

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, NOVEMBER 14, 2023

23-0014

HOUSING AND HOMELESSNESS SOLUTIONS
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, *Mendelsohn, West, Gracey, Willis

ABSENT: [0]

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

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

After all business properly brought before the committee had been considered, the meeting adjourned at 11:32 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.**

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, NOVEMBER 14, 2023

EXHIBIT A

RECEIVED

2023 NOV-9 PM 5:07

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

23 1017

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

November 14, 2023

9:00 AM

2023 CITY COUNCIL APPOINTMENTS

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

(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 may attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person. 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=m27e522bbeb65df5cd183213d82a23a92>

Call to Order

MINUTES

- A [23-2952](#) Approval of the October 23, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B [23-2954](#) Dallas Housing by the Numbers
[Ashley Flores, Senior Director, Child Poverty Action Lab]
[Lisa Neergaard, Associate Director of Planning, Child Poverty Action Lab]

Attachments: [Presentation](#)

- C [23-2957](#) Temporary Housing Pilot Update: Homeless Prevention and Permanent Supportive Housing Strategy
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Presentation](#)

- D [23-2959](#) Update on Development Programs
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

- E [23-3016](#) Consideration of 2025 Legislative Priorities
[Carrie Rogers, Director, Office of Government Affairs, Linley Youderian, Senior Governmental Affairs Coordinator]

Attachments: [Presentation](#)

BRIEFING MEMOS

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, NOVEMBER 14, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 14, 2023

Item A: Approval of the October 23, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Gracey and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 14, 2023

BRIEFING ITEMS

Item B: Dallas Housing by the Numbers

The following individuals briefed the committee on the item:

- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization;
- Ashley Flores, Senior Director, Child Poverty Action Lab; and
- Lisa Neergaard, Associate Director of Planning, Child Poverty Action Lab;
- Hannah Minton, Assistant City Attorney, City Attorney's Office; and
- Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 14, 2023

BRIEFING ITEMS

Item C: Temporary Housing Pilot Update: Homeless Prevention and Permanent Supportive Housing Strategy

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions; and
- Kimberly Bizer Tolbert, Deputy City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 14, 2023

BRIEFING ITEMS

Item D: Update on Development Programs

The following individuals briefed the committee on the item:

- Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization;
- Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization; and
- James Armstrong, President and CEO, Builders of Hope

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 14, 2023

BRIEFING ITEMS

Item E: Consideration of 2025 Legislative Priorities

The following individuals briefed the committee on the item:

- Carrie Rogers, Director, Office of Government Affairs; and
- Linley Youderian, Senior Governmental Affairs Coordinator

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 14, 2023

BRIEFING MEMOS

Item F: Quarterly Performance Measures (Year-End)

Item G: Supplemental Notice of Funding Availability (“NOFA”) Application for Cypress Creek at Montfort

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 14, 2023

FORECAST

Item H: Committee Forecast

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, NOVEMBER 14, 2023

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 23-2954

Item #: B

Dallas Housing by the Numbers

[Ashley Flores, Senior Director, Child Poverty Action Lab]

[Lisa Neergaard, Associate Director of Planning, Child Poverty Action Lab]

DALLAS HOUSING

by the NUMBERS





Ashley Flores

Senior Director

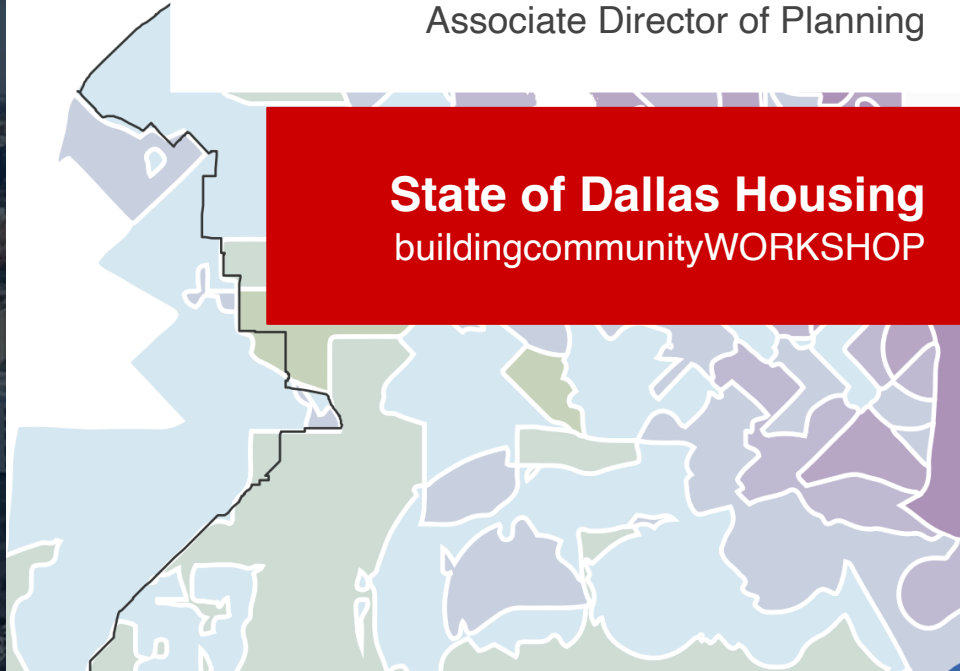
**Rental Housing Needs
Assessment**

Child Poverty Action Lab



Lisa Neergaard

Associate Director of Planning



State of Dallas Housing
buildingcommunityWORKSHOP

Rental Housing Needs Assessment

City of Dallas

Published Spring 2023

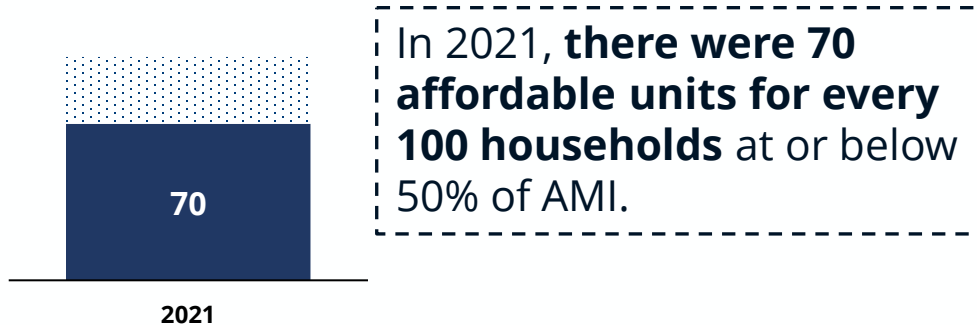
Accessible at childpovertyactionlab.org/rentalhousing

HR&A

EXECUTIVE SUMMARY

Currently, the City of Dallas faces a **33,660-unit housing supply gap**, where demand for housing exceeds supply, for low-income residents earning at or below 50% AMI.

City of Dallas Units affordable per 100 Households at or below 50% AMI



Note: AMI stands for Area Median Income, a measure of the median income of a specific geographic area calculated by the Department of Housing and Urban Development (HUD). In the City of Dallas, 50% AMI is \$31,150 for a 1-person household; \$35,600 for a 2-person household; and \$40,050 for a 3-person household. More details in slide 12.

Source(s): PUMS, ACS 2021 5-Year Estimates, Variables: HINCP, GRNTP, TEN, ADJINC, HR&A Calculations, State of Texas (TEPP) Projections, HUD AMI Limits.

City of Dallas Current Housing Supply Gap for 50% AMI

2021



EXECUTIVE SUMMARY

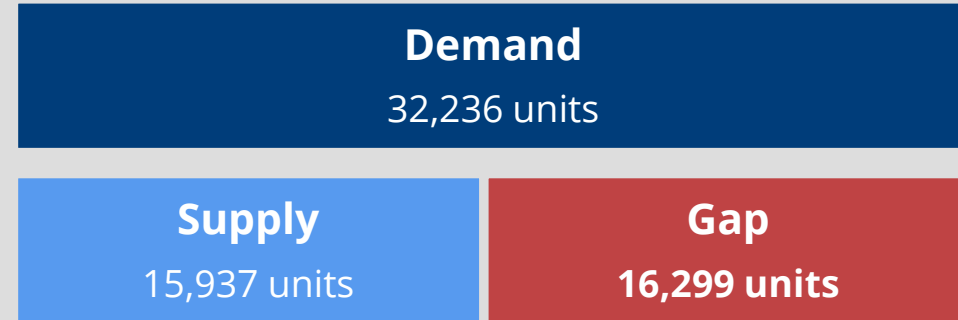
The lack of homes that are affordable to lower-income families disproportionately affects **Black renters, households with children, and seniors.**

For larger households, the housing supply gap is far more acute. In 2021, there were **50 3-bedroom units** affordable for households at or below 50% AMI for every **100 households** with 4 or more people.

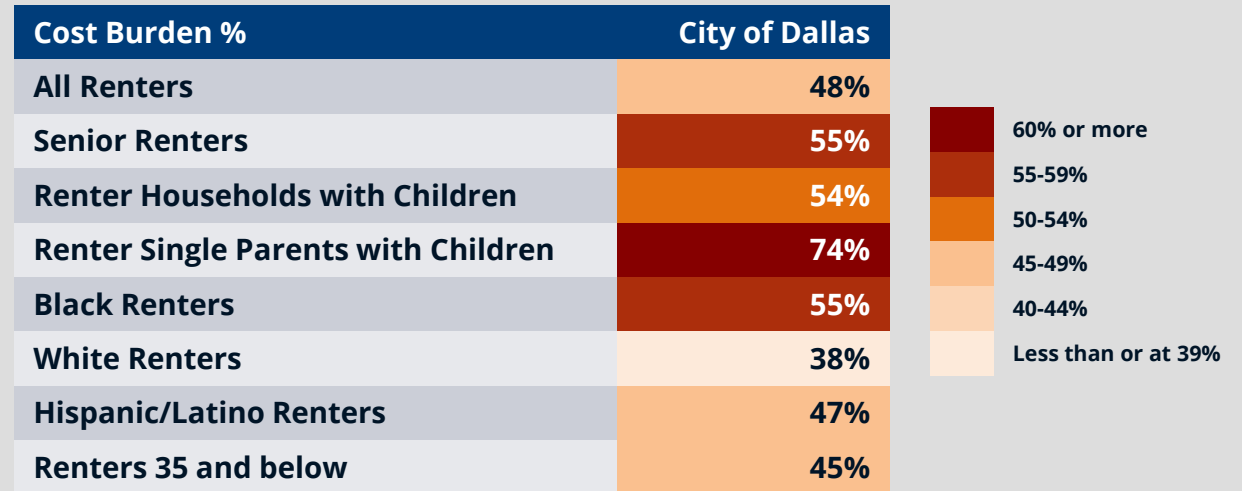
Households with children, especially single-parents with children, face a disproportionate housing cost burden. Almost **three in four single-parents** with children living in the city are cost-burdened, while more than half of all senior renters are cost burdened.

Source(s): PUMS, State of Texas (TEPP) Projections, ACS, 2021 5-year, HUD AMI Limits; PUMS 2020, ACS 2021 5-year estimates, Variables: HINCP, ADJINC, NP, GRNTP, RAC1P, TEN, CHLD, HR&A Calculations.

