerging Developer Program. United Way will provide the payment to EDP participants in each of the Tiers and the awarded grant applicants.

United Way will send quarterly progress reports to the City of Dallas. The progress reports will include status related to applications, program participation, updates to the EDP metrics, and will request the next advance.

Geographic Area:

Organizations participating in the Emerging Developer Program must be located in the City of Dallas.

Emerging Developer Program Metrics:

Up to 30 entities will participate in Year 1 across all three Tiers of the EDP.

Metrics:

Tier 1:

-Number of participants who complete the certification course through CNM. We anticipate that 75% of participants who start the CNM curriculum will complete and graduate from the course.

-Number of participants that become a nonprofit with 501c3 and a board of directors after completing the course. We anticipate 40% of participants who complete the course will complete the process of creating a nonprofit organization.

Tier 2:

-Number of participants that complete an educational or certification course. We anticipate that 80% of participants will complete the education or certification course.

Tier 3:

-Number participants that receive technical assistance. We anticipate that 90% of participants will complete the identified technical assistance.

-Whether the provided technical assistance allowed them to address the identified issue

Grants:

-United Way will track the number of organizations invited to apply for a grant, the number of grants awarded, and the value of the awarded grants through the Emerging Developer Program.

Memorandum



CITY OF DALLAS

DATE May 19, 2023

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of The Elms, to be located at 1710 Morrell Avenue**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 22, 2023 to authorize the Dallas Public Facility Corporation's (Corporation) acquisition, development and ownership of The Elms, a 153-unit mixed income multifamily development to be located at 1710 Morrell Avenue (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Elms will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units at 60% AMI, and the other 50% of the units will be non-income restricted. The Corporation's bylaws require City Council approval of any development that results in a property tax exemption and staff recommends City Council approval of this item.

Background

1710 Morrell Avenue, LLC (Applicant), a Texas limited liability company, submitted an application to the Corporation for the development of The Elms, a 153-unit mixed income multifamily development to be located at 1710 Morrell Avenue (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Project will reserve 50% of the units for residents earning less than 80% AMI and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Smart Living Residential (SLR). SLR is a Texas-based real estate development and construction company that is actively developing a portfolio of multifamily properties focused on residents earning between 60-80% of area median income. Their current portfolio is heavily mission driven with principals who are committed to serving the residents of the Dallas area.

The Project will be constructed as a garden style product with surface parking and will include 153 residential units. The unit mix will consist of 20 studio units, 109 1-bedroom units and 24 2-bedroom units. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses. The affordable units will be spread throughout the overall unit mix. This development will provide residents numerous community amenities through the adjacent and the to-be-renovated Cedar Crest Community Center. The project will provide new, high-quality housing to District 4 that is walking distance (0.3 miles) to the Morrell DART Rail Station. This will provide residents transportation that is just a few stops from job centers like Downtown, the VA Medical Center, and UNT-Dallas, all of which are accessible from the DART Blue Line.

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

The anticipated unit mix and rental rates are as follows:

| Unit Type | AMI | Units | Rent |
|-----------|--------|-------|------------|
| Studio | 60% | 2 | \$1,023.00 |
| Studio | 80% | 8 | \$1,363.00 |
| Studio | Market | 10 | \$1,450.00 |
| 1BR | 60% | 10 | \$1,096.00 |
| 1BR | 80% | 44 | \$1,461.00 |
| 1BR | Market | 55 | \$1,700.00 |
| 2BR | 60% | 3 | \$1,315.00 |
| 2BR | 80% | 9 | \$1,753.00 |
| 2BR | Market | 12 | \$2,400.00 |

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

DATE May 19, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of The Elms, to be located at 1710 Morrell Avenue**

PAGE **3 of 4**

Total development costs are anticipated to be approximately \$24,523,617.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$20,263,912.00, which is \$132,443.00 per unit.

| Proposed Financing Sources | | Amount |
|-----------------------------------|--|------------------|
| Mortgage Loan | | \$ 14,714,217.00 |
| Developer/Investor Equity | | \$ 9,809,400.00 |
| Total | | \$ 24,523,617.00 |
| Proposed Uses | | Amount |
| Development Costs | | \$ 19,358,850.00 |
| Land Acquisition | | \$ 905,062.00 |
| Soft Costs | | \$ 4,259,705.00 |
| Total | | \$ 24,523,617.00 |

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation's participation in the Project, the Corporation is estimated to receive \$4,743,400.00 over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) a general contractor fee of \$221,819.00 paid at closing; (3) lease payments starting at \$250,000.00 and increasing by 3% annually upon stabilization; (4) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project and (5) a 2% sales commission on all future sales. In the event of a sale throughout the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Project will be owned free and clear by the Corporation.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The 2022 City tax bill for this property is \$2,716.00 and the 15-year estimate of foregone taxes is \$50,517.00. However, the workforce housing rental savings of \$3,286,080.00 over 15 years and the estimated \$4,743,400.00 in revenues provides the City with almost \$8,029,480.00 in benefits that outweigh the foregone revenue.

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

DATE May 19, 2023

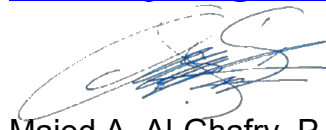
SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of The Elms, to be located at 1710 Morrell Avenue**

PAGE **4 of 4**

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

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

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



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

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
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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 May 19, 2023

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

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

On Monday, May 22, 2023, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer Program lots to a qualified participating developer.

Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 21 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Mill City Community Builders, LLC for the purchase of three (3) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Mill City Community Builders, LLC for HHS Committee consideration.

Background

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

In March 2023, an eligible developer, Mill City Community Builders, LLC in partnership with Muse Family Foundation and Tekton Residential submitted an application (proposal) to purchase a total of three (3) Land Transfer Program lots. Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines,

which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and was assigned a score. Housing staff collaborated with Qualified Participating Developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

The Developer being considered for the sale of 3 lots is Mill City Community Builders LLC, formed by the Mill City Community Association. The Developer is a domestic limited liability corporation formed in Texas in 2022 and is based in Dallas. The Developer will be partnering with Tekton Residential, a non-profit subsidiary of Mathews Southwest, as the Builder for the project. Tekton Residential has been building affordable residential housing since 2018. In addition, the Developer is also partnering with the Muse Family Foundation which will be providing funding for land acquisition costs and pre-construction costs and assist with securing construction financing. Working in collaboration, Mill City Community Builders, Tekton Residential and Muse Family Foundation will be constructing 16 single-family homes to be developed on a total of 11 lots creating a “pocket community” facing a communal greenspace and clubhouse. To date, Mill City Community Builders Association and its partners control 6 of the 11 lots. The approval of the sale of three (3) Land Transfer Program lots to the Developer will bring the new total to 9 of the 11 lots. The Developer is working with the other 2 property owners to acquire the remaining 2 lots.

Two (2) lots, 4907 S. Pacific and 4923 S. Pacific will have one (1) affordable housing unit constructed on each. The third lot, 2806 Troy, is an oversized lot and can accommodate the construction of three (3) affordable housing units. The Developer proposes to re-plot the oversized lot to accommodate the construction of the three (3) units. Therefore, the proposal indicates the construction of five (5) single-family units ranging from approximately 1,300 square feet (SF) to 1,500 SF with a minimum of 2 bedrooms and 2 baths each. The price range of the proposed units will have a maximum sales price of \$215,000 for those units targeting homebuyers at an area median income (AMI) of 61% - 80% and \$255,000 for those units targeting homebuyers at an AMI of 81% - 120%. Three units will target homebuyers in the 81% - 120% AMI range and two units will target homebuyers in the 61% - 80% AMI range. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 61% - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the

Dallas, TX HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.

- **Targeted Income of Homebuyer:** 120% AMI and below.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Restrictive Covenants:** Developer must: 1) sell each lot to an income eligible household and 2) prior to the sale, must provide to Department of Housing & Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City if Developer does not apply for a construction permit and close on any construction financing within 60 days of purchase from the City or does not complete the construction and sale of the affordable housing unit to an income eligible homebuyer within 2 years.

Issues

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the three (3) vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,964.84. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed five (5) housing units the expected property tax revenue is expected to be approximately \$33,060.48 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens:

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SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a
Qualified Participating Developer**
PAGE **4 of 5**

\$537.76. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$450.00.

Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may be considered and approved of the sale of three (3) vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

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

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



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

[Attachment: Project Map]

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
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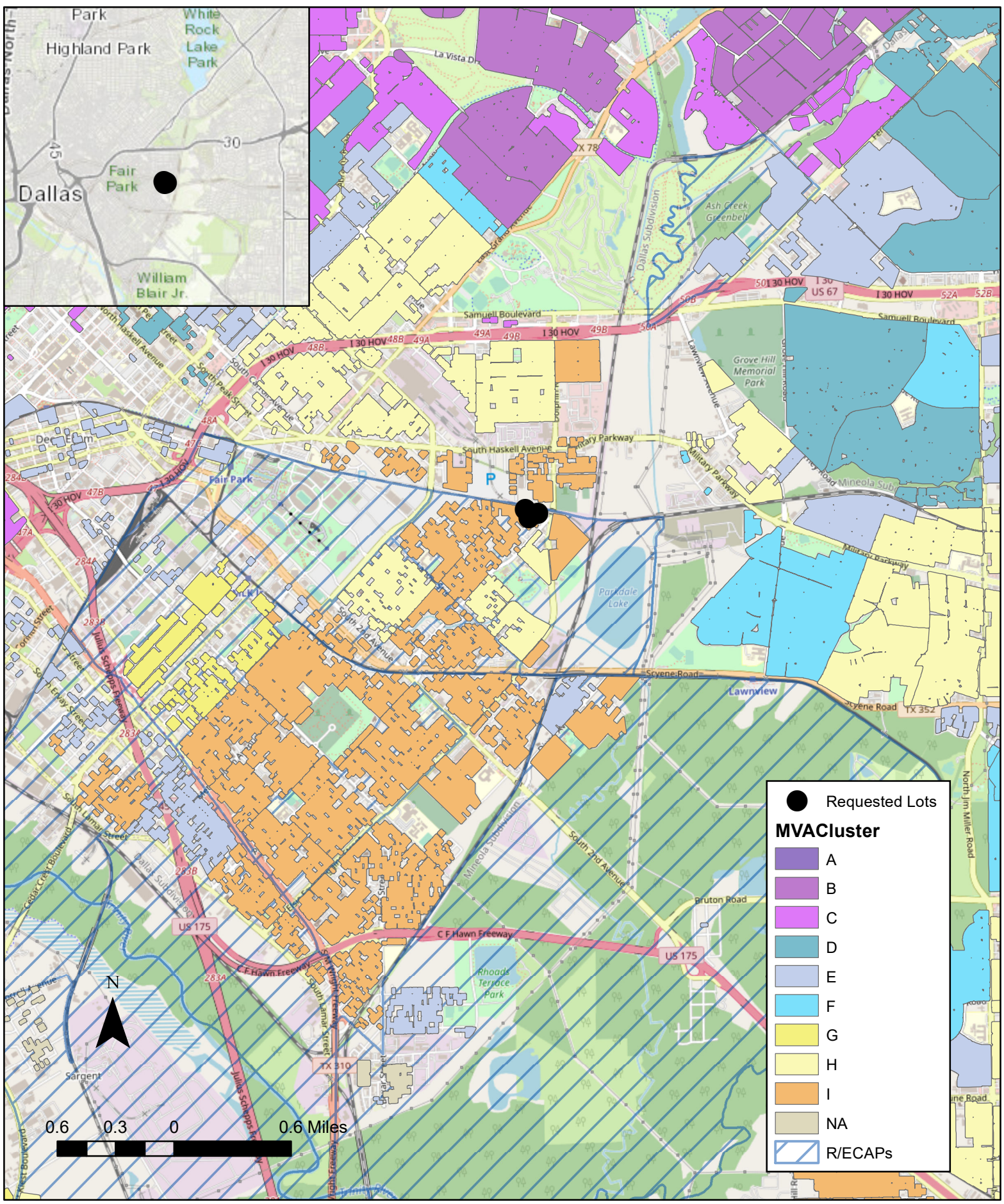
DATE May 19, 2023
SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer**
PAGE **5 of 5**

Exhibit A
Mill City Community Builders, LLC

| Lot # | Street # | Street Name | Neighborhood | CD | Area (SF) | Purchase Price | Type | Proposed Homebuyer AMI | Non- Tax Lien Amount |
|--|-----------------|--------------------|---------------------|-----------|------------------|-----------------------|--|-------------------------------|-----------------------------|
| 1 | 4907 | S PACIFIC AVE | Mill City | 7 | 5,815 | \$ 1,000.00 | tax foreclosed | 60-120% | \$ 0.00 |
| 2 | 4923 | S PACIFIC AVE | Mill City | 7 | 3,029 | \$ 1,000.00 | tax foreclosed | 60-120% | \$ 0.00 |
| 3 | 2806 | TROY ST | Mill City | 7 | 29,792 | \$ 3,964.84 | tax foreclosed | 60-120% | \$ 537.76 |
| Total Purchase Price¹ | | | | | | \$ 5,964.84 | Total Non-Tax Lien Amount² | \$ 537.76 | |
| Total Recording Fees | | | | | | \$ 450.00 | | | |
| Total Purchase Price and Recording Fees | | | | | | \$ 6,414.84 | | | |

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

Land Transfer Lots Requested by Developer Mill City Community Builders LLC



Memorandum



CITY OF DALLAS

DATE May 19, 2023

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

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

On Monday, May 22, 2023, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer Program lots to a qualified participating developer.

Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 21 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Beharry Homes, Inc. for the purchase of one (1) Land Transfer Program lot. This memorandum provides an overview of the application submitted by Beharry Homes, Inc. for HHS Committee consideration.

Background

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

In April 2023, an eligible developer, Beharry Homes, Inc. submitted an application (proposal) to purchase a total of one (1) Land Transfer Program lot. Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility

standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and was assigned a score. Housing staff collaborated with Qualified Participating Developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

The Developer being considered for the sale of 1 lot is Beharry Homes, Inc. The Developer is a domestic for-profit corporation formed in Texas in 2003 and is based in Dallas. The Developer has 20 years of market rate and affordable home building experience, both for-sale units and for rent units. The Developer is also licensed with the City of Dallas as a General Contractor and is Minority/Women Business Enterprise (M/WBE) certified. In addition, the Developer has previously participated in the City’s Land Transfer Program and successfully completed the lot acquisition, development, and sale of eight (8) homes to income-qualified homebuyers on Land Transfer Program lots. Past performance strongly suggests that the Developer will continue to construct quality affordable housing units on the lots while meeting the requirements of the Land Transfer Program. The applicant has a current line of credit to support this project 1.12 times. The managing directors are Sueram Beharry and Raywatee Dobo-Beharry.

The proposal indicates the construction of three (3) two-story single-family townhome units on one (1) oversized Land Transfer Program lot. The Developer proposes to re-plot the lot to accommodate the construction of the three (3) units. The proposed units will be approximately 1,842 square feet (SF) with a minimum of 3 bedrooms and 2 baths each. The price range of the proposed units will have a maximum sales price of \$215,000 for those units targeting homebuyers at an area median income (AMI) of 61% - 80% and \$255,000 for those units targeting homebuyers at an AMI of 81% - 120%. Two units will target homebuyers in the 81% - 120% AMI range and one unit will target homebuyers in the 61% - 80% AMI range. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 61% - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the Dallas, TX HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** 120% AMI and below.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In

addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years of the date of acquisition of the vacant lot utilized for construction of the unit.

- **Restrictive Covenants:** Developer must: 1) sell each lot to an income eligible household and 2) prior to the sale, must provide to Department of Housing & Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City if Developer does not apply for a construction permit and close on any construction financing within 60 days of purchase from the City or does not complete the construction and sale of the affordable housing unit to an income eligible homebuyer within 2 years.

Issues

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the one (1) vacant lot to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,719.64. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed three (3) housing units the expected property tax revenue is expected to be approximately \$19,668.34 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$1,568.64. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$150.00.

Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may be considered and approved of the sale of one

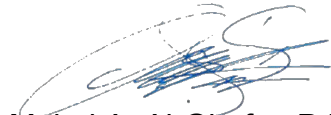
DATE May 19, 2023
SUBJECT **Consideration and Approval of the Sale of Land Bank Program Lots to a Qualified Participating Developer**
PAGE **4 of 5**

(1) vacant lot held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

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

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



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

[Attachment: Project Map]

