

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, JUNE 13, 2023

23-0014

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

PRESENT: [7] Thomas, *Moreno, Arnold, *Blackmon (**9:17 a.m.), Mendelsohn(**9:24 a.m.), Schultz, Ridley

ABSENT: [0]

The meeting was called to order at 9:12 a.m. with a quorum of the committee present.

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

After all business properly brought before the committee had been considered, the meeting adjourned at 10:43 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, JUNE 13, 2023

EXHIBIT A

RECEIVED

2023 JUN -9 PM 12:13

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

230542

POSTED CITY SECRETARY
DALLAS, TX



Housing & Homelessness Solutions Committee

June 13, 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=m92f0b15712131263af70bd805b34b278>

Call to Order

MINUTES

- 1 23-1660 Approval of the May 22, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: Minutes

BRIEFING ITEMS

- A 23-1661 Overview of Upcoming Agenda Item: ARPA Residential Septic Tank Program [Thor Erickson, Assistant Director, & Jasmine Bazley, Area Redevelopment Manager Department of Housing & Neighborhood Revitalization]

Attachments: Presentation

- B 23-1662 Homeless Response System Quarterly Report [Christine Crossley, Director, Office of Homeless Solutions & Sarah Kahn, Housing Forward with Kevin James, Senior Program Manager, Corporation for Supportive Housing]

Attachments: Presentation

BRIEFING MEMORANDUMS

- C 23-1664 The sale of up to five Land Transfer Program Lots to Building Community Workshop, Inc. for the development of five affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- D 23-1665 The sale of up to four Land Transfer Program Lots to Southern Dallas Progress Community Development Corporation for the development of four affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- E 23-1667 Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bishop Ridge, to be located at 624 and 627 Lancaster Avenue, 1303 E Jefferson Boulevard, and 405 N. Ewing Avenue [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

REPORTS

- F 23-1675 Department of Housing & Neighborhood Revitalization Performance Measure Update [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Report

UPCOMING AGENDA ITEMS

- G Authorize the (1) ratification of an amount not to exceed \$545,116.43 to pay outstanding invoices due to Family Endeavors, Inc. dba Endeavors for encampment sheltering services; and (2) execution of a contract with Family Endeavors, Inc. dba Endeavors for ongoing services in an amount not to exceed \$1,090,232.86 for encampment sheltering services due to the closure and decommission of a homeless encampment - Total amount not to exceed \$1,635,349.29 - Financing: General Fund
- H Authorize the ratification of an amount not to exceed \$115,310.70 to pay outstanding invoices due to Family Endeavors, Inc. dba Endeavors for emergency inclement weather site management and operational support services located at the Dallas Library from January 31, 2023 to February 8, 2023 - Not to exceed \$115,310.70 - Financing: U.S. Department of Housing and Urban Development Emergency Solutions Grant Funds
- I Authorize the City Manager to: (1) implement the American Rescue Plan Act Residential Septic Tank Program ("Program"), as described in Exhibit A, to utilize Coronavirus State and Local Fiscal Recovery Funding (SLFRF) to connect eligible properties to City water/wastewater/sewer infrastructure currently being developed through DWU Unserved Areas Program by (a) providing grants of up to \$100,000.00 per qualified property for eligible home repairs to connect homes to City water/wastewater/sewer infrastructure; and (2) execute all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, subrecipients, contractors, and administration agreements, approved as to form by the City Attorney - Not to exceed \$2,200,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Funds.

- J Authorize a one-year service contract for master leasing services for the Office of Homeless Solutions - Housing Forward, only proposer - Not to exceed \$3,000,000 - Financing: General Fund (subject to annual appropriations)
- K Authorize a two-year service contract, with two one-year renewal options, for Capacity Building Programmatic Support Services that will support and stabilize small emerging non-profits for the Office of Homeless Solutions - United Way of Metropolitan Dallas, Inc., only proposer - Not to exceed \$1,000,000 - Financing - General Fund (subject to annual appropriations)
- L Authorize the rejection of the proposal received for LGBTQIA+ focused sheltering services for the Office of Homeless Solutions - Financing: No cost consideration to the City

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, JUNE 13, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 13, 2023

Item 1: Approval of the May 22, 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. (Blackmon, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 13, 2023

BRIEFING ITEMS

Item A: Overview of Upcoming Agenda Item: ARPA Residential Septic Tank Program

The following individuals briefed the committee on the item:

- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization;
- Jasmine Bazley, Area Redevelopment Manager, Department of Housing & Neighborhood Revitalization; and
- Sarah Standifer, Assistant Director, Dallas Water Utilities

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 13, 2023

BRIEFING ITEMS

Item B: Homeless Response System Quarterly Report

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions;
- Sarah Kahn, Chief Officer, Housing Forward;
- Kevin James, Senior Program Manager, Corporation for Supportive Housing; and
- Kim Tolbert, Deputy City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 13, 2023

BRIEFING MEMORANDUMS

- Item C: The sale of up to five Land Transfer Program Lots to Building Community Workshop, Inc. for the development of five affordable housing units

- Item D: The sale of up to four Land Transfer Program Lots to Southern Dallas Progress Community Development Corporation for the development of four affordable housing units

- Item E: Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bishop Ridge, to be located at 624 and 627 Lancaster Avenue, 1303 E Jefferson Boulevard, and 405 N. Ewing Avenue

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 13, 2023

REPORTS

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

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 13, 2023

UPCOMING AGENDA ITEMS

- Item G: Authorize the (1) ratification of an amount not to exceed \$545,116.43 to pay outstanding invoices due to Family Endeavors, Inc. dba Endeavors for encampment sheltering services; and (2) execution of a contract with Family Endeavors, Inc. dba Endeavors for ongoing services in an amount not to exceed \$1,090,232.86 for encampment sheltering services due to the closure and decommission of a homeless encampment - Total amount not to exceed \$1,635,349.29 - Financing: General Fund
- Item H: Authorize the ratification of an amount not to exceed \$115,310.70 to pay outstanding invoices due to Family Endeavors, Inc. dba Endeavors for emergency inclement weather site management and operational support services located at the Dallas Library from January 31, 2023 to February 8, 2023 - Not to exceed \$115,310.70 - Financing: U.S. Department of Housing and Urban Development Emergency Solutions Grant Funds
- Item I: Authorize the City Manager to: (1) implement the American Rescue Plan Act Residential Septic Tank Program (“Program”), as described in Exhibit A, to utilize Coronavirus State and Local Fiscal Recovery Funding (SLFRF) to connect eligible properties to City water/wastewater/sewer infrastructure currently being developed through DWU Unserved Areas Program by (a) providing grants of up to \$100,000.00 per qualified property for eligible home repairs to connect homes to City water/wastewater/sewer infrastructure; and (2) execute all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, subrecipients, contractors, and administration agreements, approved as to form by the City Attorney - Not to exceed \$2,200,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Funds.
- Item J: Authorize a one-year service contract for master leasing services for the Office of Homeless Solutions - Housing Forward, only proposer - Not to exceed \$3,000,000 - Financing: General Fund (subject to annual appropriations)
- Item K: Authorize a two-year service contract, with two one-year renewal options, for Capacity Building Programmatic Support Services that will support and stabilize small emerging non-profits for the Office of Homeless Solutions - United Way of Metropolitan Dallas, Inc., only proposer - Not to exceed \$1,000,000 - Financing - General Fund (subject to annual appropriations)
- Item L: Authorize the rejection of the proposal received for LGBTQIA+ focused sheltering services for the Office of Homeless Solutions - Financing: No cost consideration to the City

Councilmember Moreno moved to forward all items to city council.

Motion seconded by Councilmember Mendelsohn and unanimously adopted.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, JUNE 13, 2023

EXHIBIT C



City of Dallas

Overview of Upcoming Agenda Item ARPA Residential Septic Tank Program

**Housing and Homelessness
Solutions
June 13, 2023**

Thor Erickson, Assistant Director
Jasmine Bazley, Area Redevelopment Manager
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Purpose
- Background/History
- Program Design
- Operational Impact
- Proposed Action
- Next Steps



Purpose



- Discuss
 - Program Design
 - Marketing and Outreach
 - Next Steps and Program Launch



Background/History



- June 23, 2021, by Resolution No. 21-1148 City Council accepted Coronavirus Local Fiscal Recovery Funds
- September 22, 2021- annual budget passed which allocated out American Rescue Plan Act (ARPA) funds
- May 10, 2023, by Resolution No. 23-0639 City Council authorized transfer of \$2,200,000.00 in ARPA funds to the Department of Housing and Neighborhood Revitalization (Housing)
 - Reallocated from Dallas Water Utilities (DWU)
- ARPA Residential Septic Tank Program



Background/History



- DWU - Unserved Areas Program
 - Update in 2020 identified 61 geographical areas still in need of water/sewer services throughout the City
- DWU identified 446 addresses with On-Site Sewer Facilities (OSSF) (Septic)
- Partnership: Housing & DWU
 - Housing will connect individual addresses to water/sewer infrastructure
 - DWU building out infrastructure across City

DWU Unserved Areas Program: [2020 Unserved Areas Program.pdf \(dallascityhall.com\)](https://dallascityhall.com/sites/default/files/2020-08/2020%20Unserved%20Areas%20Program.pdf)