City of Dallas Housing Supply Gap at or below 50% AMI 2021 (4+ Person Households, 3+ Bedrooms)



Cost Burdened Renters 2021



EXECUTIVE SUMMARY

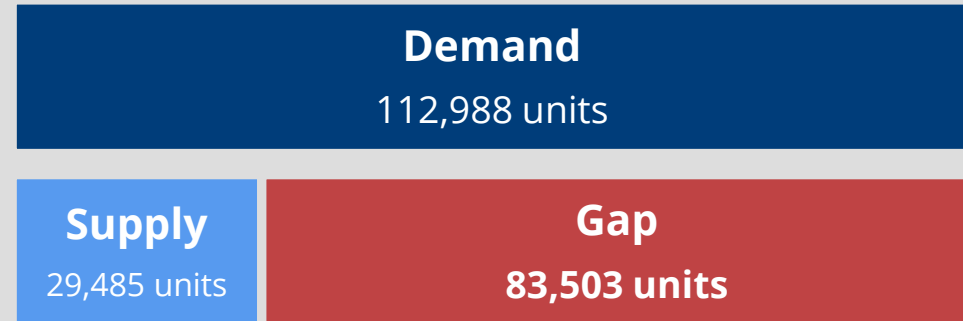
By 2030, the housing supply gap is projected to **increase to 83,503 units** for households earning at or below 50% of AMI.

In 2021, there were **70 units affordable for every 100 households** at or below 50% of AMI. In 2030, there will be a projected **26 units affordable for every 100 households**.

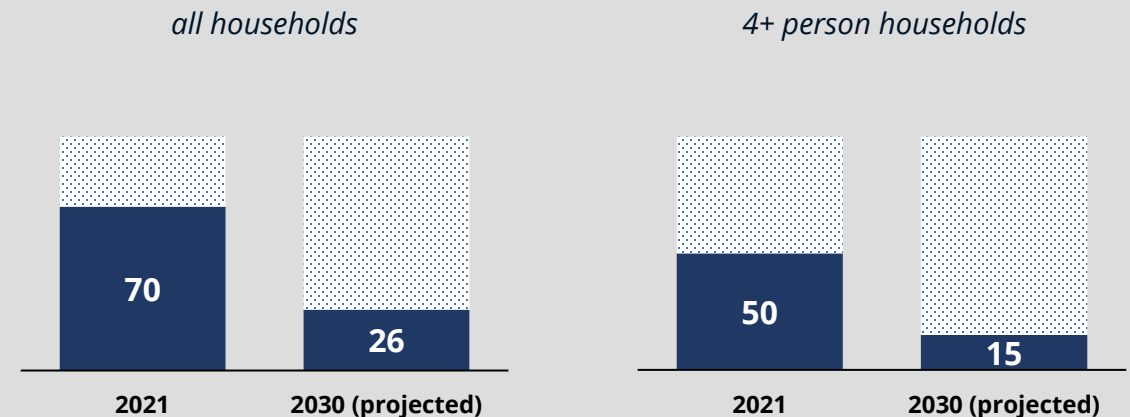
In 2021, for **households with four or more people**, there were **50 units affordable for every 100 households** at or below 50% of AMI. In 2030, there will be a projected **15 units affordable for every 100 households**.

Source(s): PUMS, State of Texas (TEPP) Projections, ACS, 2021 5-year, HUD AMI Limits; PUMS 2020, ACS 2021 5-year estimates, Variables: HINCP, ADJINC, NP, GRNTP, TEN, HR&A Calculations.

City of Dallas Projected Housing Supply Gap for 50% AMI 2030 (projected)



City of Dallas Units affordable per 100 Households at 50% AMI

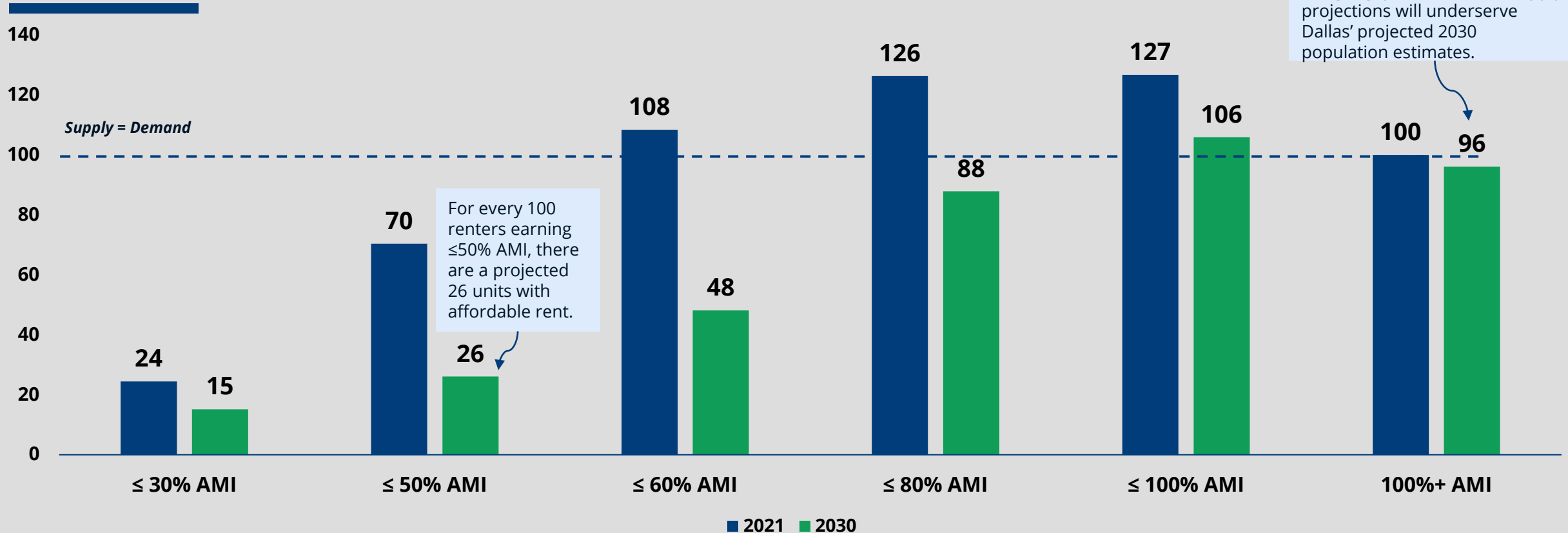


EXECUTIVE SUMMARY

By 2030, there will be only **26 units affordable for every 100 households at or below 50% of AMI**, and only 48 units affordable for every 100 households at or below 60% of AMI.

Units Affordable per 100 Renter Households by Income

(2030, Projected)



Source(s): PUMS 2021, ACS 2021 5-year estimates, Variables: WGTP, GRNTP, ADJHSG, Income AMI CATS, Tenure, HR&A Calculations.

Note: Higher-income cohorts may elect to live in units below their means, widening each gap for lower-income cohorts.

EXECUTIVE SUMMARY

There are **four main factors** driving the housing gap in the City of Dallas.

Demand-Drivers

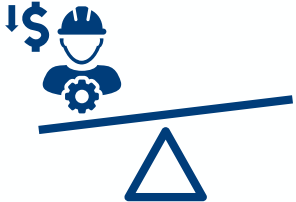
Supply-Drivers

Rapid Regional Growth

Prevalence of low-wage jobs

Insufficient delivery of affordable units, especially in high-opportunity areas

Rapid increase in rents



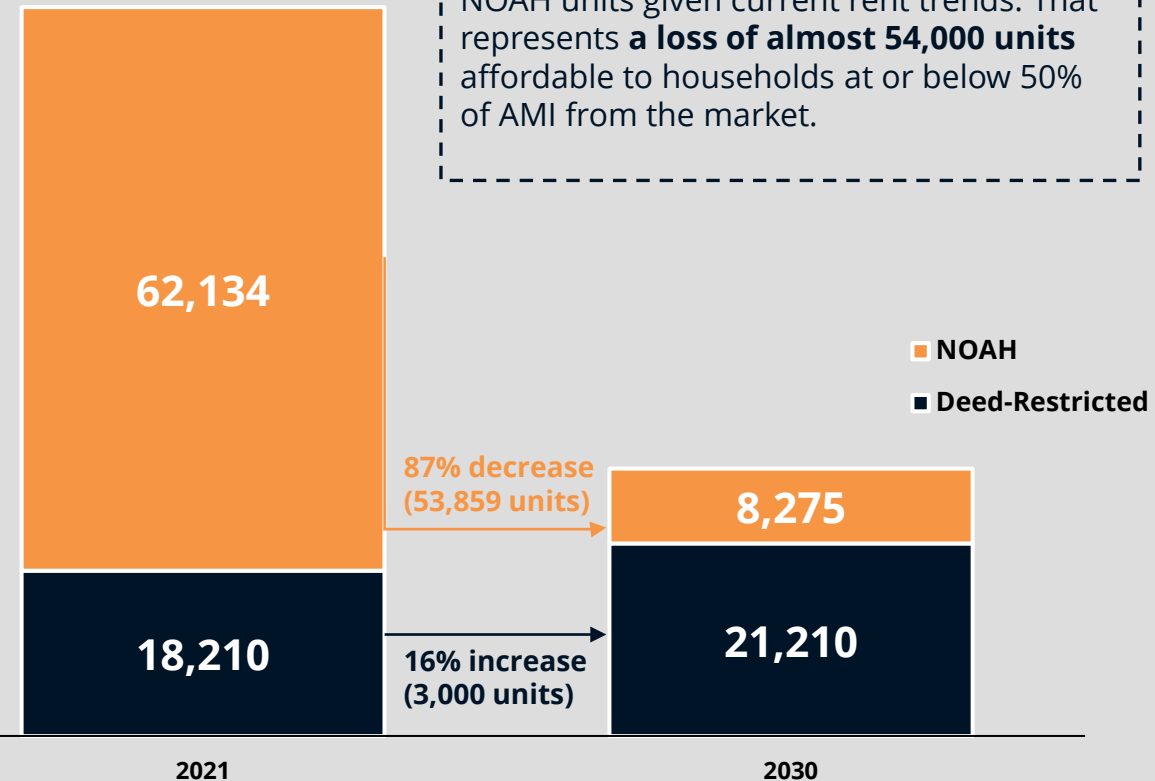
EXECUTIVE SUMMARY

The key driver that is widening the gap is the **loss of market-rate affordable units (NOAH)** that are projected to rapidly increase in rent, given current market trends.

Because Naturally Occurring Affordable Housing (NOAH) properties are not subsidized by government programs, they are **vulnerable to market pressures such as rising property values and rents**, which has led to the loss of affordable housing units.

Source(s): ACS 2021 5-year estimates, B25032. Tenure by Units in Structure, B25068: Bedrooms by Gross Rent, National Housing Preservation Database, 2022; NHPD. Potential New based on 20th-80th percentile average of development from 2012-2022. Units potentially expiring reflects last known covenant on property.