c: T.C. Broadnax, City Manager
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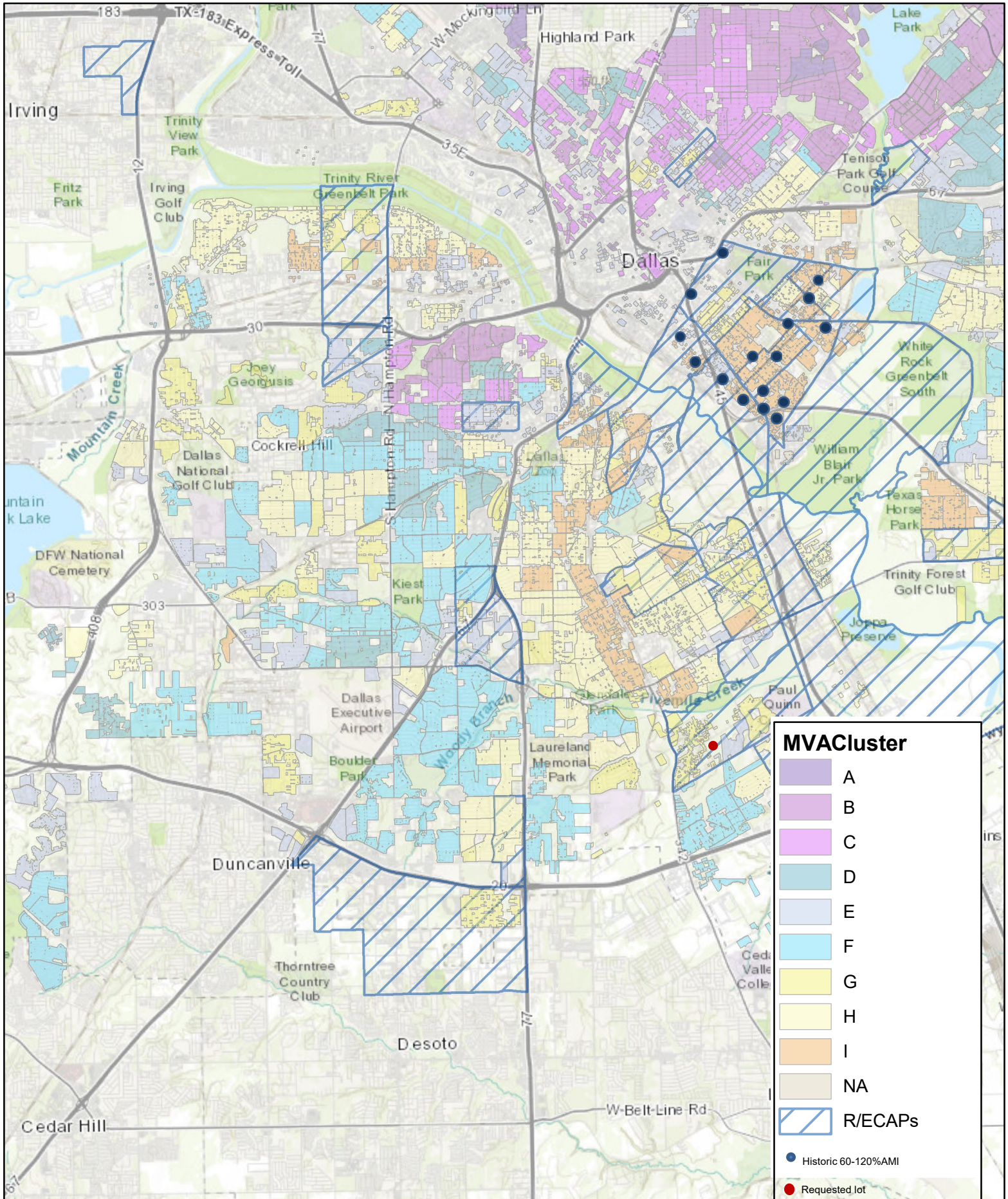
DATE May 19, 2023
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**Exhibit A
 Beharry Homes, LLC**

| Lot # | Street # | Street Name | Neighborhood | CD | Area (SF) | Purchase Price | Type | Proposed Homebuyer AMI | Non-Tax Lien Amount |
|--|----------|--------------|--------------|----|-----------|--------------------|--|------------------------|---------------------|
| 1 | 3156 | PERSIMMON RD | Paul Quinn | 8 | 42,986 | \$ 5,719.64 | Tax Foreclosure | 60-120% | \$ 1,568.64 |
| Total Purchase Price¹ | | | | | | \$ 5,719.64 | Total Non-Tax Lien Amount² | | \$ 1,568.64 |
| Total Recording Fees | | | | | | \$ 150.00 | | | |
| Total Purchase Price and Recording Fees | | | | | | \$ 5,869.64 | | | |

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

Land Transfer Lot Requested by Developer Beharry Homes, Inc.



MVAC Cluster

| | |
|----------------|---------|
| [Purple] | A |
| [Light Purple] | B |
| [Pink] | C |
| [Teal] | D |
| [Light Blue] | E |
| [Cyan] | F |
| [Yellow-Green] | G |
| [Yellow] | H |
| [Orange] | I |
| [Light Brown] | NA |
| [Blue Hatched] | R/ECAPs |

● Historic 60-120% AMI
● Requested lot

Memorandum



CITY OF DALLAS

DATE May 19, 2023

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

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

On Monday, May 22, 2023, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Bank Program lots to a qualified participating developer.

Summary

The City of Dallas Land Bank Program, which was established by City Council in 2004 and is administered by the Dallas Housing Acquisition and Development Corporation (DHADC), currently has an inventory of 123 lots that are offered for sale.

Lots in the Land Bank Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Kori Homes, Inc., for the purchase of four (4) Land Bank Program lots. This memorandum provides an overview of the application submitted by Kori Homes, Inc. for HHS Committee consideration.

Background

On January 28, 2004, City Council established the DHADC as its Land Bank for the purpose of acquiring, holding, and transferring unimproved real property. The objective of the Land Bank Program is to: 1) reclaim vacant real property from tax delinquency status and 2) use such property to develop affordable housing for low-income households or for commercial purposes. The resale of such property will enable the development of new single-family homeownership or rental units to serve low-income households or the development of commercial uses that stabilize distressed communities. This Program is implemented via a statutorily authorized tax foreclosure process for properties with five or more years of delinquent property taxes. In order to achieve the public purpose of creating affordable housing for low-income households, all residential properties sold by DHADC will be deed restricted to require the development and sale, rental, or lease-purchase to low-income households, meaning households with a gross income of not greater than 115% of the Area Median Family Income (AMFI). Properties intended for commercial use that are acquired and resold by DHADC need only serve the public purpose of economic development.

In March 2023, an eligible developer, Kori Homes, Inc., submitted an application (proposal) to purchase a total of four (4) Land Bank Program lots. Housing Department staff evaluated the application pursuant to the standards set forth in the Land Bank Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and was assigned a score by Housing Department staff. Staff collaborated with the Qualified Participating Developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

The Developer being considered for the sale of four (4) lots is Kori Homes, Inc. The Developer is a domestic for-profit corporation formed in Texas in 2021 and is based in Dallas. The company’s managers and owners are Elias and Carolyn Khoury. The Developer has been constructing single-family homes since 2015 and is registered with the City of Dallas as a Building Contractor. The company has constructed both market rate homes as well as affordable housing units. In addition, the company has experience with townhome and warehouse construction. The company’s most recent experience comparable to the Program design is the construction of 12 housing units in South Dallas demonstrating an understanding for the target market in building affordable homes on the proposed properties. Both owners have participated in the Land Transfer Program through their affiliate company CTE Homes LLC and completed 10 affordable housing units within the dedicated timeframes and program guidelines.

The proposal indicates the construction of four (4) single-family units ranging from approximately 1,355 square feet (SF) to 1,630 SF with a minimum of 3 bedrooms and 2 baths each. The price range of the proposed units will have a maximum sales price of \$182,000 for those units targeting homebuyers at an area median income (AMI) of 60% and below, \$215,000 for those units targeting homebuyers at an AMI of 61% - 80% and \$255,000 for those units targeting homebuyers at an AMI of 81% - 115%. One unit will target homebuyers in the 81% - 115% AMI range, two units will target homebuyers in the 61% - 80% AMI range and one unit will target homebuyers in the 60% and below AMI range. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 61% - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the Dallas, TX HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.

- **Targeted Income of Homebuyer:** 115% AMI and below.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 4 years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Restrictive Covenants:** Developer must: 1) sell each lot to an income eligible household and 2) prior to the sale, must provide to Department of Housing & Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City if Developer does not apply for a construction permit and close on any construction financing within 60 days of purchase from the City or does not complete the construction and sale of the affordable housing unit to an income eligible homebuyer within 4 years.

Issues

DHADC incurs costs related to maintaining lots in its inventory. If the HHS Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the four (4) vacant lots to the Qualified Participating Developer, DHADC will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

DHADC will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$54,000.00. The sales price for each lot is \$11,500 for those units targeting homebuyers at an AMI of 60% and below, \$13,500 for those units targeting homebuyers at an AMI of 61% - 80% and \$15,500 for those units targeting homebuyers at an AMI of 81% - 115%. Upon completion of the proposed four (4) housing units the expected property tax generated is expected to be approximately \$24,470.13 annually. In addition, Exhibit A details the Estimated Foregone City of Dallas Revenues from the release of non-tax City liens: \$99,095.40.