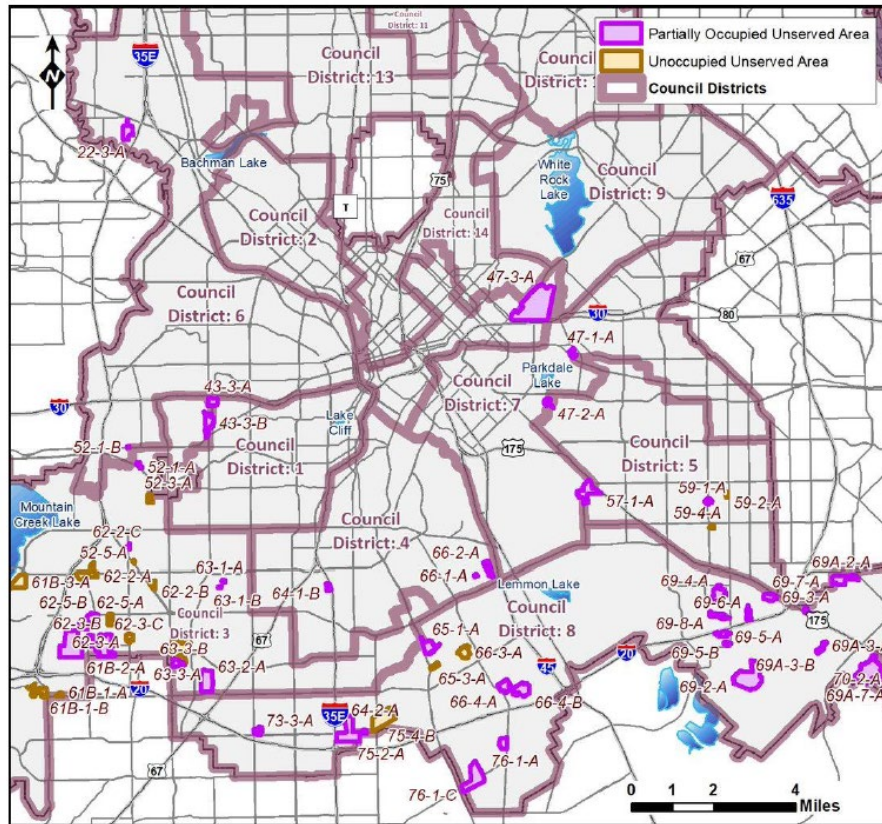


Background/History



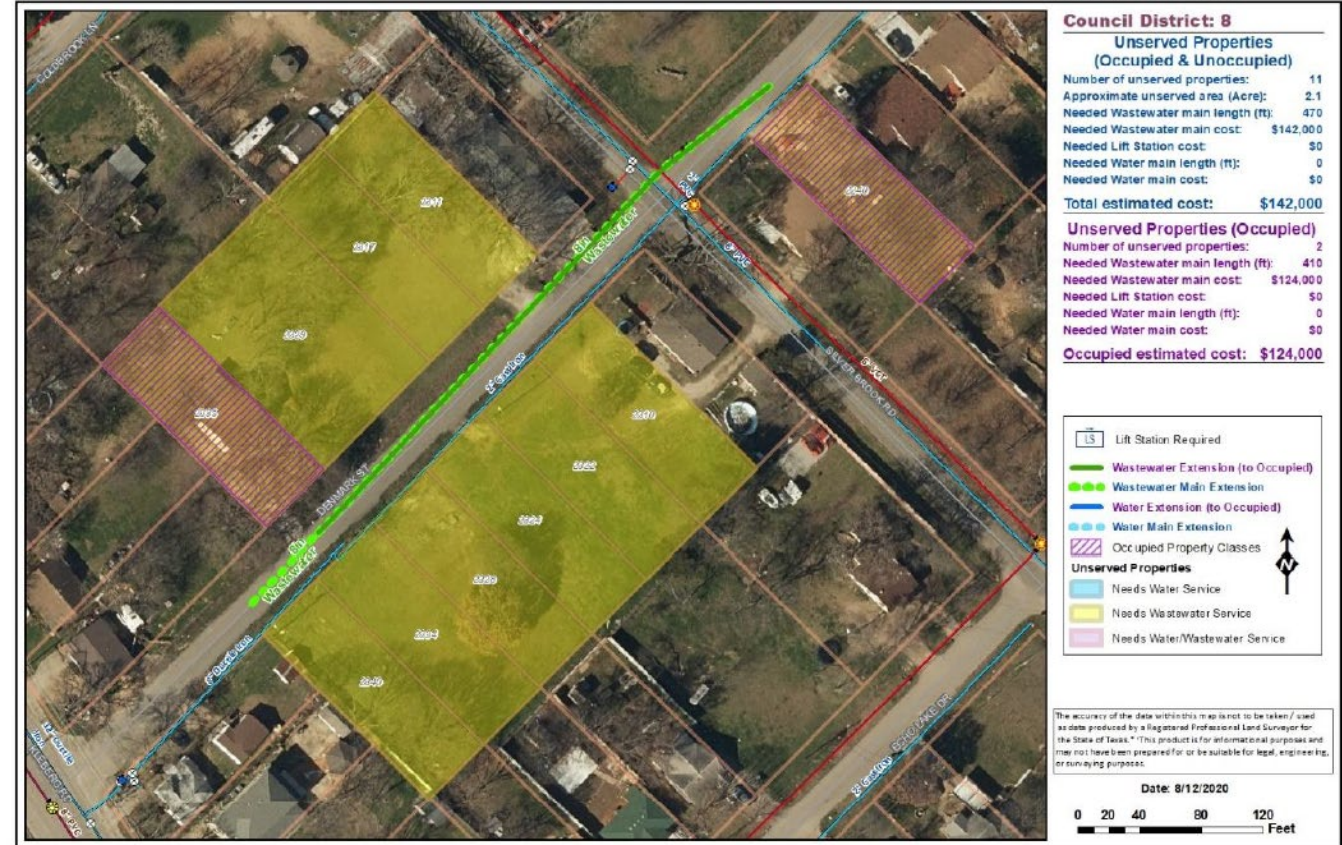
DWU Unserved Areas Program

II. CURRENT UNSERVED AREA NEEDS



Project Area 69A-3-A / Denmark St.

Rough alignments and cost estimates to extend water and wastewater service to vacant and occupied properties. Site-specific survey and engineering design required to validate proposed alignments and costs.



Source: [2020 Unserved Areas Program.pdf \(dallascityhall.com\)](https://dallascityhall.com/2020/08/12/2020-unserved-areas-program/)



Program Design : Eligibility



1. Located in DWU Unserved Areas
2. Single Family homes On-Site Sewer Facilities (OSSF) (septic systems)
3. Owner occupied (at least 6 months)
 - Must verify ownership



Program Design : Home Repairs



- Serve individual property owners
- Repairs necessary to:
 - Decommission septic tanks
 - Build connections to City infrastructure
 - Associated plumbing repairs
 - Secondary repairs where necessary to complete the plumbing work



Marketing and Outreach



- DWU & Housing coordinating timelines for outreach
 - Order DWU building out infrastructure in Unserved Areas
 - Sections Housing should prioritize for applications
- Housing will conduct outreach and market program
 - Utilize DWU address list
 - Door-to-door canvassing
 - Mailers
 - Community meetings (when necessary)
 - Assist residents with applications in person
- Working with City staff
 - Council staff/office to understand application process
 - Communications office to develop marketing materials



Operational Impact



- Housing to administer the program
 - Utilize existing staff assigned to ARPA
- Program will utilize qualified contractors and continues to qualify additional contractors including master plumbers for this program



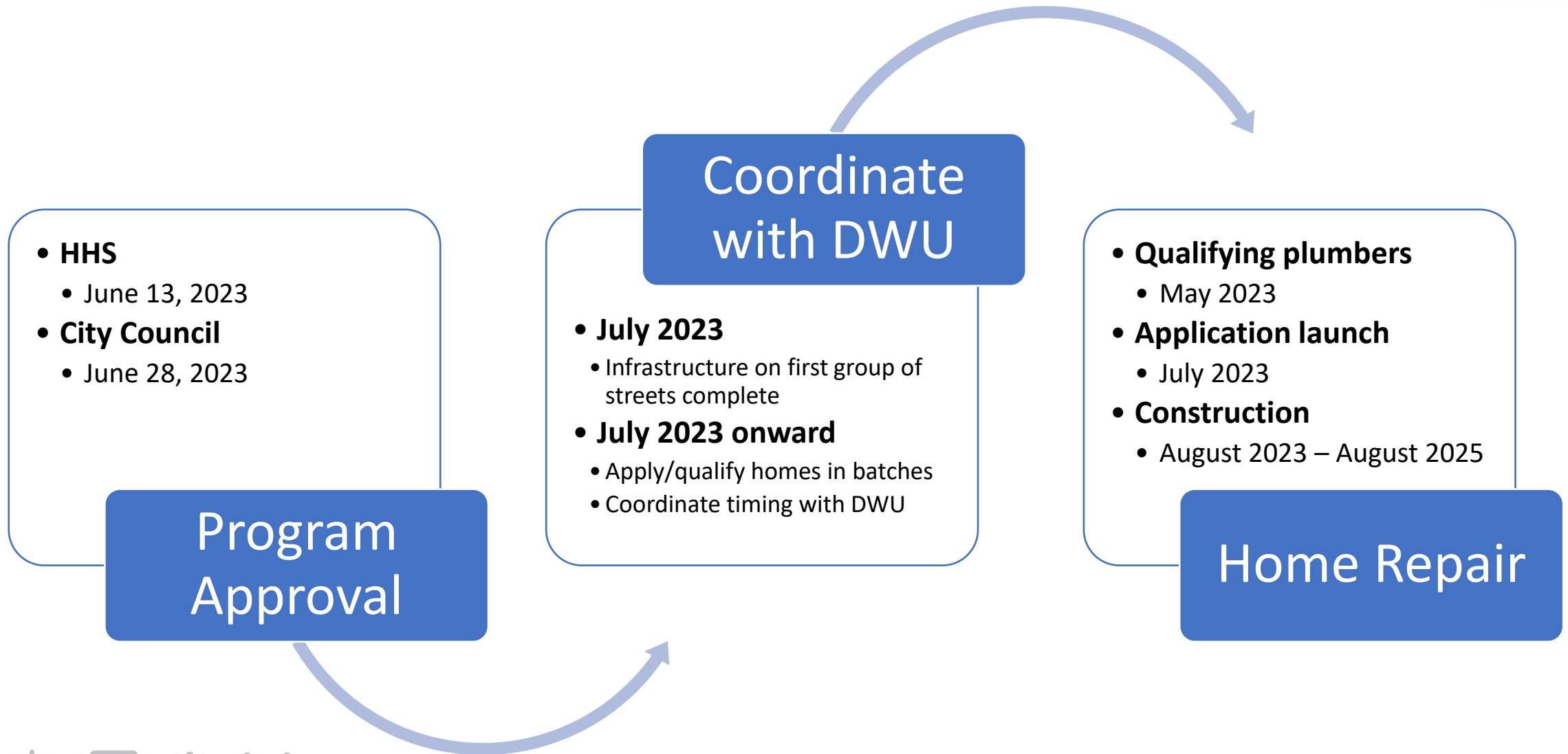
Staff Recommendation



- Staff recommends the HHS Committee forward the following to City Council on June 28, 2023, for consideration and approval:
 - Approval of the ARPA Residential Septic Tank Program



Next Steps





City of Dallas

Overview of Upcoming Agenda Item ARPA Residential Septic Tank Program

**Housing and Homelessness
Solutions
June 13, 2023**

Thor Erickson, Assistant Director
Jasmine Bazley, Area Redevelopment Manager
Department of Housing & Neighborhood Revitalization
City of Dallas



HOMELESS RESPONSE SYSTEM QUARTERLY REPORT

JUNE 13, 2023

TRANSFORMING OUR APPROACH TO HOMELESSNESS

Shared Goals for Targeted, Measurable Reductions in Homelessness

EFFECTIVELY END VETERAN HOMELESSNESS

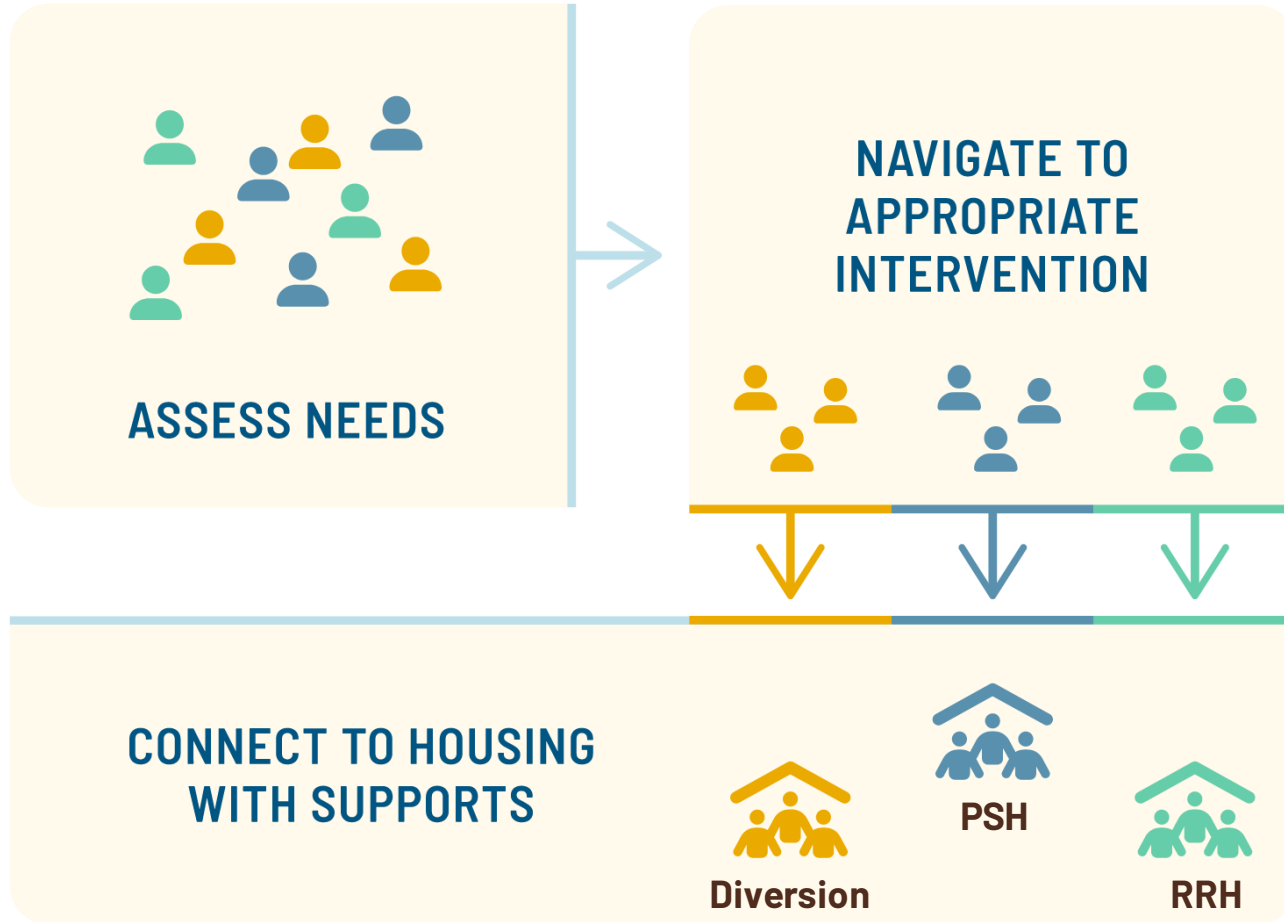
SIGNIFICANTLY REDUCE CHRONIC UNSHELTERED HOMELESSNESS

SIGNIFICANTLY REDUCE FAMILY & YOUTH HOMELESSNESS



TRANSFORMING OUR APPROACH TO HOMELESSNESS

Streamlined and standardized pathways to housing



Streamlined Pathways Into Housing

1. Coordinated Outreach, Encampment Decommissioning
2. Housing Navigation
3. Unit Location and Flex Fund

Expanded Housing Options

4. Diversion to slow inflow, and free up shelter
5. Permanent Supportive Housing (PSH)
6. Rapid Rehousing (RRH)

TRANSFORMING OUR APPROACH TO HOMELESSNESS

Galvanized public-private partnerships, aligned funding, scaled rehousing

Dallas R.E.A.L Time – Collective Results

- ✓ Added **80** Case Managers
- ✓ Addition of Landlord Engagement, partnering with over **200** properties, bringing **135 units to the system on average each month**
- ✓ Increased Flex Fund to remove barriers to rehousing
- ✓ Addition of Encampment Decommissioning