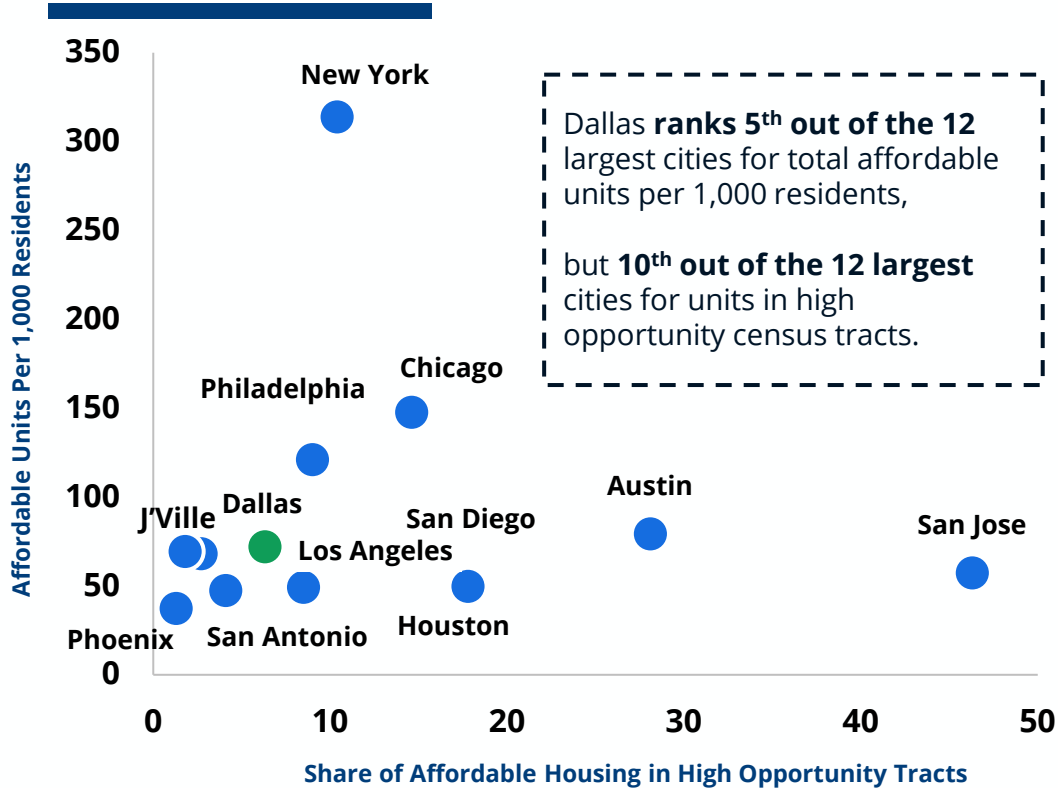
Projected Affordable Units (at or below 50% AMI) in the City of Dallas 2021, 2030 (projected)



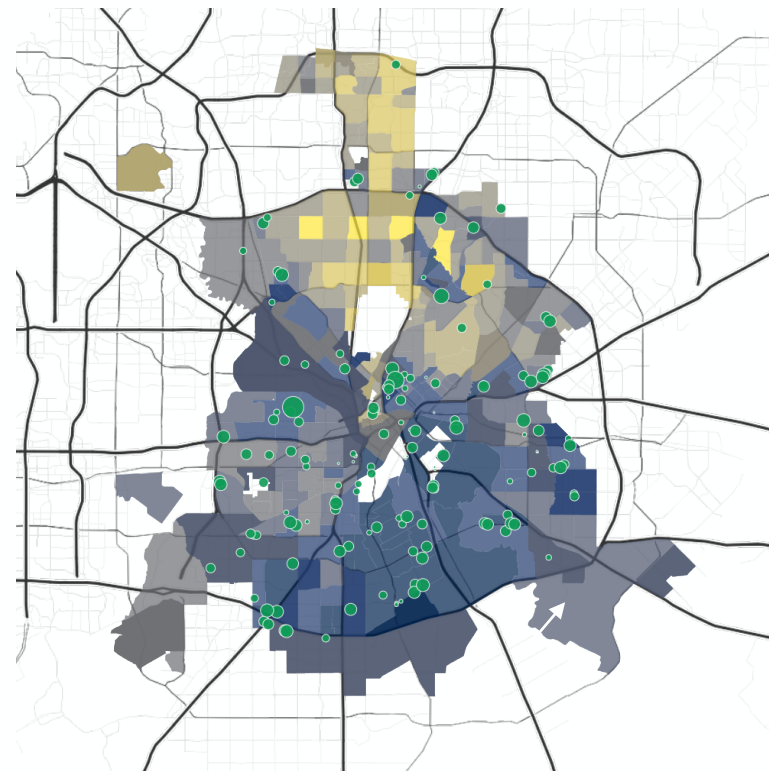
EXECUTIVE SUMMARY

Current development trends are exacerbating existing inequities. Deed-restricted affordable housing is concentrated in southern Dallas, while new market-rate development is concentrated in the northern parts of the city.

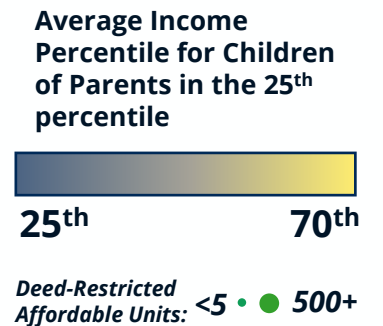
Affordable Units by Access to Opportunity
Top 10 Cities (2021)



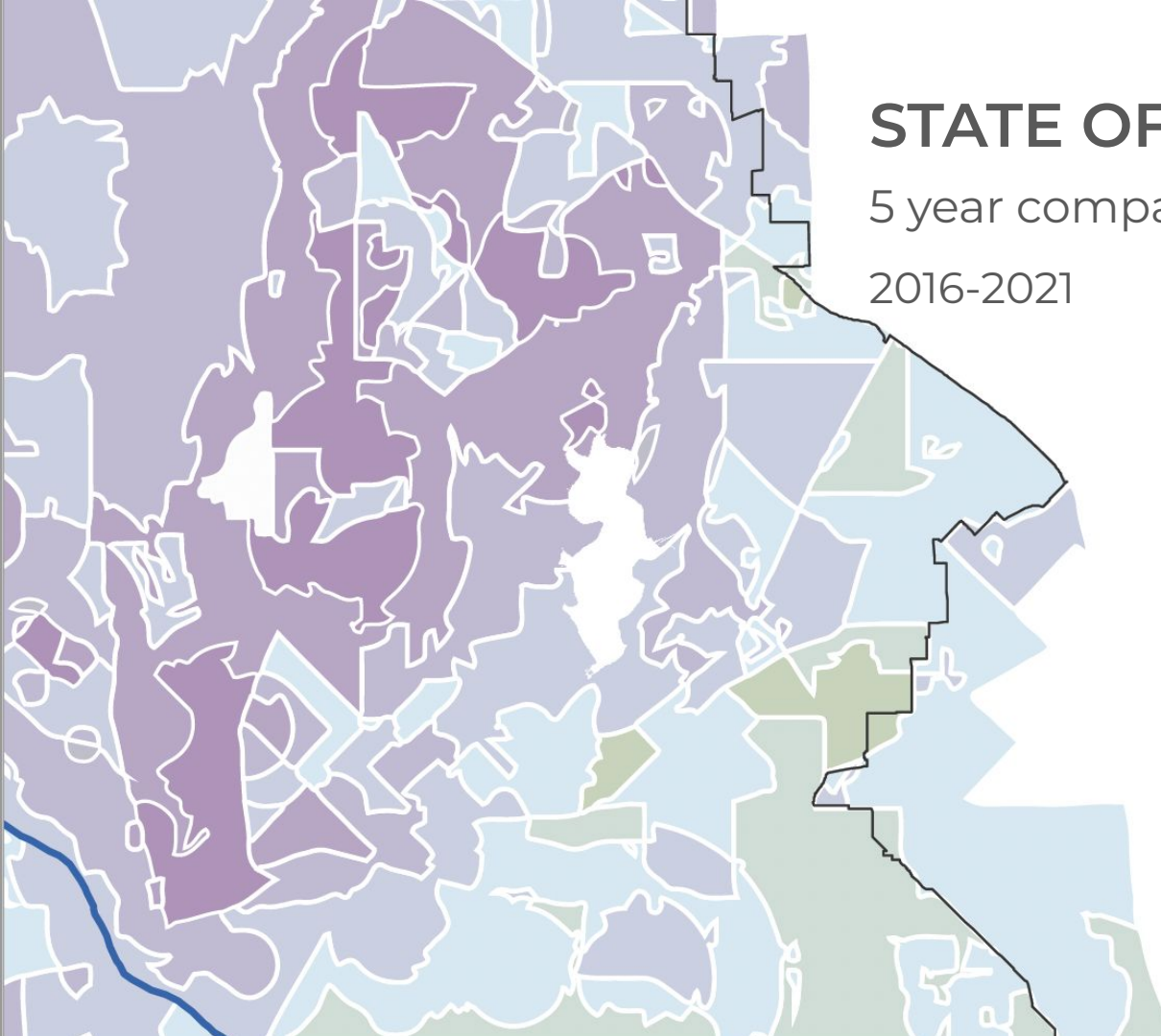
Deed Restricted Affordable Units by Location & Economic Mobility by Census Tract



Of all counties nationally with a population greater than 1,000,000, **Dallas County ranks 42 out of 49 for economic mobility** and the **most segregated large county in Texas.**



Source(s): National Housing Preservation Database, 2022; NHPD. U.S. Census Opportunity Atlas, PUMS ACS 2021 5-Year Estimates: Variables: HINCP, ADJINC, NP, GRNTP, TEN, HUPAOC, HR&A Calculations.



STATE OF DALLAS HOUSING

5 year comparison report

2016-2021

buildingcommunityWORKSHOP





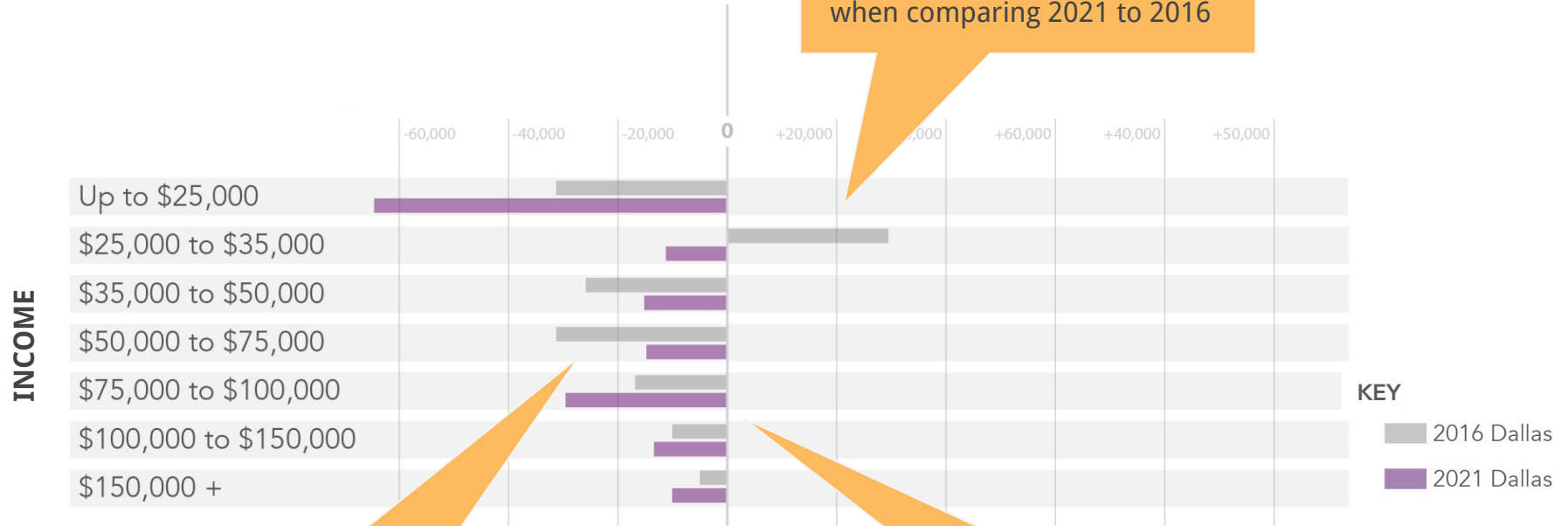
KEY FINDINGS



Housing is increasingly unattainable for those making at or near Dallas' median income



HOUSING AFFORDABILITY GAP



Dallas has **38,642** fewer homes valued at or around **\$100,000** when comparing 2021 to 2016

households making \$50-\$75K grew to **98,700** households, there remains a **16,218** unit gap in affordable housing

we also see a gap for higher income households, however they may choose housing valued below what is recommended for their income

INCOME & OWNERSHIP HOUSING COSTS

NUMBER OF HOUSEHOLDS by INCOME

Household Income	# of Households 2016	# of Households 2021	Change
Up to \$25,000	136,072	106,255	-29,817
\$25,000 to \$35,000	60,931	50,944	-9,987
\$35,000 to \$50,000	75,325	72,714	-2,611
\$50,000 to \$75,000	84,757	98,700	+13,943
\$75,000 to \$100,000	47,642	61,627	+13,985
\$100,000 to \$150,000	48,000	66,364	+18,364
\$150,000 +	53,465	79,092	+25,627

RECOMMENDED HOUSING COSTS

Based on the 30% of income for housing recommendation, the table below lays out recommended monthly rent and home price for different income ranges.