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SUBJECT **Consideration and Approval of the Sale of Land Bank Program Lots to a Qualified Participating Developer**
PAGE **4 of 5**

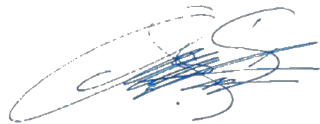
Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve the sale of four (4) vacant lots owned by DHADC to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

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

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



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

[Attachment: Project Map]

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Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

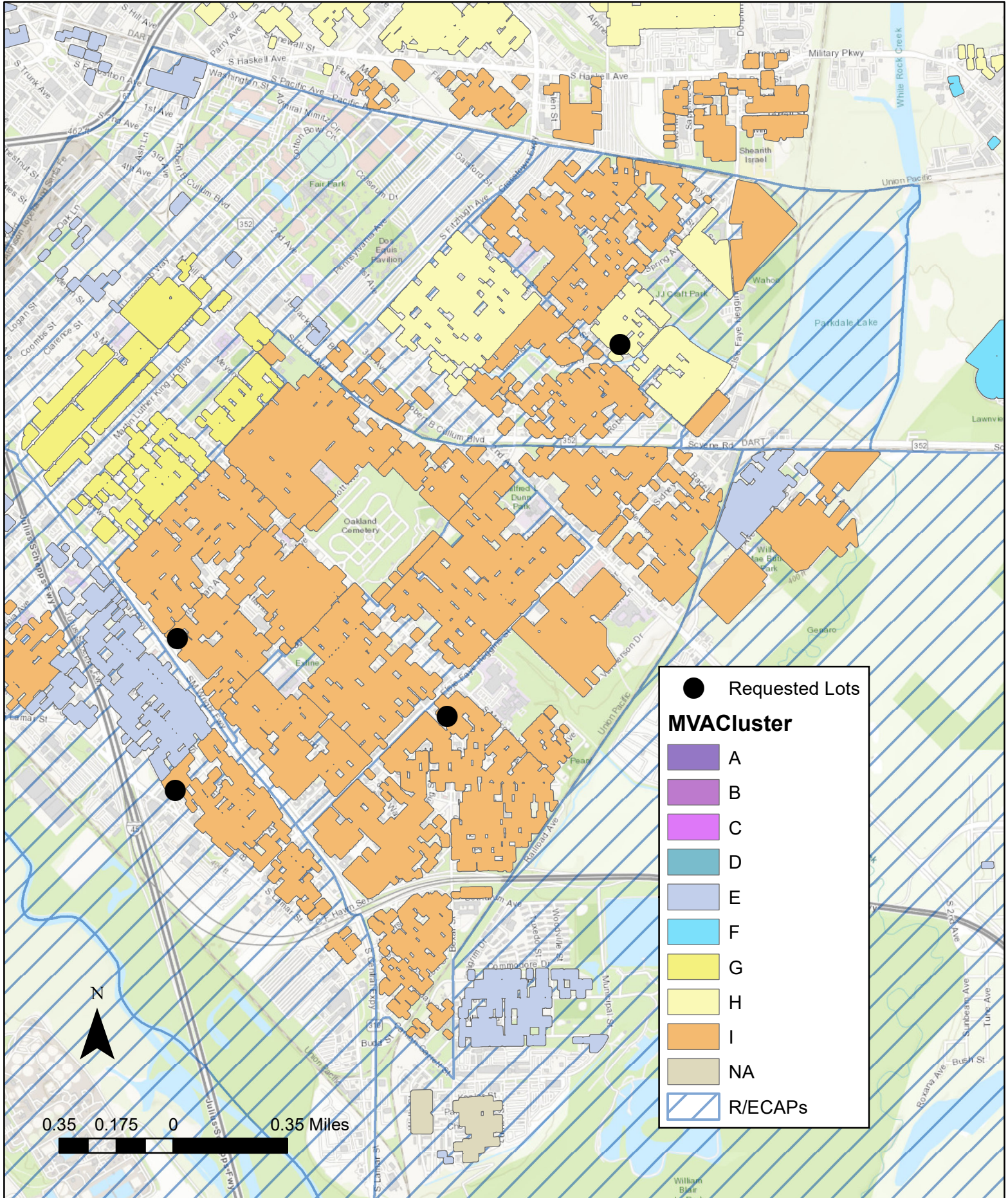
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

**Exhibit A
Kori Homes, Inc.**

| Lot # | Street # | Street Name | Area (SF) | Purchase Price | CD | MVA | Proposed Homebuyer AMI | Non- Tax Lien Amount |
|--|----------|--------------|-----------|--------------------|--|-----|------------------------|----------------------|
| 1 | 4326 | Copeland Ave | 4,515 | \$11,500.00 | 7 | H | 60% and below | \$ 22,368.30 |
| 2 | 1609 | Pine St | 7,500 | \$13,500.00 | 7 | I | 61-80% | \$ 22,219.12 |
| 3 | 2723 | Lawrence St | 7,140 | \$13,500.00 | 7 | I | 61-80% | \$ 21,956.02 |
| 4 | 2225 | Jordan St | 5,980 | \$15,500.00 | 7 | I | 81-115% | \$ 32,551.96 |
| Total Purchase Price | | | | \$54,000.00 | Total Non-Tax Lien Amount¹ | | | \$ 99,095.40 |
| Total Recording Fees | | | | \$ 600.00 | | | | |
| Total Purchase Price and Recording Fees | | | | \$54,600.00 | | | | |

¹ DWU Revenue and Business Systems Division

Land Bank Lots Requested by Developer Kori Homes



Memorandum



CITY OF DALLAS

DATE May 19, 2023

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

SUBJECT **Department of Housing Performance Measure Update**

Three attached reports contain information to track the performance, progress, and status of ongoing projects and completed projects in fiscal year 2022-23. The reports consist of development projects approved by City Council, under construction, or complete; home buyer assistance projects that are prequalified or closed; and home repairs that are in the predevelopment phase, under construction, or have been completed. The fourth report summarizes income and expenses for the MIHDB fee in lieu program, the Dallas Public Facility Corporation (DPFC), the Dallas Housing Finance Corporation (DHFC), and the Dallas Housing Acquisition Development Corporation (DHADC). This report will be provided to the Housing and Homelessness Solutions Committee every month.

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

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

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

[Attachments:]

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

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
Jon Fortune, Deputy City Manager

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

| | | | | | | | | | | |
|---------------------------|---------------------------|----------------------|---|------------|---------|----------------|-------------------|---------------|-----------|-----------|
| Closed FY 22-23 | DHAP | 7 | Inwood National Bank | CDBG, HOME | \$ | 240,000 | \$40,000.00 | 74.81% | 55 | 1 |
| | DHAP | 1 | Simmons Bank | CDBG, HOME | \$ | 128,000 | \$29,500.00 | 65.18% | 26 | 1 |
| | DHAP | 3 | AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEF | CDBG, HOME | \$ | 260,000 | \$60,000.00 | 42.67% | 35 | 1 |
| | DHAP | 8 | AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEF | CDBG, HOME | \$ | 270,000 | \$40,000.00 | 36.50% | 37 | 1 |
| | DHAP | 3 | AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEF | CDBG, HOME | \$ | 256,000 | \$40,000.00 | 42.78% | 38 | 1 |
| | DHAP | 8 | Town Square Mortgage & Investments LLC | CDBG, HOME | \$ | 249,890 | \$50,000.00 | 60.58% | 31 | 1 |
| | DHAP | 4 | Inwood National Bank | CDBG, HOME | \$ | 260,000 | \$50,000.00 | 74.58 % | 37 | 1 |
| | DHAP 10 | 4 | Inwood National Bank | CDBG, HOME | \$ | 230,000 | \$50,000.00 | 78.38% | 51 | 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, Targeted Occupation | 8 | Town Square Mortgage | CDBG, HOME | \$ | 205,000 | \$23,754.00 | 104.88% | 35 | 1 | |
| | | | | | \$ | 232,952 | \$ 471,648 | 66.82% | 37 | 11 |

| | | | | | | | | | | | |
|---------------------------|---------------------------|-----------------|-----------------|----|----|---------|---------|---------|---------------|-----------|-----------|
| 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 | | | | \$ | - | \$ - | 69.21% | 36 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 79.03% | 35 | 1 | |
| | DHAP | | Guild Mortgage | | \$ | - | \$ - | 64.29% | 37 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 72.71% | 56 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 56.47% | 23 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 42.45% | 65 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 57.45% | 41 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 71.11% | 26 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 76.21% | 50 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 61.94% | 39 | 1 | |
| | DHAP | | Simmons Bank | | \$ | 115,000 | \$ - | 71.48% | 26 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 73.62% | 30 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 73.85% | 49 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 56.10% | 45 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 66.84% | 33 | 1 | |
| | DHAP | | Bank of America | | \$ | - | \$ - | 79.20% | 55 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 75.73% | 42 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 58.85% | 49 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 53.97% | 36 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 74.03% | 28 | 1 | |
| | DHAP | | | | \$ | - | \$ - | 67.46% | 50 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 96.83% | 23 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 106.15% | 22 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 85.07% | 29 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 66.19% | 31 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 78.55% | 70 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 44.04% | 31 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 74.67% | 53 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 87.29% | 23 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 50.79% | 31 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 74.45% | 34 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 94.58% | 35 | 1 | |
| | DHAP 10 | | | | \$ | - | \$ - | 83.81% | 35 | 1 | |
| | DHAP, Targeted Occupation | | | | \$ | - | \$ - | 106.23% | 33 | 1 | |
| DHAP, Targeted Occupation | | JP Morgan Chase | | \$ | - | \$ - | 119.34% | 34 | 1 | | |
| DHAP, Targeted Occupation | | | | \$ | - | \$ - | 110.04% | 29 | 1 | | |
| DHAP, Targeted Occupation | | Bank of America | | \$ | - | \$ - | 115.51% | 37 | 1 | | |
| DHAP, Targeted Occupation | | | | \$ | - | \$ - | 112.02% | 26 | 1 | | |
| DHAP, Targeted Occupation | | | | \$ | - | \$ - | 90.44% | 24 | 1 | | |
| DHAP, Targeted Occupation | | | | \$ | - | \$ - | 113.22% | 27 | 1 | | |
| DHAP, Targeted Occupation | | | | \$ | - | \$ - | 96.79% | 26 | 1 | | |
| DHAP, Targeted Occupation | | | | \$ | - | \$ - | 110.41% | 29 | 1 | | |
| DHAP, Targeted Occupation | | | | \$ | - | \$ - | 93.38% | 29 | 1 | | |
| | | | | | | | | | 76.65% | 38 | 49 |