2,151

Neighbors

Housed

as of June 6, 2023

66%↑

in individuals
housed in Q1'23
over Q1'21

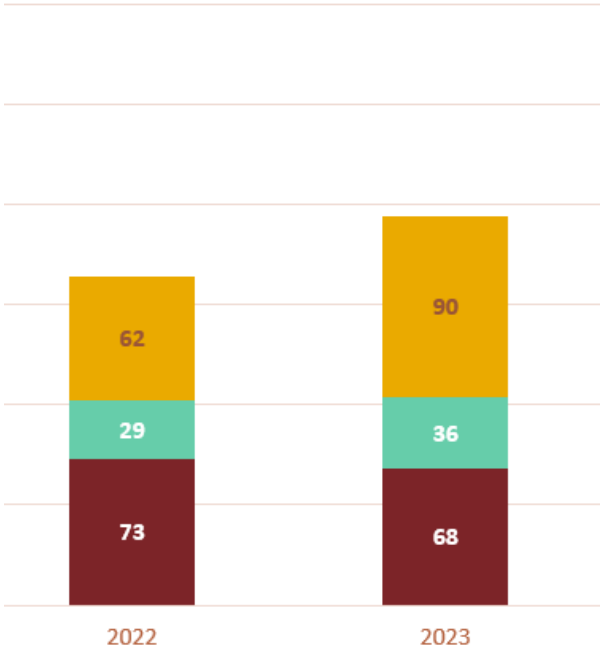
99%

Did NOT
Return to
Homelessness

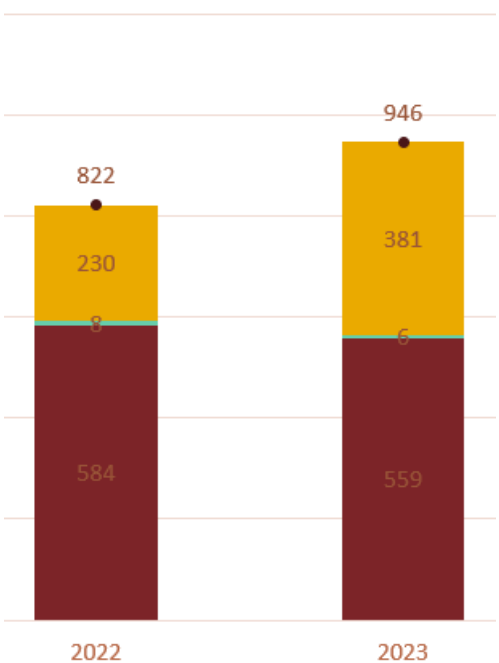


TARGETED INVESTMENT IN PERMANENT HOUSING AND DIVERSION ARE CRITICAL

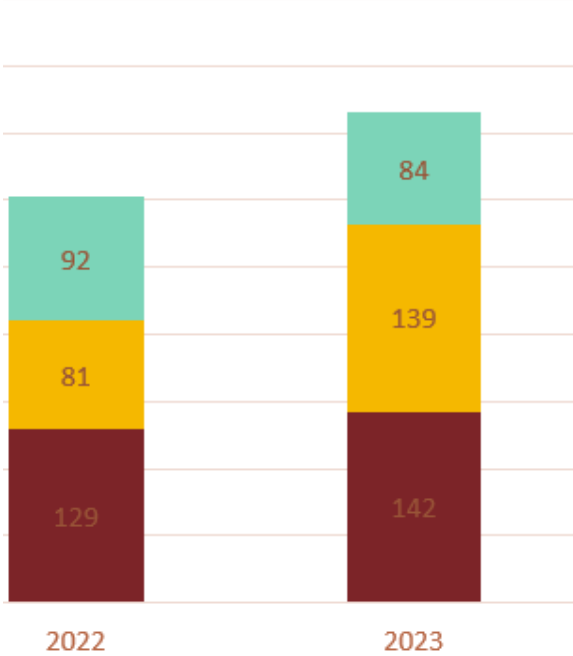
YOUTH



FAMILIES



VETERANS



Emergency Shelter
 Unsheltered
 Transitional Housing



TARGETED INVESTMENT IN PERMANENT HOUSING AND DIVERSION ARE CRITICAL

YOUTH

FAMILIES

VETERANS

Sustain Re-Housing Expansion and Scale Systemwide Diversion

Framework for Ending Youth Homelessness

Framework for Ending Family Homelessness

Critical benchmarks for achieving an effective end to Veteran Homelessness have been met

Secure Youth Homelessness Demonstration Program (YHDP) Funding

New Funding Investment Day 1 Families Fund (\$1.25M) for Diversion

Official declaration to End Veteran Homelessness underway with the Federal Government



SYSTEM INVESTMENTS ARE SHOWING RESULTS

Becoming a National Model on Tackling Unsheltered Homelessness

1 of 6 Communities Selected for White House Initiative



SYSTEM INVESTMENTS ARE SHOWING RESULTS

Unprecedented Level of New System Resources Secured

**\$1.25
MILLION**

Day One Families Fund

New funding to target investments to reduce family homelessness.

**\$22.8
MILLION**

HUD Special NOFO

New funding to target unsheltered homelessness in Dallas and Collin Counties.



20% INCREASE

\$22 MILLION

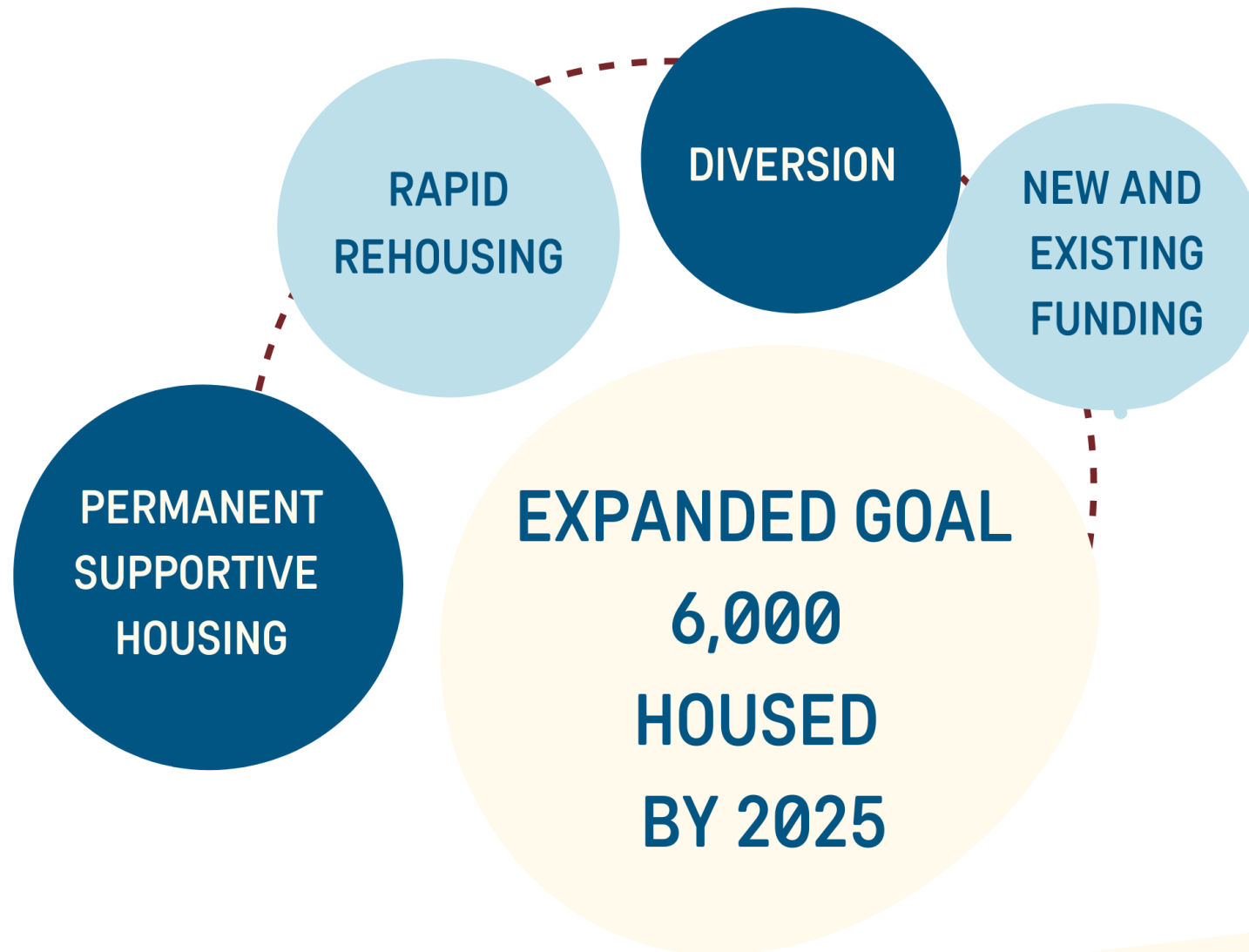
HUD Annual Continuum of Care (CoC) Funding

New and increased funding for existing annual activities and expanding rehousing activities for those experiencing Chronic homelessness and individuals and families fleeing domestic violence.