Household Income	Rec Monthly Rent	Rec Home Price
Up to \$25,000	\$625 or less	\$75,000 or less
\$25,000 to \$35,000	\$875	\$100,000
\$35,000 to \$50,000	\$1,250	\$150,000
\$50,000 to \$75,000	\$1,875	\$250,000
\$75,000 to \$100,000	\$2,500	\$325,000
\$100,000 to \$150,000	\$3,750	\$500,000
\$150,000 +	\$3,750+	\$500,000+

HOUSING AVAILABLE by INCOME - homeownership

Table connects the number of households within different income ranges to the number of homes in their price range. The "homes in price range" reflects the number of homes valued at the recommended home price. It does not reflect the number of homes for sale at that price.

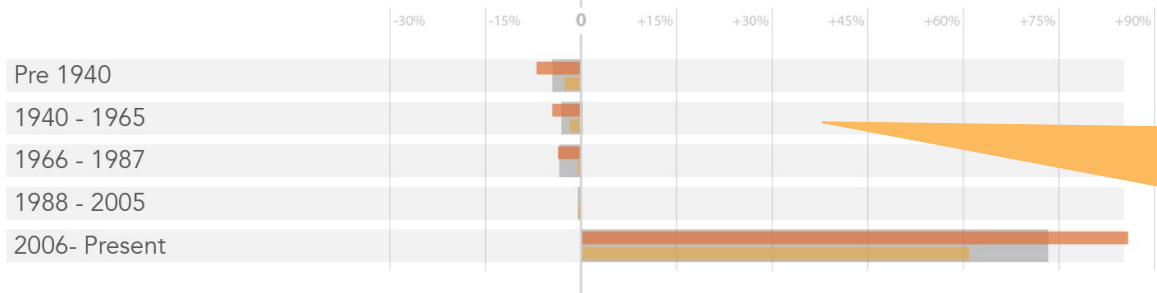
Home Price	2016		2021	
	# of Homes in Price Range	Gap/Surplus	# of Homes in Price Range	Gap/Surplus
\$75,000 or less	101,149	-34,924	42,369	-63,886
\$100,000	88,154	+27,223	39,525	-11,419
\$150,000	49,501	-25,824	56,484	-16,230
\$250,000	50,164	-34,593	82,482	-16,218
\$325,000	29,544	-18,098	31,796	-29,831
\$500,000	37,906	-10,094	51,028	-15,336
More than \$500,000	48,972	-4,493	68,028	-11,064



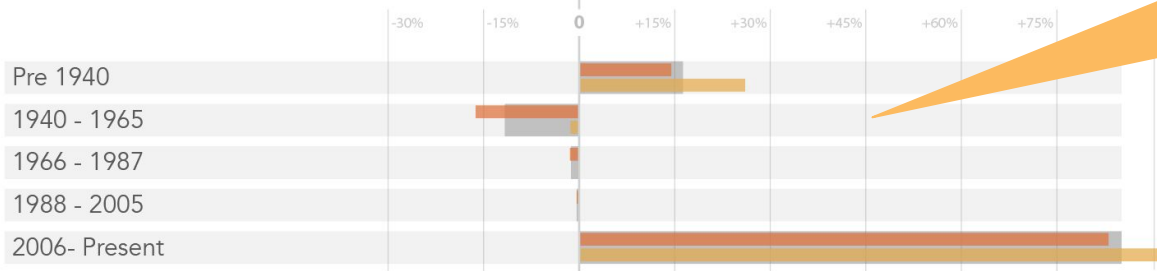
Loss of “Naturally Occurring Affordable Housing”

CHANGES in HOUSING STOCK

BUILDING AGE - SINGLE FAMILY HOUSING/TOWN HOME/MOBILE HOME

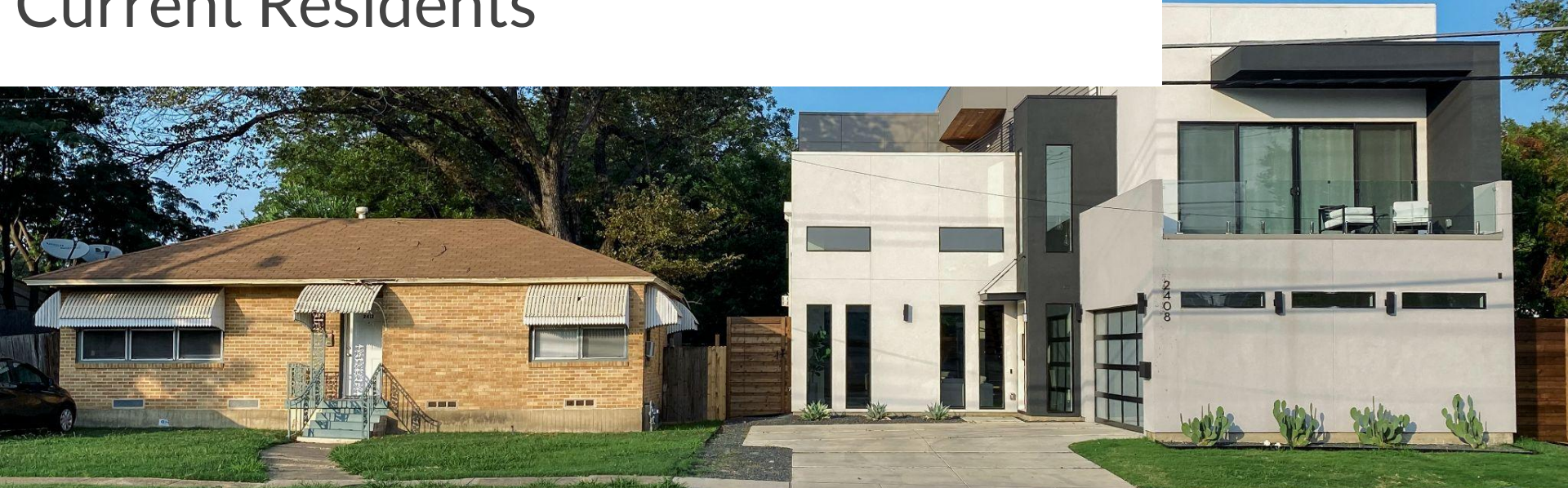


BUILDING AGE - APARTMENT/DUPLEX/CONDO HOUSING



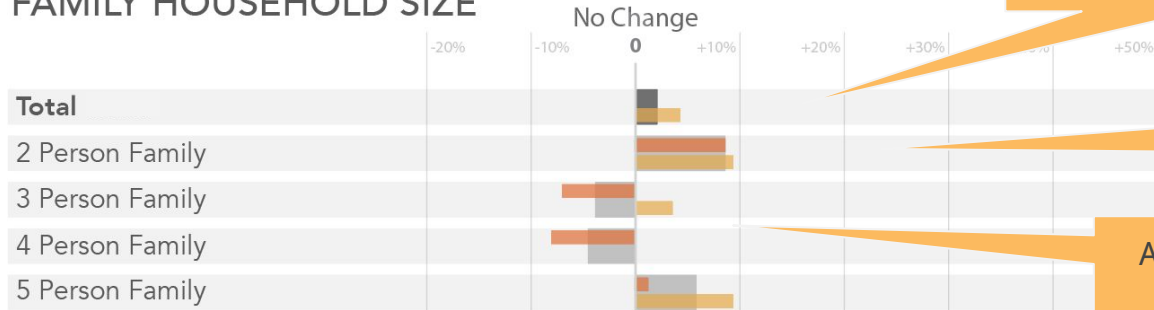
for both single-family and multi-family housing, we see a **decline** in the housing commonly associated with **NOAH** (naturally occurring affordable housing)

Housing Stock is Not Aligned with Current Residents



CHANGES in HOUSEHOLD SIZE

FAMILY HOUSEHOLD SIZE

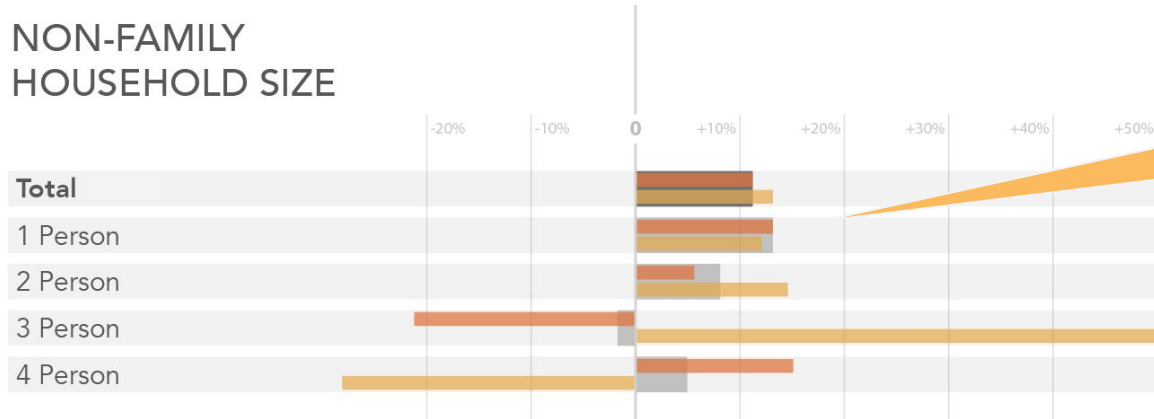


Family Households make us **55%** of Dallas' households, **285,599**

There are **31,943** married couples over the **age of 65**

Average Family Household size in 2021 was **3.40**

NON-FAMILY HOUSEHOLD SIZE

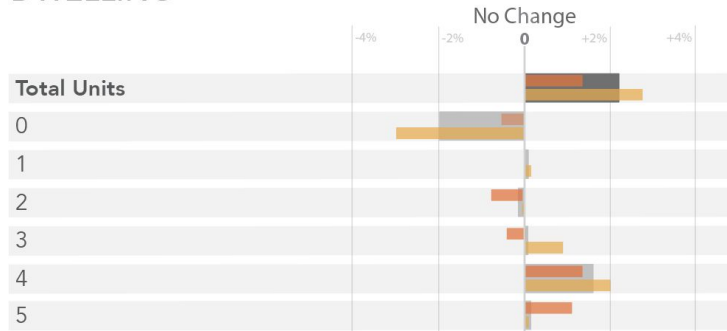


Single Person Households have grown to **187,487** - **68%** are over **age 35**

KEY
 Dallas Total
 North Dallas Total
 South Dallas Total

CHANGES in HOUSING STOCK (all housing)