| 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 Pordium 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 | Builders of Hope | DHADC | Private | 4606 Jamaica Street | \$219,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 3603 Penelope Street | \$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 | \$230,000 | 0 | 0 | 1 |
| | Land Bank Program | 7 | Confia Homes | DHADC | Private | 2700 Birmingham Avenue | \$205,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Confia Homes | DHADC | Private | 2931 Birmingham Avenue | \$205,000 | 1 | 0 | 1 |
| | Land Bank Program | 3 | Confia Homes | DHADC | Private | 4926 Kildare Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Black Island | HOU, PW | Private | 2928 Eagle Drive | \$180,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Black Island | HOU, PW | Private | 2718 Mitchell Street | \$215,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 2911 Gay Street | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 3331 Spring Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 3131 Tuskegee Street | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 4503 Electra Street | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 2818 Le Clerc Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 4712 Baldwin Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | CTE Homes | HOU, PW | Private | 4631 Silver Avenue | \$160,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | CTE Homes | HOU, PW | Private | 3411 Delonte Street | \$160,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | CTE Homes | HOU, PW | Private | 3315 Delonte 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 | 4232 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 | 2344 Starks Avenue | \$195,000 | 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 | 4 | Marcus Construction | HOU, PW | Private | 612 S Moore Street | \$195,000 | 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 | 12639 Cot 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 | Mathews Southwest | DHFC, HOU, OED | 9% Tax Credit | 2400 Bryan Street | \$77,746,799 | 111 | 106 | 217 |
| | The Alton (Ika Lenox Oak Lawn) | 2 | Oden Hughes | MHDB | On Site Affordable Units | 2929 Oak Lawn | NA | 12 | 281 | 293 |
| | Dowhenhouse at White Rock | 9 | MHDB | MHDB | On Site Affordable Units | 3343 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 |
| | | | | | | | \$267,070,543 | 727 | 691 | 1418 |
| | Under Construction | Saint Michael's and All Angels mixed use | 13 | Episcopal Diocese | MHDB | On Site Affordable Units | 8111 Douglas | NA | 5 | 123 |
| Pegasus Ablon Project | | 2 | Pegasus Ablon | MHDB | On Site Affordable Units | 3000 Throckmorton | NA | 13 | 238 | 251 |
| 4514 Bryan | | 2 | AN Properties | MHDB | Fee In Lieu | 4514 Bryan Street | NA | 0 | 22 | 22 |
| Kiva East | | 2 | Saigebrook | ROS, CRP, MHDB | 9% Tax Credit/MHDB | 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 | Minwood Real Estate | DPFC | Conventional MF | 900 E. Colorado Blvd. | \$46,230,230 | 113 | 102 | 215 |
| Terrace at Southern Oaks | | 1 | LDG Development | DHFC/RONO, MHDB | Conventional MF | 3300 Southern Oaks Blvd. | \$60,530,517 | 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, MHDB | 4% Tax Credit | 5995 Crouch Road | \$59,560,307 | 270 | 30 | 300 |
| Gateway Oak Cliff | | 1 | St. Margaret, Inc. | DHFC, MHDB, 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 | \$20,020,189 | 87 | 0 | 87 |
| Juliette Fowler Residences | | 2 | Juliette Fowler Communities | ROS | 9% Tax Credit | South Fulton St. and Eastside Ave | \$23,483,750 | 144 | 0 | 144 |
| Villas @ Western Heights | | 6 | MREC Companies | ROS, CRP, OED | 9% Tax Credit | 1515 Fort Worth Avenue | \$32,888,449 | 104 | 26 | 130 |
| The Oaks | | 1 | DHAVOA | RONO, HOU | 4% Tax Credit | 630 S. Llewellyn Ave | \$44,053,609 | 243 | 17 | 260 |
| Meadowbrook Apartments | | 8 | LDG Development | DHFC/RONO, MHDB | 4% Tax Credit | 15251 Seagoville Road | \$42,195,523 | 162 | 18 | 180 |
| Westmoreland Station | | 3 | Generation Housing | DHFC, HOU | 4% Tax Credit | 2700 S. Westmoreland Road | \$51,561,000 | 223 | 25 | 248 |
| West Dallas - Scattered Sites | | 6 | Builders of Hope | NOFA | Single Family | Scattered Sites | \$3,879,663 | 20 | 0 | 20 |
| Cedar Crest | | 4 | Confia Homes | NOFA | Single Family | Scattered Sites | \$3,600,000 | 19 | 0 | 19 |
| Five Mile | | 8 | Notre Dame Place Inc | NOFA | Single Family | Scattered Sites | \$20,965,000 | 86 | 0 | 86 |
| Jeffries Meyers #1/ #3 | | 7 | Dallas Housing Foundation | NOFA | Single Family | Scattered Sites | \$6,367,368 | 34 | 0 | 34 |
| Jeffries Meyers #2 | | 7 | Texas Community Builders | NOFA | Single Family | Scattered Sites | \$2,380,852 | 11 | 0 | 11 |
| The Bottoms - Golden S.E.E.D.S | | 4 | Golden S.E.E.D.S | NOFA | Single Family | Scattered Sites | \$4,821,423 | 22 | 0 | 22 |
| Ideal Joppa | | 7 | Dallas Habitat for Humanity | NOFA | Single Family | Scattered Sites | \$7,129,217 | 33 | 0 | 33 |
| Capitol Flats | | 2 | Larkspur Capital | MHDB | On Site Affordable Units | 5215 Capitol | NA | 3 | 51 | 54 |
| 5050 Keeneland Project | | 3 | AHS Residential | MHDB | On Site Affordable Units | 5050 Keeneland Pkwy | NA | 17 | 319 | 336 |
| Enclave Frankford | | 12 | Integrated Real Estate Group | MHDB | On Site Affordable Units | 3301 Pres George Bush Tpke | NA | 27 | 353 | 380 |
| Moderia Trinity | | 6 | Mill Creek | MHDB | On Site Affordable Units | 2350 N Beckley Ave | NA | 10 | 194 | 204 |
| Alexan Arts III | | 2 | Trammell Crow Residential | MHDB | On Site Affordable Units | 5088 Ross & 1601 N Henderson | NA | 46 | 340 | 386 |
| Fairfield Manderville | | 13 | Fairfield | MHDB | On Site Affordable Units | 7735 & 7777 Manderville | NA | 36 | 439 | 475 |
| Maple Highline I | | 2 | Urban Genesis | MHDB | On Site Affordable Units | 5907 Maple Ave | NA | 3 | 53 | 56 |
| The Lyfe | | 12 | Totl Brothers | MHDB | On Site Affordable Units | 1727 Addison Rd | NA | 17 | 317 | 334 |
| Maple/Kimsey II | | 2 | Urban Genesis | MHDB | On Site Affordable Units | 5908 Maple | NA | 4 | 70 | 74 |
| 2811 Maple Ave | | 14 | Crescent | MHDB | Fee In Lieu | 2811 Maple | NA | 0 | 180 | 180 |
| Elihu Lofts | | 7 | Karrington & Co | MHDB | 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 |
| CityBuilt Health Clinic - Land Transfer Program | | 7 | CityBuilt CDC | HOU, PW | Private | Carlton Garrett & Canaan Streets | \$2,300,000 | 0 | 0 | 0 |
| 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 | 4636 Cherbourg Street | \$180,000 | 1 | 0 | 1 |
| Land Bank Program | | 7 | Marcus Construction | DHADC | Private | 2539 Lobdell Sreet | \$215,000 | 1 | 0 | 1 |
| Land Bank Program | | 7 | Confia Homes | DHADC | Private | 4807 Silver Avenue | \$220,000 | 1 | 0 | 1 |
| Land Bank Program | | 7 | Confia Homes | DHADC | Private | 2521 Birmingham Avenue | \$220,000 | 1 | 0 | 1 |
| Land Bank Program | | 7 | Confia Homes | DHADC | Private | 4103 Marshall Drive | \$220,000 | 1 | 0 | 1 |
| Land Bank Program | | 4 | Confia Homes | DHADC | Private | 3350 Springview Avenue | \$220,000 | 1 | 0 | 1 |
| Land Bank Program | 3 | Confia Homes | DHADC | Private | 4935 Kildare Avenue | \$220,000 | 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 | Open Mindframe Ventures | DHADC | Private | 4006 Roberts Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Open Mindframe Ventures | DHADC | Private | 4010 Roberts Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Open Mindframe Ventures | DHADC | Private | 4014 Roberts Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 2710 Pennsylvania Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 3105 Pennsylvania Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 4711 Frank Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 2538 Starks Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 2632 Macon Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 3926 Metropolitan Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 4 | Focis Holdings | DHADC | Private | 2302 Moffatt Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 4311 Montie Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | DHADC | Private | 3707 Spence Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Builders of Hope | DHADC | Private | 3425 Wendelin Street | \$219,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Behary Homes | HOU, PW | Private | 4010 Pine Street | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 2529 Peabody Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Hedgestone Investments | HOU, PW | Private | 1611 Hudspeth Avenue | \$199,500 | 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 | Black Island | HOU, PW | Private | 4013 Sonny Circle | \$158,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Black Island | HOU, PW | Private | 4334 Marshall Street | \$215,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Black Island | HOU, PW | Private | 4338 Marshall 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 | Marcus Construction | HOU, PW | Private | 511 N Denley Drive | \$195,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2727 Maurine F Bailey Way | \$195,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2303 Starks Avenue | \$195,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 4233 Canal Street | \$195,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2719 Frazier Street | \$195,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 4335 Spring Avenue | \$195,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 530 Woodbine Avenue | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 511 N Moore Street | \$194,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 507 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 | 2517 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 |
| | 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 | 3133 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 | 2428 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 | 7 | Behary Homes | HOU, PW | Private | 4006 Carpenter Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 4007 Carpenter Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 4229 Carpenter Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 4233 Carpenter Avenue | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 3817 Pine Street | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 2529 Peabody Avenue | \$184,500 | 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 | MHDB | On Site Affordable Units | 7532 East Grand Ave | NA | 26 | 260 | 286 |
| | | | | | | | \$855,648,150 | 3,622 | 3,683 | 7,305 |
| Prelim Inducement/ Council Approval/ MHDB App. Approved | Standard Shoreline | 9 | Ojala | DPFC | Conventional MF | 10715 Garland Road | \$66,419,868 | 153 | 147 | 300 |
| | Ash Creek | 7 | DevCo | DHFC/RONO | 4% Tax Credit | 2605 John West Rd | \$54,892,942 | 280 | 0 | 280 |
| | Estelle Village | 8 | Community Preservation Partners | DHFC/RONO | 4% Tax Credit | 5969 Highland Drive | \$73,453,904 | 291 | 0 | 291 |
| | AM Fairmount | 14 | Alamo Manhattan | MHDB | 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 |
| | Park at Northpoint | 6 | LDG Development | DPFC, CDBG | Conventional MF | 9999 Technology Blvd. | \$96,447,000 | 308 | 307 | 615 |
| | Larkspur Fair Park | 7 | Larkspur | DPFC | Conventional MF | 3525 Ash Lane | \$70,278,652 | 146 | 144 | 290 |
| | Bonton Gardens | 7 | CityBuild | MHDB | On Site Affordable Units | 6106 and 6116 Bexar St | NA | 6 | 30 | 36 |
| | Jaipur Lofts | 2 | Saigebrook | ROS, MHDB | 9% Tax Credit/MHDB | 2203 N. Fitzhugh & 2102 Annex Ave. | \$22,540,012 | 7 | 64 | 71 |
| | Blakely, The | 2 | Saigebrook | ROS | 9% Tax Credit | 1607 Carrol Ave. & 1407 Garrett Ave. | \$28,292,888 | 86 | 6 | 92 |
| | Cypress Creek at Montfort | 11 | Sycamore Strategies | ROS MHDB | 9% Tax Credit/MHDB | NWC of Montfort & Spring Valley | \$44,655,796 | 17 | 151 | 168 |
| | Trove Valor | 4 | Lavoro Capital | DPFC, 0.000UC | Conventional MF | 4515 S. Lancaster | \$54,963,000 | 166 | 166 | 332 |
| | Patriot Points at Marville | 10 | Generation Housing | ROS, DHFC | 9% Tax Credit | 9222 Markville Road | \$37,336,292 | 103 | 28 | 131 |
| | Skyline at Cedar Crest | 4 | Brompton CHDO (Houston) | ROS, MHDB | 9% Tax Credit/MHDB | 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 Topsha Ave | \$2,857,004 | 11 | 4 | 15 |
| | Estates at Ferguson | 6 | Ojala Partners | DPFC | 4% Tax Credit | 9222 Markville Road | \$47,494,000 | 164 | 0 | 164 |
| | Rock Island Riverfront | 2 | Petra Development | DHFC | 4% Tax Credit | 1027 S. Riverfront Blvd. | \$78,817,000 | 155 | 22 | 177 |
| | The Mondello | 7 | DevCo | DHFC | 4% Tax Credit | 2000 Highland Rd. | \$39,610,000 | 150 | 0 | 150 |
| | The Positano | 7 | DevCo | DHFC | 4% Tax Credit | 2519 John West Rd. | \$56,160,000 | 232 | 0 | 232 |
| | Rosemont Meadow Lane | 7 | DevCo | DHFC | 4% Tax Credit | 4722 Meadow Lane | \$52,065,000 | 264 | 0 | 264 |
| | Greenleaf Lake June | 5 | Greenleaf Ventures | NOFA | Single Family | NEC Lake June & St. Augustine | \$6,317,000 | 125 | 0 | 125 |
| | Standard West Commerce | 6 | Ojala Partners | DPFC | Conventional MF | 1402 West Commerce | \$84,763,980 | 153 | 147 | 300 |
| | Jefferson University Hills | 3 | JPI Companies | DPFC | Conventional MF | NW Corner of University Hills and Camp W | \$99,727,000 | 200 | 200 | 400 |
| | 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 Borger 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 | MHDB | Fee In Lieu | 4931 Live Oak et al | NA | 0 | 327 | 327 |
| | Trammel Crow Knox Street Res. | 14 | Trammel Crow | MHDB | On Site Affordable Units | 3311 Knox Ave | NA | 0 | 168 | 168 |
| | Lantower Singleton | 6 | Lantower Residential | MHDB | Fee In Lieu | 818 Singleton Blvd. | NA | 0 | 0 | 437 |
| | Bluffview Apartments | 2 | X Equity Group | MHDB | On Site Affordable Units | 3527 Bolivar Drive | NA | 4 | 66 | 70 |