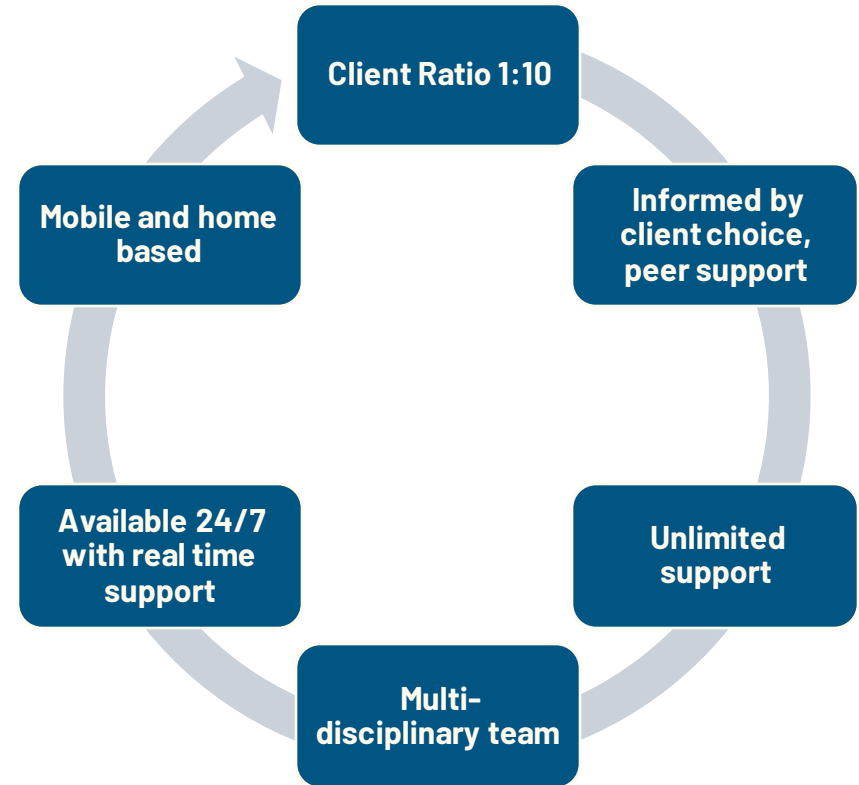
NEXT PHASE OF SYSTEM TRANSFORMATION

Expanded R.E.A.L. Time Rehousing Goal



NEXT PHASE OF SYSTEM TRANSFORMATION

Permanent Supportive Housing (PSH) Expansion Linked to Comprehensive Care for Clients with Complex Support Needs



480 New Slots of Permanent Supportive Housing

Multidisciplinary Health/Behavioral Health Care Teams



NEXT PHASE OF SYSTEM TRANSFORMATION

Scaling Encampment Decommissioning Efforts

KEY RESULTS

12

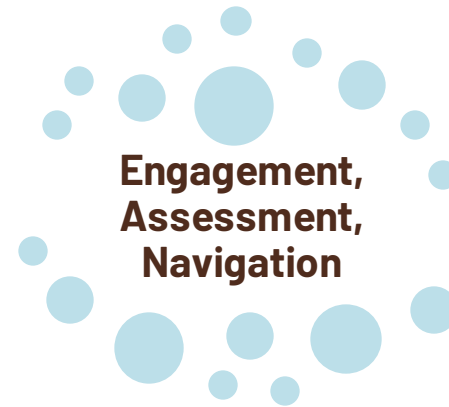
Encampments Closed,
Including One of City's
Largest

180

Encampment Residents
Housed

IMMEDIATE NEEDS

Additional 16 dedicated outreach staff to leverage new housing in reducing unsheltered homelessness and closing more encampments



Dedicated Outreach Teams



Expanded PSH Coming Online in
2023



PERMANENT SUPPORTIVE HOUSING

KEVIN JAMES, SENIOR PROGRAM MANAGER

CSH (CORPORATION FOR SUPPORTIVE HOUSING) – HOUSTON, TX

Memorandum



CITY OF DALLAS

DATE June 9, 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 Tuesday, June 13, 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 18 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, Building Community Workshop, Inc. for the purchase of five (5) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Building Community Workshop, 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, Building Community Workshop, Inc. submitted an application (proposal) to purchase a total of five (5) Land Transfer Program lots. Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility

DATE June 9, 2023
SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer**
PAGE **2 of 5**

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

The Developer being considered for the sale of five (5) lots is Building Community Workshop, Inc. The Developer is a domestic not for profit corporation formed in Texas in 2009 and is based in Dallas. The Developer provides architecture, planning, public space design, and building services. The Developer has long had a focus on the Dolphin Heights neighborhood with their first build in the neighborhood occurring in 2013, which received a jury commendation from the 2013 American Institute of Architects (AIA) Dallas Built Design Awards and constructed 5 units on Congo Street creating Dallas’ first “Green Street.” The Developer has affordable home building experience, both for-sale units and for-rent units. Currently, the Developer has units under construction on Beall Street and in the Jubilee Park Neighborhood. The Developer is also licensed with the City of Dallas as a General Contractor and is Minority/Women Business Enterprise (M/WBE) certified. 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 1.06 times. The Executive Director of the organization is Benje Feehan.

The proposal indicates the construction of five (5) single family units ranging from 1,240 square feet to 1,540 square feet with a minimum of three (3) bedrooms and two (2) baths. The price range of the proposed units will be \$228,000.00 - \$263,000.00 targeting homebuyers in an income range of 60% - 120% Area Median Income (AMI), of which three (3) units will be used to target homebuyers in an income range of 80% – 120% AMI and two (2) units will be used to target homebuyers in an income range of 60% - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60% - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the Dallas, 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 two (2) years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Restrictive Covenants:** Developer must: **1)** sell each lot to an income eligible household and **2)** prior to the sale, must provide to Department of Housing & Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five (5) years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City 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 two (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 five (5) vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,000.00. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed five (5) housing units the expected property tax revenue is expected to be approximately \$32,789.49 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$0.00. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$750.00.

DATE June 9, 2023
SUBJECT **Consideration and Approval of the Sale of Land Transfer 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 of the sale of five (5) vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

Upon receiving 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
Mark Swann, City Auditor
Billierae 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
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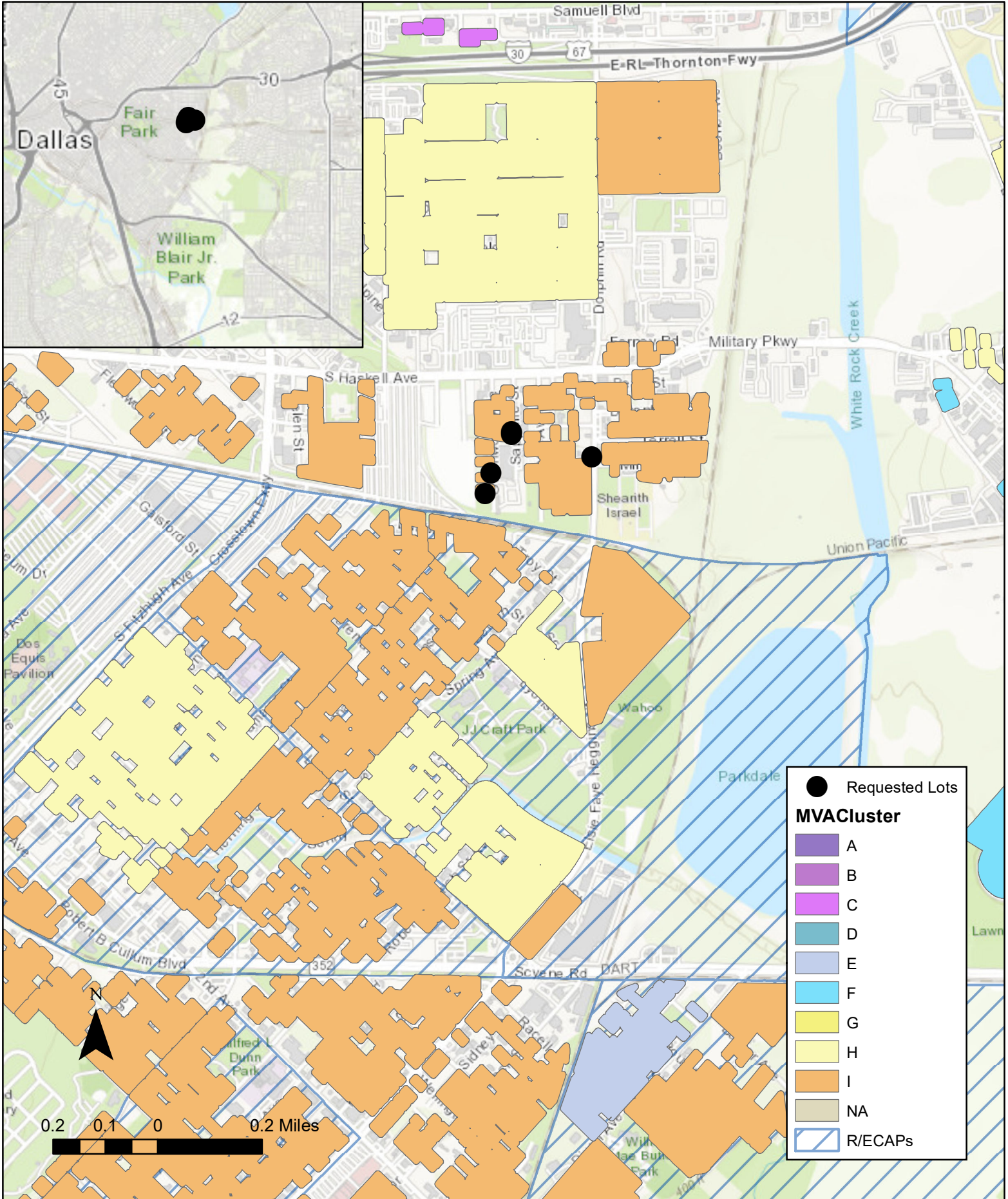
**Exhibit A
Building Community Workshop, Inc.**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	4617	OWENWOOD AVE	Dolphin Heights	7	5280	\$ 1,000.00	tax foreclosed	60-120%	\$ 0.00
2	4705	OWENWOOD AVE	Dolphin Heights	7	5280	\$ 1,000.00	tax foreclosed	60-120%	\$ 0.00
3	4807	SAPPHIRE ST	Dolphin Heights	7	4292	\$ 1,000.00	tax foreclosed	60-120%	\$ 0.00
4	4811	SAPPHIRE ST	Dolphin Heights	7	4306	\$ 1,000.00	tax foreclosed	60-120%	\$ 0.00
5	4709	DOLPHIN RD	Dolphin Heights	7	3300	\$ 1,000.00	tax foreclosed	60-120%	\$ 0.00
Total Purchase Price¹						\$ 5,000.00	Total Non-Tax Lien Amount²		\$ 0.00
Total Recording Fees						\$ 750.00			
Total Purchase Price and Recording Fees						\$ 5,750.00			

¹ Dallas City Code Section 2-26.9

² DWU Revenue and Business Systems Division

Land Transfer Lots Requested by Developer BC Workshop



Memorandum



CITY OF DALLAS

DATE June 9, 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

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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 18 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, Southern Dallas Progress Community Development Corporation (Southern Dallas Progress CDC) for the purchase of four (4) Land Transfer Program lot. This memorandum provides an overview of the application submitted by Southern Dallas Progress CDC for HHS Committee consideration.

Background

On May 22, 2019, the 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, Southern Dallas Progress CDC submitted an application (proposal) to purchase a total of four (4) Land Transfer Program lots. Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer

DATE June 9, 2023
SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer**
PAGE **2 of 5**

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 four (4) lots is Southern Dallas Progress CDC. The Developer is a domestic not for profit corporation formed in Texas in 2009 and is based in Dallas. The Developer has been providing the following services to residents of Southern Dallas over the past 10 years: minor home repair assistance (in collaboration with the Federal Home Loan Bank), digital inclusion (as a grantee of the City of Dallas’ Digital Inclusion study to boost internet capacity in low-income neighborhoods), small business technical assistance and home ownership counseling. The Developer will be partnering with FB Developers, LLC as the Builder for the project. FB Developers, LLC has been building both affordable and market rate residential housing in Dallas since 2013. The Builder for the project is also licensed with the City of Dallas as a General Contractor and is Minority/Women Business Enterprise (M/WBE) certified. Past performance strongly suggests that the Builder will continue to construct quality affordable housing units on the lots while meeting the requirements of the Land Transfer Program. The applicant (Developer) has a current line of credit to support this project 1.01 times. The President of the organization is James McGee.

The proposal indicates the construction of four (4) single-family units ranging from 1,300 square feet to 1,500 square feet with a minimum of three (3) bedrooms and two (2) baths. The price range of the proposed units will be \$228,000.00 - \$263,000.00 targeting homebuyers in an income range of 60% - 120% Area Median Income (AMI), of which two (2) units will be used to target homebuyers in an income range of 80% – 120% AMI and (2) two units will be used to target homebuyers in an income range of 60% - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60% - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the Dallas, 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 two (2) years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Restrictive Covenants:** Developer must: **1)** sell each lot to an income eligible household and **2)** prior to the sale, must provide to Department of Housing & Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five (5) years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City 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 two (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 four vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,000.00. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed four (4) housing units the expected property tax revenue is expected to be approximately \$26,610.97 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$8,158.22. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$600.00.