NUMBER OF BEDROOMS in a DWELLING



SIZES OF LOTS

Square Footage

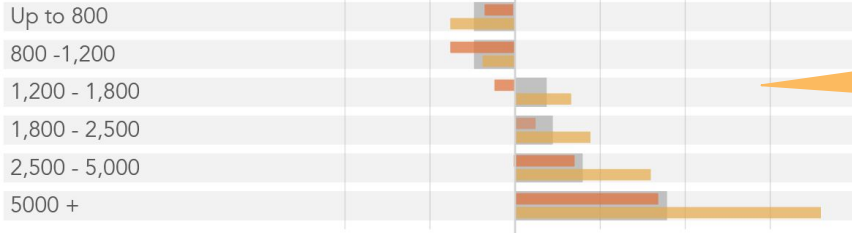
Total Lots



LIVING AREA SIZE

Square Footage

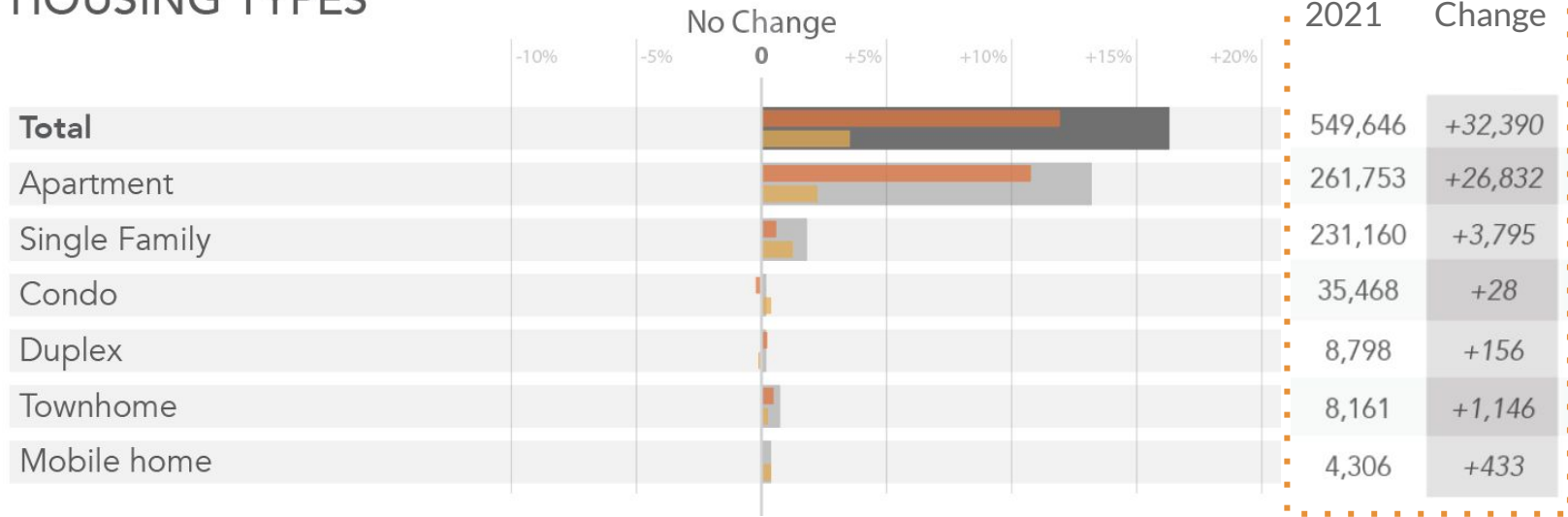
Total Units



Dallas' housing units are getting **larger** both in square footage and number of bedroom, but the lots they are being built on are getting **smaller**

CHANGES in HOUSING TYPES

HOUSING TYPES





City of Dallas

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

Agenda Information Sheet

File #: 23-2957

Item #: C

Temporary Housing Pilot Update: Homeless Prevention and Permanent Supportive Housing Strategy
[Christine Crossley, Director, Office of Homeless Solutions]



City of Dallas

Temporary Housing Pilot Update: Homelessness Prevention and Permanent Supportive Housing Strategy

**Housing and Homeless
Solutions Committee
November 14, 2023**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Presentation Overview



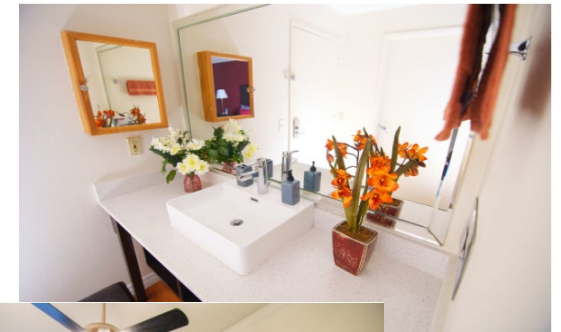
- AIDS Healthcare Foundation
- Homelessness Prevention and Permanent Supportive Housing Strategy
- Sustainability
- Next Steps



Aids Healthcare Foundation




- 8 Locations in Dallas serving residents
- Member of the local Continuum of Care
- Healthy Housing Foundation launched in California and Florida
 - Coming to Dallas now





AHF, The Healthy Housing Foundation





Through the Healthy Housing Foundation, AIDS Healthcare Foundation will provide faster access to longer-term housing for low-income individuals and families. The Healthy Housing Foundation also hopes to demonstrate to politicians, government officials, and bureaucrats as well as like-minded community groups and housing advocates, that our most vulnerable citizens—those who are at extremely low and very low-income levels—can be helped or placed into clean and safe housing without the lengthy delays, the extreme scarcity of—and the outrageously high costs—that have become the accepted standard for ‘affordable’ housing.

 Build or acquire units to make them available for low-income housing (below 50% of the average median income).

 Refurbish these units for far less than the \$350,000 per unit currently touted as the “norm.”

 Generate returns sufficient to justify deploying capital in this way.

 Scale this model to create housing for more Americans in need at the lowest income levels.

 Use 100% equity financing to do so, without leverage or LIHTC funding, which often carries regulations and restrictions that inhibit cost-effective decent housing.



Homelessness Prevention and Permanent Supportive Housing Strategy Update: Step One



At no cost to the City: Individuals utilize current incomes to pay for low-income housing through the Office of Community Care and external partner referrals

- Connecting unstably housed individuals with low incomes to housing
 - Flexible length of stay through individually leased units
 - Does not add additional individuals to homelessness
- Case Management and Financial Coaching paired as needed



Homelessness Prevention and Permanent Supportive Housing Strategy Update: Step Two



48 Units Designated for Permanent Supportive Housing:

- **At no cost to the City:** AHF will provide property management and security
- **At no cost to the City:** 48 of these units are currently formatted to be used as permanent supportive housing
 - Individuals will be permanently housed
 - Dallas Housing Authority (DHA) exploring subsidizing units via Housing Vouchers
 - These units will be utilized by the Continuum of Care to house formerly unsheltered individuals through housing vouchers
 - Additional units can be gradually transitioned to PSH as additional vouchers become available





- **PSH funded by housing vouchers**
 - 28 of the 48 PSH units are in a separate building.
 - PSH units can build to encompass the other 20 available units as surrounding units switch to PSH
- **152 units used for low-income individuals, preventing homelessness**
 - Length of stay is flexible
 - Can be gradually transitioned to PSH as additional vouchers become available
- **Diversification of housing stock** ensures flexibility in unit utilization, to adapt to changing needs



Next Steps



- ~~September 19, 2023: Housing and Homeless Solutions Committee Briefing~~
- November 14, 2023: Housing and Homeless Solutions Committee Briefing
- December 2023: Dallas Area Partnership Briefing
- December 2023: Citizen Homeless Commission Briefing
- Quarterly Committee briefings





City of Dallas

Temporary Housing Pilot Update: Homelessness Prevention and Permanent Supportive Housing Strategy

**Housing and Homeless
Solutions Committee
November 14, 2023**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas



City of Dallas

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

Agenda Information Sheet

File #: 23-2959

Item #: D

Update on Development Programs

[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]



City of Dallas

Update on Development Programs

**Housing and Homelessness Solutions
Committee
November 14, 2023**

Darwin Wade, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Purpose
- Background/History
- Development Programs
 - Single-Family Homeownership Development Requirements
 - Land Transfer Program
- Operational Challenges
- Next Steps



Purpose



- Provide an introductory briefing
- Solicit feedback and direction
- Discuss next steps



Background/History



- On May 9, 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704
 - Single-Family Homeownership Development Requirements
 - Land Transfer Program
- Authorized multiple amendments to the CHP since its inception



Background/History (Continued)



- On August 7, 2020, staff issued a Notice of Funding Availability (NOFA) for gap financing in the form of repayable loan support acquisition and rehabilitation of affordable housing units
- On April 12, 2023, City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog to include approved programs by Resolution No. 23-0444



Single-Family Homeownership Development Requirements



- Funds developers of affordable single-family homebuyer units, including for-profit developers, non-profit developers, and City of Dallas-designated Community Housing Development Organizations (CHDOs)
- Require new construction of a minimum of 1,200 square feet, at least 3 bedrooms, 1.5 baths
- Award funds through a competitive Notice of Funding Availability (NOFA) in accordance with scoring criteria



Single-Family Homeownership Development Requirements (Continued)



- Loan Types and Terms
 - Provided in the form of a repayable loan
 - No grants awarded
 - Loans may be used for acquisition and construction financing
 - Maximum term of 2 years
 - Repayable in full upon sale, refinancing, or transfer of the property except that payment will be limited to the net proceeds of a City of Dallas-approved sale to a low-income buyer



Single-Family Homeownership Development Requirements (Continued)



- Net sales proceeds will exclude any portion of the sale proceeds used to repay senior construction debt, developer equity, approved sales costs, and any HOME-assistance to the buyer at closing as direct homebuyer assistance
- Secured with promissory note, mortgage, and liens
- Allow for a percentage of proceeds to be retained by the City-designated CHDO



Land Transfer Program



- Incentivize 1) development of quality, sustainable housing that is affordable to Dallas residents, and 2) development of other uses that complement the City's DHP33, economic development policy, or redevelopment policy.
- 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 in a direct sale at less than fair market value of the land; consistent with authorizing state statute or city ordinance.
- The sale of real property pursuant to the Land Transfer Program will enable the City to facilitate the development of housing units that will be offered for sale, lease or lease-purchase to low- and moderate-income households and, on appropriate parcels of land, enable the City to facilitate the development of commercial uses such as neighborhood retail.



Land Transfer Program (Continued)



- Tax foreclosed property is sold at \$1,000 for the first 7500 SF of the lot size, plus \$0.133 per SF for lots exceeding 7500 SF
- Surplus property is sold at Comparative Market Value (CMV), qualifying developers may demonstrate through a proforma that a discount is necessary
- Participating developers should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years from the date of acquisition
- Targeted income of eligible homebuyers include households earning between 61%-120% of Area Median Income
- Developers of for-sale housing units may only sell to homebuyers who meet the eligibility criteria set forth in the Dallas Homebuyer Assistance Program (DHAP), or other successor program



Land Transfer Program (Continued)



Type	Term of Affordability	Activity	Enforcement
Homeownership	5 years	Transfer from developer to homebuyer	Deed Restrictions and Right of Reverter
Rental and Commercial uses	20 years	Date the first unit is occupied by an eligible tenant	Deed Restrictions and Right of Reverter
Lease-purchase	Negotiated	Negotiated on case-by-case basis in accordance with goals of Program	Deed Restrictions and Right of Reverter



Operational Challenges for Development Programs



Program	Factors	Challenges
Single Family Homeownership Development Program	<p>Repayment of developer subsidy</p> <p>Example: City awards \$880,000 to certified non-profit Community Housing Development Organization in the form of a repayable loan using HOME funds to construction 20 single-family homeownership homes to low-income families.</p> <p>\$880,000/20 homes = \$44,000 in developer subsidy for each home Liens are filed and promissory note is signed for the total amount at contract signing</p> <p>As each home is sold, a repayment of \$44,000 is payable to the City</p>	<p>Developers both non-profit and for-profit are required to repay City's construction subsidy pro-rata amount as each home is sold from sales proceeds</p> <p>Creates financial burden on single-family developers' proforma resulting in project not financially feasible</p>



Operational Challenges for Development Programs (Continued)



Program	Factors	Challenges
Land Transfer Program	Affordability Requirements	1) Deed restrictions are imposed by the City to ensure long-term affordability of homes occupied by low-mod households (resale provisions), 2) Conflicts with Dallas Homebuyer's Assistance Program deed restrictions based on the amount of subsidy provided to buyer (recapture provisions)
	LTP Resale provisions/ DHAP Recapture provisions	1) HUD does not allow resale and recapture on same property, 2) City is required to select one based on HUD Con Plan and its recapture.
	Releasing right of reverter and LTP deed restrictions upon sale to qualified homebuyer and imposing DHAP recapture deed restrictions	Land Transfer Program Statement in DHP33 lacks explicit authority for release of right of reverter and deed restrictions for LTP and under what conditions



Operational Challenges for Development Programs (Continued)



Program	Factors	Challenges
Land Transfer	LTP home sales to income eligible homebuyers using DHAP	1) Homebuyers and developers are affected if they can not utilize the DHAP assistance with the home purchase due to issue with resale and recapture provisions, and 2) Increasing backlog of prospective homebuyers waiting



Next Steps



Activity	Date
Solicit and compile feedback from HHS Committee	November 14
HHS Committee December briefing on updates feedback	December 12
Development updates and feedback in Friday Memo	January 2024
HHS Committee February briefing on Development changes	February TBD
Development updates action item on City Council agenda	March TBD





City of Dallas

Update on Development Programs

**Housing and Homelessness Solutions
Committee
November 14, 2023**

Darwin Wade, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas

Land Transfer Program Pillars 1, 2, 6, 7

Added May 22, 2019 by Resolution No. 19-0824

The purpose of this Land Transfer Program (the “Program”) is to incentivize: (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, this 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 in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or city ordinance.