| Phase | Project | Council District | Developer | City Involvement | Financial Structure | Property Address | Development Cost | Reserved Units | Market Units | Total # of Units |
|-------|--|------------------|---------------------------------|-------------------|--------------------------|--------------------------------------|------------------|----------------|--------------|------------------|
| | 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 Fry | 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 Ave | 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 | 2202, 2224, 2242 Mail Ave. | NA | 2 | 37 | 39 |
| | 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 Bank Program | 4 | Hedgestone Investments | HOU, PW | Private | 208 Landis Street | \$215,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Marcus Construction | HOU, PW | Private | 903 Belterton Circle | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Marcus Construction | HOU, PW | Private | 2705 Cleveland Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Confia Homes | HOU, PW | Private | 4727 Baldwin Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Confia Homes | HOU, PW | Private | 6207 Carlton Garrett Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Confia Homes | HOU, PW | Private | 6206 Carlton Garrett Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Confia Homes | HOU, PW | Private | 3008 Carpenter Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 6 | Confia Homes | HOU, PW | Private | 3626 Pueblo Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 8 | Confia Homes | HOU, PW | Private | 2630 Camel Court | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 6 | Confia Homes | HOU, PW | Private | 1915 Duluth Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 4 | Confia Homes | HOU, PW | Private | 335 Leads Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Confia Homes | HOU, PW | Private | 2527 Wells Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 4 | Confia Homes | HOU, PW | Private | 2219 E. Ann Arbor Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 4 | Confia Homes | HOU, PW | Private | 1125 E. 11th Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | HOU, PW | Private | 2525 Pennsylvania Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 4 | Focis Holdings | HOU, PW | Private | 2609 Meyers Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 4 | Focis Holdings | HOU, PW | Private | 2414 Meyers Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | HOU, PW | Private | 3922 Penelope Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 2 | Focis Holdings | HOU, PW | Private | 4520 Philip Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | HOU, PW | Private | 4524 Philip Avenue | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | HOU, PW | Private | 3300 Rutledge Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | HOU, PW | Private | 3300 Rutledge Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Focis Holdings | HOU, PW | Private | 3300 Rutledge Street | \$230,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Open Mindframe Ventures | HOU, PW | Private | 2722 Goodwill Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Open Mindframe Ventures | HOU, PW | Private | 2715 Goodwill Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Open Mindframe Ventures | HOU, PW | Private | 3715 Carpenter Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Open Mindframe Ventures | HOU, PW | Private | 4211 Carpenter Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Bank Program | 7 | Open Mindframe Ventures | HOU, PW | Private | 4226 Carpenter Avenue | \$180,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 3930 Elsie Faye Higgins Street | \$184,500 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Behary Homes | HOU, PW | Private | 4723 Spring Avenue | \$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 | 4860 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 | 2905 Lagow Street | \$184,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Hedgestone Investments | HOU, PW | Private | 2814 Lagow Street | \$184,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Hedgestone Investments | HOU, PW | Private | 2820 Lagow Street | \$184,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Hedgestone Investments | HOU, PW | Private | 2902 Lagow Street | \$184,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Hedgestone Investments | HOU, PW | Private | 4346 Jamaica Street | \$184,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Hedgestone Investments | HOU, PW | Private | 4406 Jamaica Street | \$184,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Hedgestone Investments | HOU, PW | Private | 4431 Jamaica Street | \$184,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Hedgestone Investments | HOU, PW | Private | 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 | CTE Homes | HOU, PW | Private | 2473 Wells Street | \$160,000 | 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 | 4 | Marcus Construction | HOU, PW | Private | 1502 Hortense Avenue | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 3317 Bijoux Drive | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 3802 Pine Street | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2459 Macon Street | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2455 Macon Street | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 2615 Birdsong Drive | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 1222 Noah Street | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 819 Lambert Street | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 4 | Marcus Construction | HOU, PW | Private | 210 Cottonwood Parkway | \$225,000 | 1 | 0 | 1 |
| | Land Transfer Program | 7 | Women That Soar | HOU, PW | Private | 6211 Carlton Garrett Street | \$186,500 | 1 | 0 | 1 |