DATE June 9, 2023
SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer**
PAGE **4 of 5**

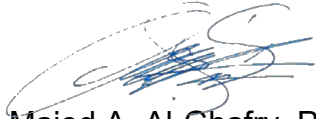
Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve of the sale of four 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
Mark Swann, City Auditor
Billerae Johnson, City Secretary
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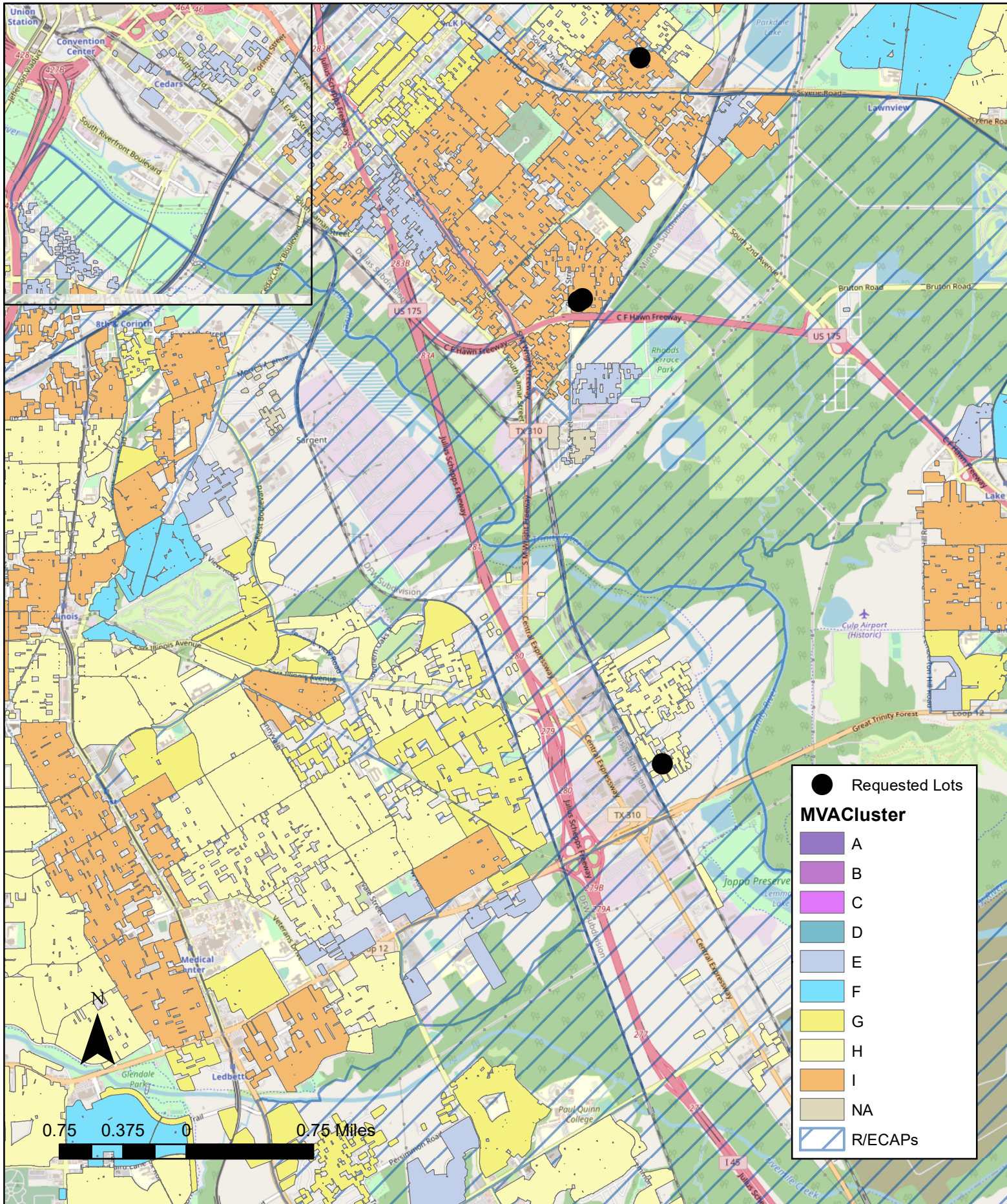
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Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

**Exhibit A
Southern Dallas Progress CDC**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	2532	HOOPER ST	Ideal	7	2622	\$ 1,000.00	tax foreclosed	60-120%	\$ 7,335.42
2	2535	HOOPER ST	Ideal	7	2008	\$ 1,000.00	tax foreclosed	60-120%	\$ -
3	4005	COPELAND AVE	Mill City	7	4791	\$ 1,000.00	tax foreclosed	60-120%	\$ -
4	4524	CORREGIDOR ST	Joppa	7	6714	\$ 1,000.00	tax foreclosed	60-120%	\$ 822.80
Total Purchase Price¹						\$ 4,000.00	Total Non-Tax Lien Amount²		\$ 8,158.22
Total Recording Fees						\$ 600.00			
Total Purchase Price and Recording Fees						\$ 4,600.00			

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

Land Transfer Lots Requested by Developer Southern Dallas Progress CDC



● Requested Lots

MVAC Cluster

- A
- B
- C
- D
- E
- F
- G
- H
- I
- NA
- R/ECAPs

Memorandum



CITY OF DALLAS

DATE June 9, 2023

TO Honorable members of the 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: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bishop Ridge, to be located at 624 and 627 N. Lancaster Avenue, 405 N. Ewing Avenue, and 1303 E. Jefferson Boulevard**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on August 9, 2023 to authorize the Dallas Public Facility Corporation's (Corporation) acquisition, development, and ownership of Bishop Ridge, a 279-unit mixed-income multifamily development to be located at 624 and 627 N. Lancaster Avenue, 405 N. Ewing Avenue, and 1303 E. Jefferson Boulevard. In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve of at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). Bishop Ridge 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

Savoy Equity Partners, LLC (Savoy or Applicant), a Texas limited liability company, submitted an application to the Dallas Public Facility Corporation (DPFC or Corporation) for the development of Bishop Ridge, a 279-unit mixed income multifamily development to be located at 624 and 627 N. Lancaster Avenue, 405 N. Ewing Avenue, and 1303 E. Jefferson Boulevard (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Savoy Equity Partners, LLC. Savoy 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% AMI. Their current portfolio is heavily mission driven with principals who are committed to serving the residents of the Dallas area.

DATE June 9, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bishop Ridge, to be located at 624 and 627 N. Lancaster Avenue, 405 N. Ewing Avenue, and 1303 E. Jefferson Boulevard**

PAGE **2 of 4**

The Project will be constructed as a garden style product with surface parking and will include 279 residential units. The unit mix will consist of 37 studio units, 175 one-bedroom units, 55 two-bedroom units, and 12 three-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 is one piece of a larger effort to completely revitalize the Lake Cliff neighborhood. The Applicant currently owns and is in the process of renovating numerous other projects in the neighborhood and providing residents access to better community amenities and a much higher standard of residential buildings. Lake Cliff Park is less than a 0.5-mile walk from the community, and nearby entertainment districts include Bishop Arts District and Trinity Groves. Additionally, Dallas' largest employment districts, downtown and uptown, are within two and three miles respectively.

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	Market	18	\$1,500.00
Studio	80%	14	\$1,363.00
Studio	60%	5	\$1,023.00
1BR	Market	86	\$1,800.00
1BR	80%	72	\$1,461.00
1BR	60%	17	\$1,096.00
2BR	Market	26	\$2,200.00
2BR	80%	23	\$1,753.00
2BR	60%	6	\$1,315.00
3BR	Market	6	\$2,500.00
3BR	80%	4	\$2,025.00
3BR	60%	2	\$1,519.00

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

DATE June 9, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bishop Ridge, to be located at 624 and 627 N. Lancaster Avenue, 405 N. Ewing Avenue, and 1303 E. Jefferson Boulevard**

PAGE **3 of 4**

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.

Total development costs are anticipated to be approximately \$66,777,514.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$42,089,924.00 (\$150,859.00 per unit).

Proposed Financing Sources	Amount
Mortgage Loan	\$50,083,135.00
Developer/Investor Equity	\$16,694,379.00
Total	\$66,777,514.00
Proposed Uses	Amount
Development Costs	\$43,711,733.00
Land Acquisition	\$12,698,147.00
Soft Costs	\$10,367,634.00
Total	\$66,777,514.00

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 \$4,501,613.00 in revenues over the initial 15 years of the lease. Potential proceeds to the DPFC include **(1)** a \$279,000.00 structuring fee paid at closing; **(2)** a general contractor fee of \$520,863.00 paid at closing; **(3)** lease payments starting at \$223,200.00 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 during the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Corporation will own the Project free and clear.

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 \$25,317.00 and the 15-year estimate of foregone taxes is \$470,861.00. In addition to the roughly \$4.5 million in lease revenue to the PFC, over those first 15 years of operations the project is providing roughly \$13.4 million in rent discounts to those citizens who qualify for restricted rents. This is a measurable benefit that goes directly back to the public through this program. The workforce housing rental savings of \$13,444,113.00 over 15 years and the estimated \$4,501,613.00 in revenues provides the City with \$17,945,726.00 in total benefits that far outweigh the foregone tax 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

DATE June 9, 2023

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PAGE **4 of 4**

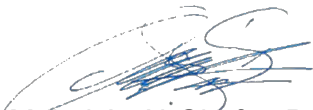
advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

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, which were subsequently amended by Resolution 22-1194 (bylaws). 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 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 Policy 2033 (DHP33).

On May 23, 2023, the Dallas Public Facility Corporation Board of Directors approved the negotiation and execution of a term sheet with the Applicant.

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 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 contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com 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
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

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

Memorandum



CITY OF DALLAS

DATE June 9, 2023

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

SUBJECT **Department of Housing & Neighborhood Revitalization Performance Measure Update**

This memorandum serves as the monthly Performance Measure Update for the Department of Housing & Neighborhood Revitalization (Housing). Included this month and hereafter will be accomplishments in Housing programs that show progress being made across programs and a section related to the implementation of the Dallas Housing Policy 2033 (DHP33).

Reports

The report consists of six tables. **Table 1** summarizes accomplishments in development, Dallas Homebuyers Assistance Program (DHAP), and repairs since last month. **Tables 2-4** 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; DHAP projects that are prequalified or closed; and home repairs that are in the predevelopment phase, under construction, or have been completed.

Table 5 summarizes income and expenses for the Mixed Income Housing Development Bonus (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). **Table 6** summarizes Texas Department of Housing & Community Affairs (TDHCA) loans for the Texas Homebuyer Program. This report will be provided to the Housing and Homelessness Solutions Committee (HHSC) every month.

Implementation of Dallas Housing Policy 2033

To fully implement the DHP33, Housing has hired Training & Development Associates, Inc. (TDA) to:

1. Build a community engagement Structure that aligns with the City efforts
2. Develop and launch a structure for a new inclusive housing task force
3. Set criteria for selecting Equity Strategy Target Areas
4. Create Agreement to align work with other City Departments and Housing
5. Refine Policy and Procedures for the Compliance Division

6. Review Processes and Protocols and make recommendations on up to 3 programs

A briefing presentation will be scheduled for HHSC in August 2023 to discuss the calendar of activities related to DHP33 implementation.