The sale of real property pursuant to the Land Transfer Program will enable the City to facilitate the development of housing units that will be offered for sale, lease or lease-purchase to low- and moderate-income households and, on appropriate parcels of land, enable the City to facilitate the development of commercial uses such as neighborhood retail.

Consistency with City’s Affordable Housing Development Goals

The operation of the Land Transfer Program shall align with the City’s existing affordable housing production goals as outlined in the adopted Comprehensive Housing Policy. The portfolio of real property sold under this Program shall be developed to serve the range of income bands as well as the percentage of each income band identified in the production goals of the Comprehensive Housing Policy.

When seeking City Council approval to sell a parcel or parcels of real property pursuant to this Program, staff must identify the proposed developer, indicate the income band for which the parcel(s) of real property is reserved, and provide the City Council with a map depicting the location of the real property that contains the current Market Value Analysis (MVA) and Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) data layers, if such layers exist. The map must also depict the location of all parcels of real property previously sold to the proposed developer pursuant to this Program or any other City affordable housing program in the past two years and the income bands for which each parcel of real property was reserved.

On an annual basis, the Housing and Neighborhood Revitalization Department, or its successor department, shall brief the appropriate City Council committee regarding the year-to-date production data for the Program.

Consistency with Fair Housing Laws

On an annual basis, the Land Transfer Program will be reviewed by the Office of Equity and Human Rights, or its successor department, to ensure that the Program is being operated in a manner that is consistent with fair housing laws. The City will collect and maintain data regarding the location of parcels of real property sold via the Program and demographic information regarding the eligible households who occupy housing units developed pursuant to the Program.

Application Process for Submitting a Proposal to Purchase Parcels of Real Property

The City will create, and will periodically update, an application that is consistent with this Program and the authorizing state statute or city ordinance to be used by developers who are interested in purchasing real property pursuant to the Land Transfer Program. The City may accept proposals to purchase lots on a rolling basis or may solicit purchase proposals through a competitive solicitation process. Only proposals that meet or exceed the minimum developer and project

eligibility criteria will be referred to the appropriate City Council Committee for approval. City Council must approve all sale of real property through the Land Transfer Program.

Each purchase of real property must clarify which Texas statute it is operating under.

	Type of Property	Type of Developer	Uses term low/mod income	Defines targeted incomes	Type of Development Allowed	Add'l state statutory requirements
DCC 2-26 (aka HB 110)	Tax-foreclosed or seized	Nonprofit	Low-income	80% AMFI or below	Affordable housing	Enabling Statute: TLGC 253.010
TLGC 253.010	Any land acquired by municipality	Non-profit and religious organizations	Low-income	Municipality may determine; Should consider AMFI	Affordable housing or a use approved in a written agreement with City	
TLGC 272.001(g)	Any city-owned land except land acquired by condemnation	No limitation	Low- and Mod-income	No	Low- and moderate income housing	
TPTC 34.051	Tax-foreclosed land	No limitation	Primarily Low- and Mod- income	No	A purpose consistent with City urban redevelopment or affordable housing plan	Interlocal agreement among taxing entities; land must be vacant/distressed & tax-delinquent 6+ years

Developer Eligibility Criteria

To be eligible to purchase real property pursuant to the Land Transfer Program, a developer must meet all the following criteria, unless the land is sold pursuant to Dallas City Code Section 2-26.4:

- Developer may be an individual, or may be organized as a corporation, partnership, joint venture or other legal entity, regardless of whether developer is a for-profit, non-profit, or religious organization.
- Developer must be in good standing with the State of Texas and the City, including that the City has not issued a charge against the developer for violating Chapter 20A of the Dallas City Code or Chapter 46 of the Dallas City Code within the past 5 years, may not be debarred under the federal System for Award Management (SAM), may not have uncured violations of Chapter 27 of the Dallas City Code for which it has received notice, may not be indebted to the City or delinquent in any payment owed to the City under a contract or other legal obligation, and must be current on payment of taxes and liens owed to any other affected taxing unit under the Texas Property Tax Code.
- If developer seeks to purchase two or more parcels of real property for the purpose of constructing housing units, developer must have constructed one or more housing units within the three-year period preceding the submission of the proposal to acquire the parcels of real property via the Program. If developer seeks to purchase one or more parcels of real property for the purpose of developing a multifamily or commercial use, developer must demonstrate that it has developed at least one comparable use within the three-year period preceding the submission of the proposal to acquire the parcel of real property via the Program.
- Developer must submit a development plan for all parcels of real property developer seeks to acquire via the Program.
- Developer must demonstrate that it has the financial capacity and staffing/sub-contractor capacity to develop and complete the sale, lease, or lease-purchase, within a two-year period, of its inventory of parcels of real property acquired through the Program. The City Manager or his/her designee may grant up to one, one-year extension of any deadlines in

the development agreement. Any additional extensions of the development agreement must be approved by City Council.

Staff may impose additional eligibility criteria that are consistent with this Program, state statute and city ordinance. If land is sold pursuant to Dallas City Code Section 2-26.4, developer must comply with the eligibility criteria set forth in the ordinance.

Project Eligibility Criteria

To be eligible to purchase real property pursuant to the Land Transfer Program, the proposed project must meet all the following criteria, unless the land is sold pursuant to Dallas City Code Section 2-26.4:

- Parcels of real property must be developed with: (1) a housing unit or units that are offered for sale, lease or lease-purchase, or (2) a commercial use that will complement the City's Comprehensive Housing Policy, economic development policy, or redevelopment policy.
- Housing units developed on the parcels of real property may only be sold, leased, or offered as a lease-purchase to households whose incomes are within the income bands prioritized by the adopted Comprehensive Housing Policy.
- Housing units developed on the parcels of real property may be either a single family, duplex, or multi-family housing use.

Staff may impose additional eligibility criteria that are consistent with this Program, state statute and city ordinance. If land is sold pursuant to Dallas City Code Section 2-26.4, the project must comply with the eligibility criteria set forth in the ordinance.

Identification of Eligible Households, Affirmative Fair Housing Marketing and Other Policies

Developers of for-sale housing units must comply with all the terms of the Mixed Income Housing Program as set forth in Chapter 20A of the Dallas City Code, as amended, if applicable. Developers of for-sale housing units may only sell to homebuyers who meet the eligibility criteria set forth in the City of Dallas Homebuyer Assistance Program (DHAP), or a successor program.

Developers of rental housing or lease-purchase units must comply with all the terms of the Mixed Income Housing Program as set forth in Chapter 20A of the Dallas City Code, as amended, if applicable. Such exemptions will be clearly set forth in the development agreement.

Sales Price of Parcels of Real Property Sold via the Land Transfer Program

City-owned real property: Properties will be initially offered at fair market value ("FMV"), as determined by a comparative market analysis. A discount will be available if project underwriting indicates that the discount is needed either to ensure the viable sale, lease or lease-purchase to an income-qualified buyer or the viable development of a commercial use. The discount is subject to City Council approval.

Tax-foreclosed real property: A fixed price of \$1,000 for up to 7,500 square feet of land purchased under a single proposal, plus \$0.133 for each additional square foot of land purchased under the proposal. If land is sold pursuant to Dallas City Code Section 2-26.4, the sales price set forth in the ordinance applies.

Sales Price of For-Sale Housing Units Developed via the Land Transfer Program

For-sale units produced under the Land Transfer Program must be sold at the fair market value as determined by an "as-completed" or "subject to completion" appraisal completed by an

independent state-licensed appraiser. However, the terms of the development agreement for each parcel of real property purchased pursuant to the Program will include any seller-discount that must be provided to the eligible purchaser so that the amount paid by the eligible purchaser is affordable based on their income.

Rental Rates for Rental Housing Units Developed via the Land Transfer Program

Rental units produced under the Land Transfer Program must be leased at affordable rental rates in accordance with the approved development agreement and Chapter 20A of the Dallas City Code, as amended. If land is sold pursuant to Dallas City Code Section 2-26.4, the rental rates set forth in the ordinance applies.

Term of Affordability

The term of affordability for for-sale housing units is 5 years from the filing date of the deed transferring the unit from developer to homebuyer.

The term of affordability for rental units and commercial uses is 20 years from the date that the first unit is occupied by an eligible tenant.

The term of affordability for lease-purchase units will be negotiated on a case-by-case basis in accordance with the goals of this Program.

If land is sold pursuant to Dallas City Code Section 2-26.4, the term of affordability set forth in the ordinance applies.

Deed Restrictions and Right of Reverter

The City will impose restrictive covenants on all parcels of real property its sells pursuant to the Land Transfer Program. If land is sold pursuant to Dallas City Code Section 2-26.4, the deed restrictions and right of reverter requirements set forth in the ordinance applies.

The restrictive covenants will require the parcels of real property to be developed and maintained in accordance with the development agreement and all applicable city, state and federal laws. These restrictions will include that housing units developed on the parcels of real property be offered for sale, lease or lease-purchase to low- and moderate-income households and be occupied by low- and/or moderate-income households for the entire term of the affordability period.

Land acquired by a developer pursuant to the Land Transfer Program may revert to the City if the City Manager or his/her designee determines that the developer has:

- failed to take possession of the land within 90 calendar days after receiving the deed to the parcels of real property;
- failed to complete construction of all required housing units or other required development on the real property, or failed to ensure occupancy by eligible households within the development timeframe set forth in the development agreement;
- incurred a lien on the property because of violations of city ordinances and failed to fully pay off the lien within 180 days of the City's recording of the lien; or
- sold, conveyed, or transferred the land without the consent of the City.

Upon determination by the City Manager or his/her designee that a condition described above has occurred, the City Manager or his/her designee is authorized to execute an instrument, approved as to form by the City Attorney, exercising against the parcel of real property the City's

possibility of reverter with right to reentry. The City Manager or his/her designee shall file notice of the reverter and reentry of the land by the City in the real property records of the county in which the parcel of real property is located, which notice must specify the reason for the reverter and reentry. The City Manager or his/her designee shall provide a copy of the notice to the developer in person or by mailing the notice to the developer's post office address as shown on the tax rolls of the City or of the county in which the land is located.

Release of Non-Tax Liens, Release of Restrictive Covenants and Right of Reverter

Pursuant to this Program and contingent upon City Council approval, and in consideration for developer agreeing to construct affordable housing units or other approved uses on parcel(s) of real property, the City Manager or his/her designee is authorized to execute instruments, approved as to form by the City Attorney, releasing any non-tax City liens that may have been filed by the City during the City's ownership of the parcel(s) of real property.

Additionally, the City Manager or his/her designee is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of reentry and terminating the restrictive covenants on the land upon compliance with all terms and conditions of the development agreement and this Program.

Type of Transfer

The City will transfer all City-owned parcels and resell all tax-foreclosed parcels via a deed without warranty, approved as to form by the City Attorney.