| Phase | Project | Council District | Developer | City Involvement | Financial Structure | Property Address | Development Cost | Reserved Units | Market Units | Total # of Units |
|-----------------------|---------|----------------------|-----------|------------------|-----------------------------|------------------|------------------|----------------|--------------|------------------|
| Land Transfer Program | 7 | Women That Soar | HOU, PW | Private | 6209 Carlton Garrett Street | \$198,500 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Women That Soar | HOU, PW | Private | 2517 Samoa Avenue | \$198,500 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Women That Soar | HOU, PW | Private | 2515 Samoa Avenue | \$198,500 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Women That Soar | HOU, PW | Private | 2519 Samoa Avenue | \$198,500 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Women That Soar | HOU, PW | Private | 2305 Bethuram 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 | 7 | Confia Homes | HOU, PW | Private | 1826 Morral 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 Bear Street | \$244,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Confia Homes | HOU, PW | Private | 5502 Bear 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 | 5022 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 Chertbourg Street | \$184,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Confia Homes | HOU, PW | Private | 4632 Conroy Street | \$244,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Confia Homes | HOU, PW | Private | 7944 Huff Avenue | \$184,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Confia Homes | HOU, PW | Private | 7935 Huff 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 Delonte 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 | 2524 Marjorie 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 | 1231 Clausa 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 Miami Street | \$218,500 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Affluency Homes | HOU, PW | Private | 5039 Miami 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 Storeman 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 Allantia Street | \$190,500 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Affluency Homes | HOU, PW | Private | 1242 E Ohio Ave | \$190,500 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Affluency Homes | HOU, PW | Private | 3723 Opal Avenue | \$190,500 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Affluency Homes | HOU, PW | Private | 4234 Opal Avenue | \$190,500 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 402 Bobbie Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 402 Cleaves Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 408 Cleaves Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 431 Cleave Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 438 Cleave Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 401 Hart Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 411 Hart Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 424 N Moore Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 501 N Moore Street | \$215,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 406 N Moore Street | \$180,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 421 N Denley Drive | \$180,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 408 Pecan Drive | \$180,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 411 Pecan Drive | \$180,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 405 Sparks Street | \$180,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 441 Sparks Street | \$180,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Covenant Homes | HOU, PW | Private | 442 Sparks Street | \$180,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Texas Heavenly Homes | HOU, PW | Private | 611 N Denley Drive | \$235,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Texas Heavenly Homes | HOU, PW | Private | 607 N Denley Drive | \$235,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Texas Heavenly Homes | HOU, PW | Private | 603 N Denley Drive | \$235,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Texas Heavenly Homes | HOU, PW | Private | 527 N Denley Drive | \$235,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Texas Heavenly Homes | HOU, PW | Private | 505 N Denley Drive | \$172,500 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Texas Heavenly Homes | HOU, PW | Private | 427 N Denley Drive | \$172,500 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Masa Design- Build | HOU, PW | Private | 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 | |

| Phase | Project | Council District | Developer | City Involvement | Financial Structure | Property Address | Development Cost | Reserved Units | Market Units | Total # of Units |
|-----------------------|---------|---------------------|-----------|------------------|--------------------------------|------------------|------------------|----------------|--------------|------------------|
| Land Transfer Program | 7 | Black Island | HOU, PW | Private | 2708 Brigham 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 | 2506 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 | Marcus Construction | HOU, PW | Private | 5102 Miami Street | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 5021 Marie Street | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 5006 Marie Street | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2815 Marler Street | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2461 Starks Avenue | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2457 Starks Avenue | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2415 Starks Avenue | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2403 Starks Avenue | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2402 Starks Avenue | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus Construction | HOU, PW | Private | 2429 Starks Avenue | \$218,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Marcus 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 Lovinwood 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 Vanneman 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 | Muleshoe Properties | HOU, PW | Private | 4902 Colonial Avenue | \$225,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Muleshoe Properties | HOU, PW | Private | 1713 Pear Street | \$225,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Muleshoe Properties | HOU, PW | Private | 3417 Wendelkin Street | \$225,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Muleshoe Properties | HOU, PW | Private | 3613 Colonial Avenue | \$225,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Muleshoe Properties | HOU, PW | Private | 2913 Holmes Street | \$225,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 2814 Holmes Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 3833 Holmes Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 5012 Colonial Avenue | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 3510 Parnell Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 1741 Stoneman Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 1430 Al Lipscomb Parkway | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 2814 Cleveland Street | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Andrews Development | HOU, PW | Private | 2824 Holmes Street | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Hedgestone Invest. | HOU, PW | Private | 2700 Lawrence Street | \$260,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Hedgestone Invest. | HOU, PW | Private | 2227 Lawrence Street | \$260,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Hedgestone Invest. | HOU, PW | Private | 2218 Lawrence Street | \$260,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Hedgestone Invest. | HOU, PW | Private | 2318 Lawrence Street | \$260,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Hedgestone Invest. | HOU, PW | Private | 2410 Lawrence Street | \$260,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Hedgestone Invest. | HOU, PW | Private | 2530 Lawrence Street | \$260,000 | 1 | 0 | 1 | |
| Land Transfer Program | 2 | Hedgestone Invest. | HOU, PW | Private | 5238 Beeman Avenue | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 2 | Hedgestone Invest. | HOU, PW | Private | 1610 Kinmore Street | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 2 | Hedgestone Invest. | HOU, PW | Private | 1632 Kinmore Street | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 2 | Hedgestone Invest. | HOU, PW | Private | 3239 Reynolds Avenue | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 3911 Hancock Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 3802 Sidney Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 3900 Spring Avenue | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 3303 Spring Avenue | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 4515 Metropolitan Avenue | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 4701 Baldwin Avenue | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 2812 Sanderson Place | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 2334 Dyson Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 2313 Dyson Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 2504 Lowery Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 2512 Welis Street | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 2334 Bethurum Avenue | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 2324 Bethurum Avenue | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 5914 Carlton Garrett Street | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | BJT Homes | HOU, PW | Private | 6302 Carlton Garrett Street | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Sankofa | HOU, PW | Private | 4711 Bowling Avenue | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Sankofa | HOU, PW | Private | 2711 Charba Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Sankofa | HOU, PW | Private | 2806 Swanson Street | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 7 | Sankofa | HOU, PW | Private | 4505 Collins Avenue | \$255,000 | 1 | 0 | 1 | |
| Land Transfer Program | 8 | Sankofa | HOU, PW | Private | 522 Enwayne Avenue | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 3 | Sankofa | HOU, PW | Private | 7200 Water Lily Place | \$220,000 | 1 | 0 | 1 | |
| Land Transfer Program | 4 | Sankofa | HOU, PW | Private | 1326 Oakley Avenue | \$220,000 | 1 | 0 | 1 | |
| | | | | | | \$1,790,544,127 | 4,475 | 5,244 | 10,156 | |