Accomplishments in Housing Programs

Table 1 summarizes the Housing staff accomplishments for the first three weeks of May in 2023 and changes since April 2023, FY 2022-2023:

Table 1		
Performance Measure	As of May 19, 2023	Change from April 2023
Development		
Total Units in Predevelopment	10,155	1 under construction
Total Units Under Construction for Development	7,304	2 moved to completed
Total Completed Units for Development	1,420	2
Total Number of Housing Units in Development, HOU & OED	18,879	No change
Repair		
Total Units Repair Completed	46	4
Total Units Repair Under Construction	75	4 moved to completed
Total Units Repair in Predevelopment	177	No change
Total Number of Units Under Repair	298	3 removed from updated data
DHAP		
Total Number of Housing Units in DHAP Program	72	12
Total Units DHAP Completed	13	2

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



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

[Attachments:]

1. Table 2: Ongoing and Recently Completed Housing Development Projects
2. Table 3: Ongoing and Recently Completed Homebuyer Assistance
3. Table 4: Ongoing and Recently Completed Home Repair Projects

DATE June 9, 2023
SUBJECT **Department of Housing & Neighborhood Revitalization Performance Measure Update**
PAGE **3 of 3**

4. Table 5: Income and Expenses for MIHDB and Corporations, as of March 2023
5. Table 6: Summary of The Texas Homebuyer Loan Program in Dallas Issued for DHFC Assignment, First Quarter, as of May 24, 2023

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

Ongoing and Recently Completed Housing Development Projects

Table 2

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 Pindom Street	\$190,000	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	4803 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	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2700 Birmingham Avenue	\$205,000	1	0	1
	Land Bank Program	3	Confia Homes	DHADC	Private	4928 Kildare Avenue	\$230,000	1	0	1
	Land Bank Program	3	Confia Homes	DHADC	Private	4935 Kildare Avenue	\$220,000	1	0	1
	Land Transfer Program	4	Black Island	HOU, PW	Private	2928 Eagle Drive	\$180,000	1	0	1
	Land Transfer Program	7	Behary Homes	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	Behary Homes	HOU, PW	Private	4010 Pine Street	\$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	3425 Beal Street	\$160,000	1	0	1
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	2819 Troy Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcus Construction	HOU, PW	Private	4230 Cat 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	7	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, HOU	Acquisition	4533 Cedar Springs Rd	\$42,500,000	63	62	125
	2400 Bryan The Galbraith	14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$77,746,799	111	106	217
	The Alton (Ba Lanex Oak Lawn)	2	Oden Hughes	MHDB	On Site Affordable Units	2923 Alton NA	\$51,561,000	12	281	293
Dowhouse at White Rock	9	MHDB	MHDB	On Site Affordable Units	9343 Garland Road BU1 & BU2	NA	11	208	219	
Midpark Towers/The Citizen (Rehab)	11	Elizabeth Property Group	DHFC	4% Tax Credit	8550 Midpark Road	\$29,255,004	202	0	202	
						\$257,475,043	729	691	1420	
Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Under Construction	Saint Michael's and All Angels mixed use	13	Episcopal Diocese	MHDB	On Site Affordable Units	8111 Douglas	NA	5	123	128
	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	Sagebrook	ROS, CRP, MHDB	9% Tax Credit/MHDB	4724 East Side Ave.	\$21,587,420	71	16	87
	Pearl Falls	2	1100 Pearl Street, Inc.	OED (TIF)	Conventional MF	2100 Pearl Street	\$33,200,000	30	70	100
	Estates at Shiloh (Senior)	9	Generation Housing	DHFC, HOU	4% Tax Credit	2640 Centerville Road	\$40,781,976	239	25	264
	Standard at Royal	6	LDG Development	DPFC	Conventional MF	2737 Royal Lane	\$69,245,305	150	150	300
	Mountain Creek Apartments	3	NRP Group	DPFC	Conventional MF	NWC of I-20 & TX-480	\$59,246,341	162	162	324
	Oakhouse at Colorado	1	Mintwood Real Estate	DPFC	Conventional MF	900 E. Colorado Blvd.	\$48,230,230	113	102	215
	Terrace at Southern Oaks	1	LDG Development	DHFC, OED, MHDB	Conventional MF	3300 Southern Oaks Blvd.	\$60,536,917	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	5905 Crouch Road	\$59,560,307	170	30	200
	Gateway Oak Cliff	1	St. Margaret, Inc.	DHFC, MHDB, OED	4% Tax Credit	400 S. Beckley	\$47,131,511	284	42	226
	Dallas Stemmons Apartments	1	Palladium	MHDB	9% Tax Credit	11070 S. Stemmons Freeway	\$20,020,169	67	0	67
	Juliette Fowler Residences	2	Juliette Fowler Communities	ROS	9% Tax Credit	South Fulton Str and Eastside Ave	\$23,453,750	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	DH/VVOA	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	\$42,195,223	162	18	180
	Westmoreland Station	12	Generation Housing	DHFC, HOU	4% Tax Credit	2700 S. Westmoreland Road	\$51,561,000	17	248	265
	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	\$6,387,368	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	5125 Capitol	NA	3	57	60
	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 Park George Bush Tjpk	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	MHDB	MHDB	On Site Affordable Units	5088 Ross & 1601 N Henderson	NA	46	340	386
	Fieldfield Manderville	13	Fieldfield	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 Lytle	12	Tot Brothers	MHDB	On Site Affordable Units	1727 Madison 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)	NOFA	Single Family	3155 Westwood	\$3,300,000	116	0	116
	CityBuild Health Clinic - Land Transfer Program	7	CityBuild CDC	HOU, PW	Private	Carlton Garrett & Canaan Streets	\$2,300,000	0	0	0
	Land 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 Street	\$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	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	2633 Macon Street	\$230,000	1	0	1	
Land Bank Program	7	Focis Holdings	DHADC	Private	3826 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 Wendelkin Street	\$219,000	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		

Ongoing and Recently Completed
Housing Development Projects

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	2503 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	3135 Harlandale Avenue	\$205,000	1	0	1	
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3735 Humphrey Drive	\$205,000	1	0	1	
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3607 Humby Drive	\$205,000	1	0	1	
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	1530 Fordham Road	\$205,000	1	0	1	
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	4611 Bonnie View Road	\$205,000	1	0	1	
	Land Transfer Program	7	Masa Design Build	HOU, PW	Private	2631 Warren Avenue	\$205,000	1	0	1	
	Land Transfer Program	7	Masa Design Build	HOU, PW	Private	2424 Birmingham Avenue	\$205,000	1	0	1	
	Land Transfer Program	7	Masa Design-Build	HOU, PW	Private	2730 Edline 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	\$192,000	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	
	Moderia Trailhead	2	Mill Creek	MHDB	On Site Affordable Units	7532 East Grand Ave	NA	26	26	286	
							\$855,457,680	3,621	3,683	7,304	
Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units	
Prelim Inducement/ Council Approved/ MHDB App. Approved	Standard Shoreline	9	Ojala	DFPC	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	290	0	290	
	Shiloh Village	9	Community Preservation Partners	DHFC/RONO	4% Tax Credit	5968 Highland Drive	\$73,455,804	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	DFPC	Conventional MF	1508 W. Mockingbird Lane	\$105,211,255	200	200	400	
	Park at Northpark	6	LDG Development	DFPC, CDBG	Conventional MF	9999 Technology Blvd.	\$96,447,000	308	347	615	
	Larkspur Fair Park	7	Larkspur	DFPC	Conventional MF	3525 Ash Lane	\$70,276,652	146	104	290	
	Boston Gardens	7	CityBuild	MHDB	On Site Affordable Units	6105 and 1116 Bear St	NA	103	28	131	
	Jaipur Lofts	2	Saigebrook	ROS, MHDB	9% Tax Credit/MHDB	2203 N. Fitzhugh & 1202 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	Lynch Capital	DFPC, CDBG	Conventional MF	4515 S. Lancaster	\$54,963,000	166	166	332	
	Patriot Pointe at Markville	10	Generation Housing	ROS, DHFC	9% Tax Credit	9222 Markwood Road	\$37,833,292	103	8	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	6	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	\$1,039,453	5	0	5	
	St. Philips Catalyst	9	St Philips	NOFA	Single Family	Scattered Sites	\$1,781,815	7	0	7	
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topoka Ave	\$2,857,004	11	4	15	
	Estates at Ferguson	7	Generation Housing	DHFC	4% Tax Credit	9220 Ferguson Road	\$41,494,000	164	0	164	
	Rock Island Riverfront	2	Petra Development	DHFC	4% Tax Credit	1027 S. Riverfront Blvd.	\$78,817,000	155	22	177	
	The Mondello	7	DevCo	DHFC	4% Tax Credit	3000 Highland Rd.	\$39,610,000	150	0	150	
	The Postlano	7	DevCo	DHFC	4% Tax Credit	2519 John West Road	\$56,160,000	150	0	150	
	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	DFPC	Conventional MF	1400 West Commerce	\$64,763,980	153	147	300	
	Jefferson University Hills	3	JPI Companies	DFPC	Conventional MF	NW Corner of University Hills and Camp WI	\$99,727,000	200	200	400	
	Bluffview Highline	13	Urban Genesis	DFPC	Conventional MF	3802 W. Northwest Hwy.	\$34,548,047	88	27	115	
	Singleton Highline	6	Urban Genesis	DFPC	Conventional MF	2901 Berger 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	
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.	MHDB	On Site Affordable Units	3111 Knox Ave	NA	0	168	168	
	Lantow Singleton	6	Lantow Residential	MHDB	Fee In Lieu	818 Singleton Blvd.	NA	0	437		
	Bluffview Apartments	2	X Equity Group	MHDB	On Site Affordable Units	3527 Bolivar Drive	NA	4	66	70	
	Fitz 2	2	Slate Properties	MHDB	On Site Affordable Units	1513 N. Fitzhugh	NA	4	63	67	
	Crossing at Clear Creek	8	LDG (Ka Concornt Funding)	MHDB/DHFC	On Site Affordable Units	14201 C F Hawn Fwy	NA	14	250	264	
	Terrace at Highland Hills	8	LDG	MHDB/DHFC	On Site Affordable Units	310 Persimmon Rd	NA	15	285	300	
	Endeavor McKinney/Boll	4	Endeavor RE	MHDB	On Site Affordable Units	2702 & 2714 McKinney Ave. at Boll St	NA	10	265	275	
	Legacy at White Rock	7	LDG Development	MHDB	On Site Affordable Units	2825 & 2845 N Buckner Blvd	NA	108	104	212	
	The Elms	4	Smart Living Residential, LLC	MHDB	On Site Affordable Units	1710 Morrell Avenue	NA	8	145	153	
	Ewing & Morrell	4	Fenton Dallas LLC	MHDB	On Site Affordable Units	850 S Ewing Ave	NA	2	38	40	
	Mail Avenue Project	2	Fenton Dallas LLC	MHDB	On Site Affordable Units	2220, 2224, 2224B Mail Ave.	NA	2	37	39	
	One Newport	2	One Newport GP, LLC	OED (TIF and PPP)	On Site Affordable Units	NA	\$379,300,000	Alard	214	244	288
	University Hills Phase 1 Multifamily	8	I-20 Lancaster Development, LLC	OED (TIF and PPP)	On Site Affordable Units	Lancaster Road at Wheatland Road	TBD	50	200	250	
	PSW/Fort Worth Avenue	6	Builders of Hope CDC	NOFA	On Site Affordable Units	Lancaster Road at Wheatland Road	TBD	0	540	540	
	Trinity West Villas	6	Builders of Hope CDC	NOFA	Conventional MF	2398 Beaver St.	NA	31	265	296	
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	3457 Normandy Brook Rd	\$7,278,152	9	27	36	
	Land Bank Program	4	Marcer Construction	DHADC	Private	208 Landis Street	\$215,000	1	0	1	
	Land Bank Program	7	Marcer Construction	DHADC	Private	903 Belterton Circle	\$230,000	1	0	1	
	Land Bank Program	7	Marcer Construction	DHADC	Private	2705 Cleveland Street	\$230,000	1	0	1	
	Land Bank Program	7	Confia Homes	DHADC	Private	4727 Baldwin Street	\$230,000	1	0	1	
	Land Bank Program	7	Confia Homes	DHADC	Private	6207 Carlton Garrett Street	\$230,000	1	0	1	
	Land Bank Program	7	Confia Homes	DHADC	Private	6205 Carlton Garrett Street	\$230,000	1	0	1	
	Land Bank Program	7	Confia Homes	DHADC	Private	3006 Carpenter Avenue	\$230,000	1	0	1	
	Land Bank Program	6	Confia Homes	DHADC	Private	3626 Pueblo Street	\$230,000	1	0	1	
	Land Bank Program	8	Confia Homes	DHADC	Private	2630 Camel Court	\$230,000	1	0	1	
	Land Bank Program	6	Confia Homes	DHADC	Private	1915 Duluth Street	\$230,000	1	0	1	
	Land Bank Program	6	Confia Homes	DHADC	Private	335 Landis Street	\$230,000	1	0	1	
	Land Bank Program	7	Confia Homes	DHADC	Private	2527 Wells Street	\$230,000	1	0	1	
	Land Bank Program	4	Confia Homes	DHADC	Private	2219 E. Ann Arbor Avenue	\$230,000	1	0	1	
	Land Bank Program	4	Confia Homes	DHADC	Private	1125 E. 11th Avenue	\$230,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	2525 Pennsylvania Avenue	\$230,000	1	0	1	
	Land Bank Program	4	Focis Holdings	DHADC	Private	2609 Meyers Street	\$230,000	1	0	1	
	Land Bank Program	4	Focis Holdings	DHADC	Private	2414 Meyers Street	\$230,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	3922 Penelope Street	\$230,000	1	0	1	
	Land Bank Program	2	Focis Holdings	DHADC	Private	4520 Philip Avenue	\$230,000	1	0	1	
	Land Bank Program	2	Focis Holdings	DHADC	Private	4524 Philip Avenue	\$230,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	3300 Rutledge Street	\$230,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	3300 Rutledge Street	\$230,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	3300 Rutledge Street	\$230,000	1	0	1	
	Land Bank Program	7	Focis Holdings	DHADC	Private	3300 Rutledge Street	\$230,000	1	0	1	
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	2722 Goodwill Avenue	\$180,000	1	0	1	
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	2715 Goodwill Avenue	\$180,000	1	0	1	
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	3715 Carpenter Avenue	\$180,000	1	0	1	
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	4211 Carpenter Avenue	\$180,000	1	0	1	
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	4226 Carpenter Avenue	\$180,000	1	0	1	
	Land Transfer Program	7	Behary Homes	HOU, PW	Private	3930 Elsie Faye Heggins 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	4416 Metropolitan Avenue	\$215,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4422 Metropolitan Avenue	\$215,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4863 Baldwin Street	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4869 Baldwin Street	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4806 Baldwin Street	\$215,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4423 Baldwin Street	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4507 Baldwin Street	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4726 Frank Street	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4531 Frank Street	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Frank Street	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4410 Hamilton Avenue	\$215,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4343 Hamilton Avenue	\$215,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4211 Hamilton Avenue	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4309 Hamilton Avenue	\$215,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4318 Hamilton Avenue	\$215,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3706 Hamilton Avenue	\$184,000	1	0	1	
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	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	4345 Jamaica Street	\$184,00					