Single Family Development Requirements/Underwriting

A. Eligible Developer Applicants

The City of Dallas will fund developers of affordable single-family homebuyer units, including for-profit developers, non-profit developers, and City of Dallas-designated CHDOs, with City of Dallas HOME single-family development program funds. Developers must demonstrate the capacity and previous experience developing projects of the type presented in their proposals. Prior to committing funds, the City of Dallas will review the status of any organization seeking funds from the CHDO set-aside to ensure that it meets all HOME requirements and that it has sufficient staff and financial capacity to carry out the project.

Project Location

Projects must be located within the city limits of Dallas.

Project Types

Funds will be provided for new construction projects. In general, the City of Dallas will require that all homes constructed have a minimum square footage of 1,200 square ft, at least 3 bedrooms, and at least 1.5 bathrooms. RFPs issued by the City of Dallas may further specify or provide priority for eligible project types.

Parameters of HOME Investment

Applications must include an investment of \$1,000 in HOME funds per HOME unit. In no case will the City of Dallas investment exceed the maximum HOME investment allowed under 24 CFR 92.250.

Additionally, for projects involving both City of Dallas other HOME funds, the combined HOME funding investment shall not exceed the total maximum HOME investment allowed under 24 CFR 92.250.

Typically, the City of Dallas will also establish a maximum cap on its investment in a single home. Such a limit will be based on the availability of funding and other City of Dallas priorities and will be addressed in any NOFA or Request for Applications (RFA) process issued by the City of Dallas.

B. Eligible Costs

Costs funded with the City of Dallas HOME funds must be eligible according to HOME Final Rule 24 CFR 92.206. The following additional limitations also apply:

- HOME funds shall not be used for luxury improvements according to 24 CFR 92.205.
- Acquisition costs shall be supported by an independent appraisal of the property. Acquisition costs exceeding the appraised value of the property will be ineligible for HOME funding reimbursement.
- HOME funds shall not be used for non-residential accessory structures such as free-standing garages, carports, or storage structures. Applicants must delineate project costs in a manner that allows free-standing structures to be clearly paid for using other project funds.

City of Dallas Eligible Project Soft Costs

The HOME program allows the City of Dallas to include, as project costs, its internal soft costs specifically attributable to a HOME project. These may include consulting, legal, inspection, and staff costs associated with reviewing, processing, and overseeing the award of funds to the project. Projects must provide budget allowances for “City of Dallas-Lender Due Diligence & Legal Costs” in the project’s sources and uses.

Cost Reasonableness

Per the requirements of 92.250(b) and 2 CFR 200 Subpart E (formerly known as OMB Circular A-87), all project costs must be reasonable, whether paid directly with HOME funds or not. The City of Dallas will review project costs, including hard and soft costs, to evaluate their reasonableness and may, at its option, require applicants to obtain additional quotes, bids, or estimates of costs.

Identity of Interest

Developers must disclose any identity of interest situations that may occur when contracting with related companies during either the development or ongoing operation of the project. City of Dallas staff must be allowed the opportunity to conduct a cost analysis to determine costs reasonableness. Applications may be determined ineligible if access is not granted or costs are determined to be unreasonable.

C. Property Standards

To meet both HOME regulations and City of Dallas goals, all HOME-funded projects must meet certain physical standards intended to provide quality affordable housing that is durable and energy efficient.

Construction must meet all local codes. The City of Dallas regularly adopts and enforces various codes from the International Code Council, as amended. Applicants are responsible for maintaining familiarity with the City’s adopted building codes available here:

https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/construction_codes.aspx

All HOME projects must meet applicable Section 504/UFAS requirements. Pursuant to 24 CFR 8.29, single-family housing developed with Federal funds must be made accessible upon the request of the prospective buyer if the nature of the prospective occupant’s disability so requires. Developers must ensure that projects are designed in a way that can accommodate such a request. Should a prospective buyer request a modification to make a unit accessible, Developer must work with the homebuyer to provide the specific features that meet the need(s) of the prospective homebuyer or occupant. If the design features that are needed for the buyer are design features that are covered in UFAS, those features must comply with the UFAS standard. Developers shall be permitted to depart from the standard in order to have the homebuyer/occupant’s needs met.

Site shall be served by public sewer, public water, and public road. Sites should have ready access to recreational opportunities such as parks, playgrounds, etc., nearby shopping and services including transportation, grocery, banking, and medical facilities, and otherwise be located in neighborhoods that provide amenities that support residential development. The City of Dallas also generally prefers that sites have safe, walkable connections—including sidewalks—to the surrounding neighborhood.

Site shall be in a designated Fire District or served by a Fire Department.

Units must be equipped with the following appliances: Refrigerator, range/oven, dishwasher, and garbage disposal. Developers may also propose to include in-unit clothes washers and dryers, microwave/vent fan combination units, as appropriate. If the Energy Star program rates the type of appliances being installed, the developer must furnish the units with Energy Star rated appliances. Note however that not all appliances are rated by the Energy Star program.

D. Sales Price

The sales/purchase prices for homes developed under this program cannot exceed the HOME Homeownership Value Limits published by HUD in effect at the time of project commitment. The City of Dallas will identify the applicable limits in any NOFA or Request for Applications (RFA) process issued.

Units produced under the City of Dallas' single-family development program must be sold at the fair market value as determined by an "as-completed" or "subject to completion" appraisal completed by an independent state licensed appraiser. Developers shall submit such an appraisal prior to project commitment, and the City of Dallas may require an updated appraisal prior to construction completion if the appraisal is more than 9 months old at that point. Any reductions in list or sales price below the City of Dallas-approved appraised value must be approved in writing by the City of Dallas and will generally require updated market information.

E. Eligible Homebuyers

Homebuyers for units produced under the City of Dallas single-family development program must meet the income eligibility guidelines associated with the funding for the development.

F. Environmental Review Requirements

Federally-assisted projects are subject to a variety of environmental requirements. Developers should be familiar with these requirements and are strongly encouraged to discuss any questions they have with City of Dallas staff prior to entering into a purchase agreement or submitting an application.

All projects shall be implemented in accordance with environmental review regulations as defined 24 CFR Part 58.

The City of Dallas shall be responsible for conducting the environmental review and completing all necessary public notifications, and the request for release of funds (RROF) from HUD. The applicant is responsible for cooperating with the City of Dallas in the environmental review process and providing information necessary for the City of Dallas to fulfill its responsibilities under Part 58 and other applicable regulations.

Submitting an application for HOME funds triggers environmental review requirements under 24 CFR 58, including the National Environmental Policy Act (NEPA). Once an application for federal funds is submitted, a development proposal is now subject to the environmental review requirements and requires an environmental clearance and issuance of a Release of Funds (ROF) by the US Department of Housing and Urban Development.

Developers are prohibited from undertaking or committing or expending any funds to (including non-federal funds) any physical or choice-limiting actions on the site prior to an environmental clearance as required by Part 58. Physical and choice limiting actions include, but are not limited to, property acquisition, demolition, movement, rehabilitation, conversion, repair or construction. This prohibition applies regardless of whether federal or non-federal funds are used, and taking

a choice limiting action prior to completion of the required environmental clearance process will result in the denial of any HOME funds from the City of Dallas.

G. Other Federal Requirements

Nondiscrimination and Equal Opportunity

The following federal nondiscrimination and equal opportunity guidelines apply to all projects and affect both development and sales of assisted housing:

- The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.;
- Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107;
- Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1;
- The Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146;
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title;
- Title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135;
- Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60;
- Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and
- Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.

Uniform Relocation Act (URA)

All projects fall under requirements of the URA. Any project resulting in permanent relocation/displacement of households will not be funded by the City of Dallas. Applicants must further document that any purchase of property meets the requirements of URA, including provision of notices to the seller identifying the transaction as a voluntary sale not under the threat of eminent domain. To ensure compliance with URA, applicants should consult the City of Dallas to understand the requirements of URA and reference the URA forms included in the RFP prior to submitting an application involving an occupied property.

Davis Bacon

Davis Bacon federal prevailing wage requirements shall apply to all projects with 12 or more units assisted with HOME funds.

Excluded Parties

The City of Dallas will not fund projects owned, developed, or otherwise sponsored by any individual, corporation, or other entity that is suspended, debarred, or otherwise precluded from receiving federal awards. Nor may the developer contract with any other entity (including but not limited to builders/general contractors, property management companies, or other members of the development team) that are suspended, debarred, or otherwise so precluded. Similarly, the general contractor will be required to determine that subcontractors are not so precluded.

H. Ongoing Project Requirements

Deadlines

Construction Start- If construction is not started within 12 months of the date the City of Dallas commits funds to a project, the commitment will be subject to cancellation. If the project is cancelled as a result of failure to meet this deadline, the Developer must repay to the City of Dallas any HOME funds disbursed for the project.

Completion Deadline- Project completion occurs when construction is complete, all HOME funds have been disbursed by the City of Dallas and drawn from the US Treasury, title to the property has transferred to an eligible buyer, and required completion data has been entered in HUD's IDIS system. Project completion must occur within 2 years of the date of commitment of funds to the project. If the Developer fails to meet this 2-year deadline, it must repay to the City of Dallas any HOME funds disbursed for the project.

Sales Deadline- Pursuant to 24 CFR 92.254(a)(3), Developers must have a ratified sales contract with an eligible buyer for each HOME-funded unit within nine (9) months of completion of construction or the unsold units must be converted to rental housing or the project will be deemed ineligible and all HOME funds drawn must be repaid to HUD.

If a unit is unsold after six (6) months, the Developer must present an updated sales and marketing plan to the City of Dallas outlining steps being taken to identify buyers. At the City of Dallas option, the Developer may be required to i) take further steps--such as listing the home with a licensed realtor, adjusting the sales price, etc.—as the City of Dallas may require to facilitate the sale of the home or ii) to transfer title to the City of Dallas or to another entity selected by the City of Dallas that can otherwise identify buyers prior to the regulatory deadline.

At the City of Dallas option, if a unit remains unsold after nine (9) months, the developer shall be required i) to repay the entire HOME investment, including any City of Dallas project soft costs; ii) to convert the project to rental housing in accordance with 24 CFR 92.252; or iii) to transfer title to the City of Dallas or to another entity selected by the City of Dallas for conversion to rental housing.

Units converted to rental housing must be rented to eligible tenants in accordance with 24 CFR 92.252, which includes tenant income eligibility and rent limit requirements. Further, any units converted to rental properties shall be operated in compliance with the City of Dallas Rental Housing Program guidelines.

Reporting and Record Keeping

To allow effective oversight of funded projects and document compliance with applicable HOME requirements, all projects must submit periodic reports to the City of Dallas. While this section outlines standard reporting requirements, the City of Dallas reserves the right to require additional reporting or to alter the reporting format or frequency based on future changes to HOME

requirements or City of Dallas policy. Additionally, the City of Dallas reserves the right to require additional or more frequent reporting for projects with compliance deficiencies.

- Developers are required to report monthly during the development phase and sales phase. During the construction phase, developers must provide monthly reports detailing construction progress and barriers to progress, copies of invoices being paid, and evidence of appropriate lien waivers.
 - During the sales phase, developers are required to provide monthly reports detailing the number of additional sales, total sales, and marketing activity. These reports are required until all units are sold.
 - The City of Dallas may require more frequent reporting due to findings identified during the development and sales phases.
 - At the City of Dallas option, Developers may be required to obtain and submit an audit of project costs (i.e. cost certification) prepared by an independent Certified Public Accountant.
 - Developers shall allow City of Dallas, HUD, State of Texas, the Comptroller General of the United States (aka the GAO), and all other pertinent Federal or State agencies or their designated representative the right to inspect records and property.
- Conflict of Interest

To comply with HOME requirements and to maintain a high standard of accountability to the public, conflicts of interest and perceived conflicts of interest must be avoided. Developers shall maintain compliance with all HUD conflict of interest provisions as stated in 92.356(f).

Developers with officers, employees, family members, consultants, or agents that are otherwise eligible to purchase HOME-funded units must receive waiver/approval from City of Dallas staff before entering into a sales agreement with HOME eligible employees. 92.356(f) provisions apply to all HOME projects.