| 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 9 | Torres Construction | CDBG | \$ 52,742 | \$ - | 1 | 35% | 51 | |
| | 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% | 72 | |
| | 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 | | \$ 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 | \$ 9,970 | \$ - | 1 | 54% | 58 | |
| | West Dallas | District 6 | MIKO trucking | Equity Fund | \$ 10,000 | \$ - | 1 | 28% | 76 | |
| | West Dallas | District 6 | MIKO trucking | Equity Fund | \$ 9,975 | \$ 9,975 | 1 | 10% | 71 | |
| | West Dallas | District 6 | MIKO trucking | Equity Fund | \$ 9,875 | \$ - | 1 | 62% | 80 | |
| | | | | | | \$ 2,706,010 | \$ 99,372 | 42 | 38% | 67 |
| | Under Construction | HIPP | District 7 | DFW Renovation Solutions | CDBG | \$ 174,900 | \$ 46,965 | 1 | 36% | 95 |
| | | ARPA (FiveMile) | District 8 | NCN Constructions LLC | ARPA | \$ 94,810 | \$ 80,698 | 1 | | 69 |
| | | ARPA (Joppa) | District 7 | REKJ Builders, LLC | ARPA | \$ 100,000 | \$ - | 1 | | 54 |
| | | 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 | \$ 100,000 | \$ - | 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 | \$ 65,450 | 1 | | 60 |
| | | ARPA (TenthStreet) | District 4 | Titan & Associates Construction, LLC | ARPA | \$ 97,580 | \$ 11,648 | 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 | \$ 86,433 | 1 | | 98 |
| | | Direct Delivery | 0 | Southern Dallas Progress Community I | | \$ 24,750 | \$ 24,750 | 1 | | |
| | | Direct Delivery | 0 | Jubilee Park & Community Center | | \$ 3,258 | \$ 3,258 | 1 | | |
| | | Direct Delivery | 0 | Frazier Healthy Homes, LLC | | \$ 5,500 | \$ 5,500 | 1 | | |
| | | DTF | District 7 | REKJ Builders, LLC | DTF | \$ 19,880 | \$ 19,880 | 1 | | 59 |
| HIPP | | District 6 | Scott-King Group, LLC | CDBG | \$ 63,000 | \$ - | 1 | 58% | 60 | |
| HIPP | | District 7 | Opportunity Construction, LLC | CDBG | \$ 173,175 | \$ 100,887 | 1 | 55% | 95 | |
| HIPP | | District 7 | Opportunity Construction, LLC | CDBG | \$ 173,175 | \$ 153,735 | 1 | 16% | | |
| HIPP | | District 6 | Titan & Associates Construction, LLC | CDBG | \$ 58,630 | \$ 58,630 | 1 | 25% | 70 | |
| HIPP | | District 4 | NCN Constructions LLC | CDBG | \$ 64,793 | \$ - | 1 | 18% | 69 | |
| HIPP | | District 8 | Torres Construction | CDBG | \$ 53,037 | \$ - | 1 | 30% | 77 | |
| HIPP | | District 4 | ANGEL AC & REFRIGERATION | CDBG | \$ 50,708 | \$ 24,581 | 1 | 16% | 66 | |
| HIPP | | District 5 | Dallas Finest Construction LLC | CDBG | \$ 65,995 | \$ 21,922 | 1 | 64% | 72 | |
| HIPP | | District 7 | Torres Construction | CDBG | \$ 25,426 | \$ 25,426 | 1 | 69% | 70 | |
| HIPP | | District 5 | ANGEL AC & REFRIGERATION | CDBG | \$ 31,460 | \$ 31,460 | 1 | 23% | 70 | |
| HIPP | | District 4 | ANGEL AC & REFRIGERATION | CDBG | \$ 68,337 | \$ 68,337 | 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 | \$ 61,505 | \$ 39,995 | 1 | 23% | 82 | |
| HIPP | | District 3 | Torres Construction | CDBG | \$ 58,673 | \$ - | 1 | 39% | 80 | |
| HIPP | | District 7 | Dallas Finest Construction LLC | CDBG | \$ 57,990 | \$ 32,079 | 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 | |

| Status | Program | Council District | Contractor | Funding Source | Repair Cost | Remaining Funds | Number of Units | AMI | Age |
|------------------------|----------------------|------------------|---|----------------|---------------------|---------------------|-----------------|------------|-----------|
| HIPP | | District 6 | Opportunity Construction, LLC | CDBG | \$ 159,999 | \$ - | 1 | 17% | 77 |
| 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% | 72 |
| HIPP | | 0 | Scott-King Group, LLC | CDBG | \$ 800 | \$ - | 1 | | |
| HIPP | | 0 | Scott-King Group, LLC | CDBG | \$ 800 | \$ - | 1 | | |
| HIPP | | District 5 | Symone Construction Services, LLC | CDBG | \$ 169,114 | \$ 152,946 | 1 | 13% | 72 |
| HIPP 1.0 | | District 7 | Hatley II Roofing Inc,Torres Constructk | | \$ 49,628 | \$ - | 1 | 18% | 68 |
| Reconstruction | | 0 | Scott-King Group, LLC | | \$ 6,300 | \$ - | 1 | | |
| Reconstruction | | 0 | Scott-King Group, LLC | | \$ 2,300 | \$ - | 1 | | |
| Sub-Recipient | | District 6 | MIKO trucking | | \$ 10,000 | \$ 10,000 | 1 | 28% | 73 |
| Sub-Recipient | | District 6 | MIKO trucking | | \$ 4,445 | \$ 4,445 | 1 | 63% | 66 |
| Sub-Recipient | | District 6 | MIKO trucking | | \$ - | \$ - | 1 | 45% | 68 |
| Sub-Recipient | | District 7 | REKJ Builders, LLC | | \$ 91,300 | \$ 91,300 | 15 | | 67 |
| Sub-Recipient | | District 7 | NCN Constructions LLC | | \$ 97,203 | \$ 97,203 | 2 | | 90 |
| Sub-Recipient | | District 8 | NCN Constructions LLC | | \$ 97,803 | \$ 67,923 | 2 | | 72 |
| 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% | 72 |
| 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 | \$ 9,790 | \$ - | 1 | 32% | 85 |
| | | | | | \$ 3,890,390 | \$ 1,966,867 | 82 | 33% | 68 |
| Preconstruction | DTF | District 5 | NCN Constructions LLC | DTF | \$ 19,895 | \$ 19,895 | 1 | 49% | 75 |
| | DTF | District 13 | Titan & Associates Construction, LLC | DTF | \$ 19,050 | \$ 19,050 | 1 | 18% | 63 |
| | ARPA (Discretionary) | District 4 | | ARPA | \$ - | \$ - | 1 | | 68 |
| | ARPA (Discretionary) | District 4 | | ARPA | \$ - | \$ - | 1 | | 71 |
| | ARPA (Discretionary) | District 4 | | ARPA | \$ - | \$ - | 1 | | 87 |
| | ARPA (Discretionary) | District 4 | | ARPA | \$ - | \$ - | 1 | | 84 |
| | 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 | Torres Construction | ARPA | \$ 92,595 | \$ 92,595 | 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 | | 76 |
| | 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 | | 79 |
| | 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 |

| Status | Program | Council District | Contractor | Funding Source | Repair Cost | Remaining Funds | Number of Units | AMI | Age |
|--------|--------------------|------------------|--------------------------------------|----------------|-------------|-----------------|-----------------|-----|-----|
| | ARPA (Joppa) | District 7 | | ARPA | \$ - | \$ - | 1 | | 84 |
| | 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 | Dallas Finest Construction LLC | ARPA | \$ 94,450 | \$ 94,450 | 1 | | |
| | ARPA (TenthStreet) | 0 | | ARPA | \$ - | \$ - | 1 | | 36 |
| | 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 2 | REKJ Builders, LLC | DTF | \$ 19,920 | \$ 19,920 | 1 | 21% | 73 |
| | DTF | District 8 | | DTF | \$ - | \$ - | 1 | 13% | 74 |
| | DTF | District 7 | | DTF | \$ - | \$ - | 1 | 12% | 67 |
| | DTF | District 7 | REKJ Builders, LLC | DTF | \$ 18,775 | \$ 18,775 | 1 | 12% | 55 |
| | DTF | District 3 | REKJ Builders, LLC | DTF | \$ 19,995 | \$ 19,995 | 1 | 21% | 80 |
| | DTF | District 12 | REKJ Builders, LLC | DTF | \$ 19,920 | \$ 19,920 | 1 | 9% | 70 |
| | DTF | District 11 | Scott-King Group, LLC | DTF | \$ - | \$ - | 1 | 11% | 48 |
| | DTF | District 7 | REKJ Builders, LLC | DTF | \$ 19,930 | \$ 19,930 | 1 | 66% | 55 |
| | DTF | District 5 | REKJ Builders, LLC | DTF | \$ 19,968 | \$ 19,968 | 1 | 41% | 65 |
| | DTF | District 7 | | DTF | \$ - | \$ - | 1 | 26% | 58 |
| | DTF | District 7 | REKJ Builders, LLC | DTF | \$ 18,488 | \$ 18,488 | 1 | 16% | 59 |
| | DTF | District 5 | | DTF | \$ - | \$ - | 1 | 65% | 70 |
| | DTF | District 5 | | DTF | \$ - | \$ - | 1 | 24% | 75 |
| | 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 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% | 87 |
| | 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 1 | | CDBG | \$ - | \$ - | 1 | 29% | 64 |
| | 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 | 23% | 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 | \$ 25,480 | \$ 25,480 | 1 | 17% | 53 |
| | Lead | District 1 | | Lead | \$ - | \$ - | 1 | 45% | 68 |
| | Lead | District 7 | | Lead | \$ - | \$ - | 1 | 50% | 27 |
| | Lead | District 4 | GTO1 Construction Corporation | Lead | \$ 8,637 | \$ 8,637 | 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 | | |

| Status | Program | Council District | Contractor | Funding Source | Repair Cost | Remaining Funds | Number of Units | AMI | Age |
|-------------------|---------|------------------|--------------------------------------|----------------|---------------------|---------------------|-----------------|------------|-----------|
| 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 | | |
| 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 | Southern Dallas Progress Community I | | \$ - | \$ - | 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% | 61 |
| 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% | 67 |
| 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% | 64 |
| 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% | 86 |
| 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 |
| | | | | | \$ 2,218,462 | \$ 2,218,462 | 177 | 35% | 65 |

As of March 2023

| Entity | Income | Expenses | Net Income |
|--|-----------------|-----------------|-------------------|
| MIHDB | \$5,505,853.70 | \$41,581.12 | \$5,464,272.58 |
| Dallas Public Facility Corporation | \$1,604,109.64 | \$0.00 | \$1,604,109.64 |
| Dallas Housing Finance Corporation | \$11,403,982.67 | \$10,467.02 | \$11,393,515.65 |
| Dallas Housing Acquisition Development Corporation | \$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.