Ongoing and Recently Completed
Housing Development Projects

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Land Transfer Program	Black Island	7	HOU PW	Private	6220 Canaan Street	\$215,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	2444 Easley Street	\$215,000	1	0	1	
Land Transfer Program	CTE Homes	7	HOU PW	Private	2473 Wells Street	\$160,000	1	0	1	
Land Transfer Program	CTE Homes	7	HOU PW	Private	2436 Easley Street	\$205,000	1	0	1	
Land Transfer Program	CTE Homes	7	HOU PW	Private	2434 Easley Street	\$205,000	1	0	1	
Land Transfer Program	Marcor Construction	4	HOU PW	Private	1522 Hortensia Avenue	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	4	HOU PW	Private	3317 Bijou Drive	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	7	HOU PW	Private	3802 Pine Street	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	7	HOU PW	Private	2459 Macon Street	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	7	HOU PW	Private	2455 Macon Street	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	4	HOU PW	Private	2615 Birdsong Drive	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	4	HOU PW	Private	1222 Noah Street	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	4	HOU PW	Private	819 Lambert Street	\$225,000	1	0	1	
Land Transfer Program	Marcor Construction	4	HOU PW	Private	210 Cottonwood Parkway	\$225,000	1	0	1	
Land Transfer Program	Women That Soar	7	HOU PW	Private	6211 Carlton Garrett Street	\$186,500	1	0	1	
Land Transfer Program	Women That Soar	7	HOU PW	Private	6206 Carlton Garrett Street	\$186,500	1	0	1	
Land Transfer Program	Women That Soar	7	HOU PW	Private	2517 Samoa Avenue	\$186,500	1	0	1	
Land Transfer Program	Women That Soar	7	HOU PW	Private	2515 Samoa Avenue	\$186,500	1	0	1	
Land Transfer Program	Women That Soar	7	HOU PW	Private	2519 Samoa Avenue	\$186,500	1	0	1	
Land Transfer Program	Women That Soar	7	HOU PW	Private	2305 Bethurum Avenue	\$214,000	1	0	1	
Land Transfer Program	Women That Soar	7	HOU PW	Private	2512 Lowery Street	\$214,000	1	0	1	
Land Transfer Program	Confia Homes	4	HOU PW	Private	1836 Morral Avenue	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	4	HOU PW	Private	2722 E Overton Road	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	4	HOU PW	Private	1619 E Woodin Boulevard	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	5504 Bexar Street	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	5502 Bexar Street	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2654 Brigham Lane	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2718 Council Street	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2424 Garden Drive	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2425 Garden Drive	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2615 Hooper Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2726 Lawrence Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	5006 Linder Avenue	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	5002 Linder Avenue	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2711 Maurine F Bailey Way	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	7735 Brownsville Avenue	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	7736 Brownsville Avenue	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	7721 Brownsville Avenue	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	4549 Cherbourg Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	4632 Corregidor Street	\$244,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	7944 Hull Avenue	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	7635 Hull Avenue	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	4720 Stokes Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	4331 Copeland Avenue	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	4518 Jamaica Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	4226 York Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2245 Anderson Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	5814 Carlton Garrett Street	\$184,000	1	0	1	
Land Transfer Program	Confia Homes	7	HOU PW	Private	2732 Keeler Street	\$184,000	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	3331 Beall Street	\$205,000	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	3322 Beall Street	\$205,000	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	3327 Beall Street	\$205,000	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	3310 Detonle Street	\$205,000	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	4714 Dolphin Road	\$215,000	1	0	1	
Land Transfer Program	Titan & Associates	4	HOU PW	Private	1522 E Ann Arbor Avenue	\$215,000	1	0	1	
Land Transfer Program	Titan & Associates	4	HOU PW	Private	1500 Presidio Avenue	\$215,000	1	0	1	
Land Transfer Program	Titan & Associates	4	HOU PW	Private	2534 Marjorie Avenue	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	4	HOU PW	Private	426 Bonnie View Road	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	4	HOU PW	Private	1204 Claude Street	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	4	HOU PW	Private	216 Landis Street	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	4	HOU PW	Private	112 N Cliff Street	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	4	HOU PW	Private	623 Woodbine Avenue	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	7	HOU PW	Private	4210 Copeland Avenue	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	7	HOU PW	Private	4227 Copeland Avenue	\$215,000	1	0	1	
Land Transfer Program	KH Solutions	7	HOU PW	Private	4302 Copeland Avenue	\$206,000	1	0	1	
Land Transfer Program	KH Solutions	7	HOU PW	Private	4302 Marshall Street	\$206,000	1	0	1	
Land Transfer Program	KH Solutions	7	HOU PW	Private	4335 Marshall Street	\$206,000	1	0	1	
Land Transfer Program	KH Solutions	7	HOU PW	Private	4615 Canal Street	\$206,000	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	2453 Starks Ave	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	2412 Starks Ave	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	5012 Miami Street	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	5035 Miami Street	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	2338 Macon Street	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	2510 Hooper Street	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	1916 J B Jackson Jr Blvd	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	3722 Kenilworth Street	\$218,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	3609 Roberts Avenue	\$190,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	2215 Stoneman Street	\$190,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	2643 Tanner Street	\$190,500	1	0	1	
Land Transfer Program	Affluency Homes	7	HOU PW	Private	3814 Atlanta Street	\$190,500	1	0	1	
Land Transfer Program	Affluency Homes	4	HOU PW	Private	1242 E Ohio Ave	\$190,500	1	0	1	
Land Transfer Program	Affluency Homes	4	HOU PW	Private	3722 Opal Avenue	\$190,500	1	0	1	
Land Transfer Program	Affluency Homes	4	HOU PW	Private	4234 Opal Avenue	\$190,500	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	402 Bobbie Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	402 Cleaves Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	408 Cleaves Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	431 Cleaves Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	438 Cleaves Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	401 Hart Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	411 Hart Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	424 N Moore Street	\$215,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	501 N Moore Street	\$180,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	406 N Moore Street	\$180,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	421 N Denley Drive	\$180,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	408 Pecan Drive	\$180,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	411 Pecan Drive	\$180,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	405 Sparks Street	\$180,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	441 Sparks Street	\$180,000	1	0	1	
Land Transfer Program	Covenant Homes	4	HOU PW	Private	442 Sparks Street	\$180,000	1	0	1	
Land Transfer Program	Texas Heavenly Homes	4	HOU PW	Private	611 N Denley Drive	\$235,000	1	0	1	
Land Transfer Program	Texas Heavenly Homes	4	HOU PW	Private	607 N Denley Drive	\$235,000	1	0	1	
Land Transfer Program	Texas Heavenly Homes	4	HOU PW	Private	603 N Denley Drive	\$235,000	1	0	1	
Land Transfer Program	Texas Heavenly Homes	4	HOU PW	Private	527 N Denley Drive	\$235,000	1	0	1	
Land Transfer Program	Texas Heavenly Homes	4	HOU PW	Private	505 N Denley Drive	\$172,500	1	0	1	
Land Transfer Program	Texas Heavenly Homes	4	HOU PW	Private	427 N Denley Drive	\$172,500	1	0	1	
Land Transfer Program	Miss Design-Build	7	HOU PW	Private	2734 Edline Street	\$198,500	1	0	1	
Land Transfer Program	Citybuild CDC	7	HOU PW	Private	6307 Carlton Garrett Street	\$460,000	0	0	0	
Land Transfer Program	Citybuild CDC	7	HOU PW	Private	6309 Carlton Garrett Street	\$460,000	0	0	0	
Land Transfer Program	Citybuild CDC	7	HOU PW	Private	6302 Canaan Street	\$460,000	0	0	0	
Land Transfer Program	Citybuild CDC	7	HOU PW	Private	6306 Canaan Street	\$460,000	0	0	0	
Land Transfer Program	Citybuild CDC	7	HOU PW	Private	6310 Canaan Street	\$460,000	0	0	0	
Land Transfer Program	Black Island	7	HOU PW	Private	2708 Brigham Lane	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	2723 Council Street	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	2710 Council Street	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	5107 Echo Avenue	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	5122 Echo Avenue	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	5015 Echo Avenue	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	5015 Echo Avenue	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	4930 Echo Avenue	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	2335 Harding Street	\$214,000	1	0	1	
Land Transfer Program	Black Island	7	HOU PW	Private	2506 Elsie Faye Higgins Street	\$214,000	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	2210 Garden Drive	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	2246 Garden Drive	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	2238 Garden Drive	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	2411 Garden Drive	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	2407 Garden Drive	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	8	HOU PW	Private	2334 Macon Street	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	8	HOU PW	Private	2230 Macon Street	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	8	HOU PW	Private	2254 Macon Street	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	5714 Bon Aire Drive	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	5662 Bon Aire Drive	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	5007 S Malcolm X Boulevard	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	5023 S Malcolm X Boulevard	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	5215 S Malcolm X Boulevard	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	5031 S Malcolm X Boulevard	\$218,500	1	0	1	
Land Transfer Program	Titan & Associates	7	HOU PW	Private	5041 S Malcolm X Boulevard	\$218,500	1	0	1	
Land Transfer Program	Marcor Construction	7	HOU PW	Private	5102 Marne Street	\$218,000	1	0	1	
Land Transfer Program	Marcor Construction	7	HOU PW	Private	5021 Marne Street	\$218,000	1	0	1	
Land Transfer Program	Marcor Construction	7	HOU PW	Private	5006 Marne Street	\$218,000	1	0	1	
Land Transfer Program	Marcor Construction	7	HOU PW	Private	2815 Marner Street	\$218,000	1	0	1	

Ongoing and Recently Completed
Housing Development Projects

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
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	2404 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 Crozer Street	\$218,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2530 Ghent Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	4819 Dolphin Road	\$205,000	1	0	1
Land Transfer Program		8	Masa Design Build	HOU, PW	Private	3716 Lovingsood Drive	\$205,000	1	0	1
Land Transfer Program		8	Masa Design Build	HOU, PW	Private	6515 Palm Island	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build	HOU, PW	Private	1423 E Overton Road	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build	HOU, PW	Private	2819 Fordham Road	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2717 Lagow Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2627 Foreman Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	3147 Vannerson Drive	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build	HOU, PW	Private	2707 Charata 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 Wendekin 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 Stoneham 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 Beerman 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 Wells 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 Charata 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 Elwayne 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
							\$1,790,330,127	4,474	5,244	10,155

Table 3

Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served
Closed FY 22-23	DHAP	7	Inwood National Bank	CDBG, HOME	\$ 240,000	\$40,000.00	74.81%	55	1
	Targeted Occupation	7	JPMorgan Chase Bank, N.A.	CDBG, HOME	\$ 200,000	\$45,000.00	82.14%	28	1
	Targeted Occupation	8	AmCap Mortgage, Ltd	CDBG, HOME	\$ 263,585	\$43,394.00	80.24%	38	1
	DHAP	1	Simmons Bank	CDBG, HOME	\$ 128,000	\$29,500.00	65.18%	26	1
	DHAP 10	4	Inwood National Bank	CDBG, HOME	\$ 230,000	\$50,000.00	78.38%	51	1
	DHAP	3	AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEF	CDBG, HOME	\$ 260,000	\$60,000.00	42.67%	35	1
	DHAP	9	AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEF	CDBG, HOME	\$ 193,000	\$40,000.00	26.20%	66	1
	DHAP	8	AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEF	CDBG, HOME	\$ 270,000	\$40,000.00	36.50%	37	1
	DHAP	4	Inwood National Bank	CDBG, HOME	\$ 260,000	\$50,000.00	74.58%	37	1
	DHAP 10		Simmons Bank	CDBG, HOME	\$ 205,000	\$46,026.00	77.92%	39	1
	Targeted Occupation	8	Town Square Mortgage	CDBG, HOME	\$ 205,000	\$23,754.00	104.88%	35	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
					\$ 227,729	\$ 557,674	65.14%	40	13
Prequalified	DHAP				\$ -	\$ -	59.64%	59	1
	DHAP		Simmons Bank		\$ 232,500	\$ -	78.43%	49	1
	DHAP				\$ -	\$ -	57.70%	52	1
	DHAP				\$ -	\$ -	32.36%	50	1
	DHAP				\$ -	\$ -	70.26%	50	1
	DHAP				\$ -	\$ -	45.68%	40	1
	Targeted Occupation				\$ -	\$ -	106.23%	34	1
	DHAP				\$ -	\$ -	69.21%	36	1
	DHAP 10				\$ -	\$ -	96.83%	24	1
	DHAP				\$ -	\$ -	79.03%	35	1
	DHAP		Guild Mortgage		\$ -	\$ -	64.29%	37	1
	DHAP				\$ -	\$ -	72.71%	56	1
	Targeted Occupation		JP Morgan Chase		\$ -	\$ -	119.34%	34	1
	DHAP				\$ -	\$ -	56.47%	23	1
	DHAP				\$ -	\$ -	42.45%	65	1
	DHAP				\$ -	\$ -	57.45%	41	1
	Targeted Occupation				\$ -	\$ -	110.04%	29	1
	Targeted Occupation		Bank of America		\$ -	\$ -	115.51%	37	1
	DHAP				\$ -	\$ -	71.11%	26	1
	DHAP 10				\$ -	\$ -	106.15%	22	1
	Targeted Occupation				\$ -	\$ -	112.02%	26	1
	DHAP 10				\$ -	\$ -	85.07%	29	1
	DHAP				\$ -	\$ -	61.94%	40	1
	DHAP 10				\$ -	\$ -	66.19%	31	1
	DHAP 10				\$ -	\$ -	78.55%	70	1
	Targeted Occupation				\$ -	\$ -	90.44%	25	1
	DHAP		Simmons Bank		\$ 115,000	\$ -	71.48%	26	1
	DHAP				\$ -	\$ -	73.62%	31	1
	DHAP				\$ -	\$ -	35.65%	56	1
	DHAP				\$ -	\$ -	73.85%	49	1
	DHAP 10				\$ -	\$ -	44.04%	31	1
	DHAP 10				\$ -	\$ -	74.67%	53	1
	DHAP				\$ -	\$ -	56.10%	45	1
	Targeted Occupation				\$ -	\$ -	113.22%	27	1
	DHAP 10		Guild Mortgage LLC		\$ 210,000	\$ -	87.29%	23	1
	DHAP 10				\$ -	\$ -	50.79%	31	1
	DHAP				\$ -	\$ -	66.84%	33	1
	DHAP 10				\$ -	\$ -	74.45%	35	1
	DHAP		Bank of America		\$ -	\$ -	79.20%	55	1
	Targeted Occupation				\$ -	\$ -	96.79%	26	1
	DHAP 10				\$ -	\$ -	101.28%	42	1
	DHAP				\$ -	\$ -	75.73%	42	1
	DHAP				\$ -	\$ -	62.77%	49	1
	DHAP		Cadence Bank		\$ 230,000	\$ -	53.97%	36	1
	DHAP 10				\$ -	\$ -	74.35%	31	1
	DHAP 10				\$ -	\$ -	63.22%	29	1
	DHAP 10				\$ -	\$ -	61.06%	44	1
DHAP				\$ -	\$ -	74.03%	28	1	
Targeted Occupation				\$ -	\$ -	110.41%	29	1	
DHAP 10				\$ -	\$ -	94.58%	35	1	
DHAP 10				\$ -	\$ -	69.81%	32	1	
Targeted Occupation				\$ -	\$ -	93.38%	29	1	
DHAP				\$ -	\$ -	67.46%	50	1	
DHAP 10		Bank of America		\$ 239,000	\$ -	83.81%	35	1	
Targeted Occupation				\$ -	\$ -	92.71%	23	1	
DHAP 10				\$ -	\$ -	51.76%	32	1	
DHAP				\$ -	\$ -	78.64%	46	1	
DHAP 10				\$ -	\$ -	85.60%	34	1	
Targeted Occupation				\$ -	\$ -	110.79%	27	1	
						76.41%	38	59	

Ongoing and Recently Completed
Home Repair Projects

Table 4

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age	
Completed FY 22-23	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 97,725	\$ -	1		69	
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		54	
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		0	
	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 4	NCN Constructions LLC	CDBG	\$ 64,793	\$ -	1	18%	69	
	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 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 6	Opportunity Construction, LLC	CDBG	\$ 165,040	\$ 16,504	1	17%	64	
	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 5	Scott-King Group, LLC, Agape Contract	CDBG	\$ 49,999	\$ -	1	42%	77	
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	16%	47	
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 41,430	\$ -	1	44%	68	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	15%	62	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	21%	78	
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ -	1	40%	70	
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ -	1	37%	79	
	Reconstruction, HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	26%	83	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 6,425	\$ 6,425	1	19%	56	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	44%	44	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,785	\$ -	1	29%	69	
	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	
						\$ 3,068,528	\$ 99,372	46	38%	66
	Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	Under Construction	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ 99,680	\$ 85,568	1		69
		ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ 97,803	\$ 67,923	1		72
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	\$ 80,440	\$ 80,440	1		73	
ARPA (Joppa)		District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ 69,085	1		67	
ARPA (Joppa)		District 7	NCN Constructions LLC	ARPA	\$ 97,203	\$ 97,203	1		90	
ARPA (TenthStreet)		District 4	Dallas Finest Construction LLC	ARPA	\$ 78,500	\$ 37,100	1		60	
ARPA (TenthStreet)		District 4	Titan & Associates Construction, LLC	ARPA	\$ 97,580	\$ -	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	
ARPA (TenthStreet)		District 4	Dallas Finest Construction LLC	ARPA	\$ 84,640	\$ 25,870	1		67	
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 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 73,960	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	\$ 5,863	1	25%	70	
HIPP		District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 50,708	\$ -	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	\$ -	1	23%	70	
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 44,995	1	34%	69	
HIPP		District 4	DFW Renovation Solutions, Torres Cor	CDBG	\$ 175,000	\$ 107,455	1	12%	53	
HIPP		District 8	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 26,147	1	40%	91	
HIPP		District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	72	

Ongoing and Recently Completed
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	59
	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 Constructi		\$ 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 7	DFW Renovation Solutions		\$ 174,900	\$ 46,965	1	36%	95
	Sub-Recipient	District 4	ANGEL AC & REFRIGERATION		\$ 68,337	\$ -	1	24%	78
	Sub-Recipient	District 4	Dallas Finest Construction LLC		\$ 48,655	\$ 12,606	1	51%	76
	Sub-Recipient	District 1	Scott-King Group, LLC		\$ 61,505	\$ 28,295	15	23%	82
	Sub-Recipient	District 3	Torres Construction		\$ 58,673	\$ -	2	39%	80
	Sub-Recipient	District 7	Dallas Finest Construction LLC		\$ 62,410	\$ 28,354	2	31%	67
	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%	59
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	63
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,735	\$ -	1	24%	86
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ -	1	18%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	28%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,625	\$ 8,625	1	40%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	73
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,445	\$ 4,445	1	63%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	45%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ -	1	32%	85
	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
					\$ 3,231,689	\$ 1,782,907	75	33%	69
Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
Preconstruction	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	Torres Construction	ARPA	\$ 83,317	\$ 83,317	1		46
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		70
	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	Scott-King Group, LLC	ARPA	\$ 96,950	\$ 96,950	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	REKJ Builders, LLC	ARPA	\$ 59,950	\$ 59,950	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	Scott-King Group, LLC	ARPA	\$ 95,000	\$ 95,000	1		74
	ARPA (Joppa)	District 7	Torres Construction	ARPA	\$ 99,477	\$ 99,477	1		72
	ARPA (Joppa)	District 7	Titan & Associates Construction, LLC	ARPA	\$ 95,100	\$ 95,100	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	Scott-King Group, LLC	ARPA	\$ 98,000	\$ 98,000	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		74
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 54,850	\$ 54,850	1		45
	ARPA (Joppa)	District 7	Torres Construction	ARPA	\$ 72,457	\$ 72,457	1		84
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		76
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		2
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		79
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 61,200	\$ 61,200	1		68
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		76
	ARPA (TenthStreet)	District 7	Titan & Associates Construction, LLC	ARPA	\$ 94,150	\$ 94,150	1		55

Ongoing and Recently Completed
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (TenthStreet)	District 4	Torres Construction	ARPA	\$ 74,635	\$ 74,635	1		34
	ARPA (TenthStreet)	District 4	REKJ Builders, LLC	ARPA	\$ 65,000	\$ 65,000	1		58
	ARPA (TenthStreet)	District 4	Scott-King Group, LLC	ARPA	\$ 97,500	\$ 97,500	1		24
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 92,650	\$ 92,650	1		89
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 94,450	\$ 94,450	1		
	ARPA (TenthStreet)	District 4	Opportunity Construction, LLC	ARPA	\$ 98,000	\$ 98,000	1		60
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		65
	ARPA (TenthStreet)	0		ARPA	\$ -	\$ -	1		36
	ARPA (TenthStreet)	District 4	Torres Construction	ARPA	\$ 93,173	\$ 93,173	1		68
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		55
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		68
	ARPA (TenthStreet)	District 4	Scott-King Group, LLC	ARPA	\$ 97,800	\$ 97,800	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	0		DTF	\$ -	\$ -	1	46%	81
	DTF	District 4		DTF	\$ -	\$ -	1	16%	87
	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%	90
	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 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
	HIPP	District 2		CDBG	\$ -	\$ -	1	18%	66
	HIPP	District 5	Torres Construction	CDBG	\$ 55,719	\$ 55,719	1	27%	84
	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		
	HIPP	District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	70
	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%	69
	Lead	District 7		Lead	\$ -	\$ -	1	50%	27
	Lead	District 4	GTO1 Construction Corporation	Lead	\$ 10,589	\$ 10,589	1	18%	71
	Lead	District 4	GTO1 Construction Corporation	Lead	\$ 10,074	\$ 10,074	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		\$ 4,998	\$ 4,998	1		
	Minor Home Repair	District 8	Southern Dallas Progress Community I		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community I		\$ -	\$ -	1		

Ongoing and Recently Completed
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
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			\$ -	\$ -	1		
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	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%	75
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	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%	49
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	72
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	71%	66
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	30%	72
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	75
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%	82
					\$ 3,528,055	\$ 3,528,055	177	35%	65

Table 5: Income and Expenses for MIHDB and Corporations, 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

Table 5 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.

Table 6: Summary of The Texas Homebuyer Loan Program Loans in Dallas Issued for DHFC Assignment, First Quarter, as of May 24, 2023

Total Projected Loan Amount	Loans in Locked Delivery	Loans in Pipeline	Average Loan Amount	Number of Loans	Average Borrower Age
\$28,262,619	\$17,200,750	\$11,061,869	\$245,761.90	115	35