I. Structure of Transaction

Loan Types and Terms

The City of Dallas will provide HOME funds in the form of a loan to the entity that owns the property. No grants will be awarded, and Funding commitments are not transferable without prior written City of Dallas approval.

The City of Dallas HOME Loan may be used for acquisition and construction financing. Proceeds of the HOME loan will only be released following satisfaction of all requirements outlined below.

In all cases, The HOME loan will:

- Have a maximum term of 2 years;
- Be repayable in full upon sale, refinancing, or transfer of the property or upon maturity, except that repayment will be limited to the net proceeds of a City of Dallas-approved sale to a low-income buyer. Net sales proceeds will exclude any portion of the sale proceeds used to repay senior construction debt, return of City of Dallas-recognized developer equity, approved sales costs, and any HOME-assistance transferred to the buyer(s) at closing as direct homebuyer assistance.; and
- Be secured with a promissory note, mortgage, and appropriate UCC liens. Mortgages will be recorded with the Dallas County Clerk and generally may be subordinate only to an approved amortizing first mortgage.

- Allow for a percentage of proceeds to be retained by the CHDO as CHDO proceeds (as outlined in 24 CFR 92.300 (a) (2)). On a project-by-project basis, CHDO may request to retain proceeds from a HOME-funded project for eligible activities provided the CHDO remains in good standing as a certified CHDO and complies with all contractual obligations as determined in the sole discretion of the City. All proceeds retained by a CHDO that are not used in accordance with the contract within two years after being generated must be returned to the City.

Guarantees

Unless otherwise determined by the City of Dallas, all underlying individuals, corporate entities, partnerships, or limited liability companies with an interest in the project will be required to provide a completion guarantee including provisions guaranteeing construction completion of the project. For nonprofit organizations, including community housing development organizations (CHDOs), a guarantee shall not be required, but in all cases the City of Dallas may require a performance bond or irrevocable letter of credit acceptable to the City of Dallas to ensure project completion.

HOME Agreement

In addition to any financing documents, developers of HOME-financed projects must sign a HOME agreement with the City of Dallas. The HOME agreement will identify requirements for compliance with the HOME regulations and the City of Dallas Single-Family Development Program requirements and will remain in effect in the event of any prepayment of the HOME loan.

J. Underwriting & Subsidy Layering Reviews

Market Demand

Developers must, as part of their application, provide evidence of sufficient demand for the proposed units. Developers shall provide information from the multiple listing service pertaining to recent sales in the neighborhood, average time on the market for recent sales, availability of other product and average “months of supply” currently available, and any known or planned projects.

Additionally, Developers must complete the HOME Sales and Marketing Plan, identifying among other items the profile of typical buyers, relationships with homeownership counseling agencies or other sources of buyer referrals, and plans for marketing the homes.

In some cases, the City of Dallas may only commit to a specific project (or may limit the number of projects under construction by a given developer) upon demonstration that a home has been pre-sold to an identified low-income buyer who has, at least, executed a reservation or initial purchase agreement with the Developer.

Project Underwriting

All HOME applications must include financial statements from all underlying owners and guarantors. Developers must have a net worth equal to 10% of the total development cost with net liquid assets equal to 3% of the total development cost.

Applicant must provide the amounts and terms for any other financing being provided to the project.

Proforma Requirements

The proforma must explicitly show:

- An itemized breakdown of development hard and soft costs by unit including any allowances for soft costs such as architectural fees, carrying costs, etc.
- The hard costs of any stand-alone accessory buildings, including free-standing garages, carports, or storage structures should be specifically itemized in the Development Sources and Uses so that the City of Dallas can complete preliminary HOME cost allocation calculations. (Stand-alone accessory structures like a detached garage may be included in the project but are not HOME-eligible and must be paid for with another funding source.)
- Costs and fees to be paid to the City of Dallas as permitted by the HOME program. The HOME program allows the City of Dallas to include, as project costs, its internal soft costs specifically attributable to the project. These may include consulting, legal, inspection, and staff costs associated with reviewing, processing, and monitoring award of funds to a project. The City of Dallas will notify Developers of the amounts to include in their Development Sources and Uses for City of Dallas-Lender Due Diligence & Legal Costs.
- Estimates of the sales transaction to an eligible homebuyer, including a calculation of the proposed buyer's ability to qualify for a mortgage meeting City of Dallas requirements, the anticipated need to provide direct HOME assistance (e.g. down payment and closing cost assistance) to the buyer, projected sales costs (e.g. realtor's commissions), and the distribution of sales proceeds (including toward repayment of private construction financing)

Cost Limitations

All project costs must be reasonable and customary. The City of Dallas reserves the right to review any line-item cost to ensure that total project costs are not excessive. Additionally, HOME projects will be subject to the following specific cost limitations:

- The maximum allowable developer fee is 15% of total development costs less the developer fee itself and seller's closing costs.
- Acquisition costs are limited to fair market value as determined by a third-party appraisal.
- Unless prior approval has been obtained from the City of Dallas. All project hard costs and all project professional fees should be the result of a competitive bidding process. While developers are not subject to federal procurement rules and may use less formal bid processes, the City of Dallas generally expects developers to seek multiple bids and identify the most advantageous bidder based on cost, track record, and other pertinent factors.

Other Funding Sources

Developers must disclose all other public and private sources or applications for funding with their initial HOME Single-Family Development application to the City of Dallas at the time of application and upon receiving any additional commitments of public source funding. The City of Dallas will conduct a subsidy layering review as part of the underwriting process for all projects. Using its underwriting criteria, the City of Dallas will assess the project and may require changes to the transaction to ensure that return to the owner/developer are not excessive. Changes may include a reduction in HOME funds awarded.

The City of Dallas will consider adjusting its underwriting in consultation with other public funders, if applicable, to the project. The City of Dallas retains, at its sole discretion, the power to decide whether to accept alternative standards.

K. Construction Process

City of Dallas Construction Inspections

The City of Dallas must be provided with copies of all contractor invoices and provided reasonable notice of monthly draw inspections during the construction period. City of Dallas staff will participate in all draw reviews whether or not the specific draw is being funded with HOME or other project funds and conduct inspections to ensure that the project is progressing and that work completed is consistent with all applicable HOME requirements.

Davis Bacon

When Davis Bacon applies to a project, the City of Dallas must be provided with compliance documentation throughout the construction period. Prior to commencing construction, the City of Dallas must approve current wage determinations applicable to the project. The contractor will be required to provide weekly payroll forms to the City of Dallas and allow access to the site and workers for the purpose of completing worker interviews.

Drawing City of Dallas HOME Funds

Proceeds of the HOME loan will only be released as reimbursement for eligible project costs following:

- Review and acceptance of appropriate source documentation by the City of Dallas including evidence of appropriate lien waivers and/or title endorsements.
- A determination by the City of Dallas that all HOME requirements pertaining to the development of the Project have been met, including but not limited to monitoring of Davis Bacon compliance.

For nonprofit developers, including CHDOs, the City of Dallas may release payment based upon outstanding invoices for costs incurred and work completed. In such cases, the City of Dallas reserves the right to disburse through a title company, directly to the vendor, or with two-party checks.

Project Closeout

Developers are required to submit homebuyer eligibility packets to the City for approval of the homebuyers. Data shall include elderly status, race, gender, female head of household, number of household members, and income.

The City of Dallas requires a copy of the final project sources and uses statement and, at the City of Dallas option, may require the submission of the project cost certification prepared by an independent Certified Public Accountant following completion of construction and payment of all development costs.



City of Dallas

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

Agenda Information Sheet

File #: 23-3016

Item #: E

Consideration of 2025 Legislative Priorities

[Carrie Rogers, Director, Office of Government Affairs, Linley Youderian, Senior Governmental Affairs Coordinator]



City of Dallas

Consideration of 2025 Legislative Priorities

**Housing and Homeless
Solutions Committee
November 14, 2023**

Carrie Rogers, Director
Linley Youderian, Sr. Government Affairs Coordinator
Office of Government Affairs
City of Dallas

Overview



- Review current program priorities
- Discuss priorities to update the City's proposed legislative program for the 89th Texas Legislative Session and the 119th Congress
- Next steps



City of Dallas Legislative Process



- Prior to each legislative session, the City Council adopts a state and federal legislative agenda outlining official City of Dallas positions on various legislative issues.
- Input is sought from the Mayor and City Council, City executive leadership, City departments, and external organizations.
- The program serves as guiding principles for City elected officials, City staff, and the legislative team engaged in outreach and policy discussions
- The agenda is communicated to elected offices upon adoption.



88th Texas Legislature Priorities



2023 CITY OF DALLAS STATE LEGISLATIVE PROGRAM

PUBLIC SAFETY IS THE TOP PRIORITY FOR DALLAS.

Support legislation that provides additional resources for local governmental law enforcement agencies for public safety.



- Address unauthorized production and distribution of temporary tags.
- Fund a new Dallas police training facility, body-worn cameras, and additional public safety equipment.
- Prioritize emergency vehicle production for first responders.
- Address responsibility of school crossing guards and related equipment for large cities.
- Expand Monica's Law, a statewide protective order database, to include family violence convictions.
- Implement a statewide 9-1-1 fee to reinvest in emergency response systems.
- Amend the definition of reflexology businesses as massage parlors.
- Continue funding for the Texas Department of Criminal Justice re-entry services program.
- Pursue revenue streams that could support future public safety pension obligations.

ECONOMIC VIBRANCY AND WORKFORCE INVESTMENT ARE ESSENTIAL TO THE FUTURE OF DALLAS.



Support legislation that promotes job creation and private investment to grow the tax base and create economic opportunities for all members of our community.

- Secure additional options for property tax relief for Dallas residents.
- Strengthen Dallas' workforce development pipeline through investments in reskilling programs in high-demand fields and improved coordination between state agencies.

EFFECTIVE AND EFFICIENT GOVERNANCE IS AT THE HEART OF PUBLIC SERVICE.



Support legislation that allows the City to deliver effective and efficient government services, while being fiscally responsible.

- Ensure privacy and security of resident and commercial data.
- Require mandatory disclosure of residential and commercial real estate prices.
- Establish a database of homestead exemptions.
- Preserve local authority to collect franchise fee revenues.
- Expand options for publication of legal notices.
- Amend Government Code Chapter 2274 regarding prohibition from service contracts with institutions that have policies that may restrict gun or ammunition sales and fossil fuels investments.

HOUSING STABILITY AND AFFORDABILITY MUST BE WITHIN REACH FOR ALL RESIDENTS OF DALLAS.



Support legislation that ensures tenant protections for residents at greatest risk of displacement.

- Advance income-based property tax abatements for homeowners in neighborhoods experiencing rapidly rising property values.
- Prevent Housing Finance Corporations and Public Facility Corporations from providing property tax exemptions outside their jurisdictions.
- Require transportation entities to harden underpasses and fund the engagement and cleaning of areas affected by those who are unsheltered.
- Establish a "Know Your Rights" document that all landlords must include in eviction notices.

2023 CITY OF DALLAS STATE LEGISLATIVE PROGRAM



SUSTAINABLE AND RESILIENT INFRASTRUCTURE DRIVES ECONOMIC GROWTH IN DALLAS.

Support legislation that protects and enhances the City's infrastructure network while continuing to deliver innovative, safe, and equitable solutions.

- Enhance and fund mobility infrastructure, including but not limited to bike and pedestrian improvements.
- Improve water, stormwater, and wastewater infrastructure through dredging and other sustainable practices.
- Allow municipalities to lower the *prima facie* speed limit in residential areas from 30 to 25 miles per hour.
- Elevate broadband service as a critical utility.
- Strengthen the state's electric grid.



NATURAL RESOURCES MUST BE SUSTAINED FOR THE RESIDENTS OF DALLAS.

Support legislation that focuses on resource sustainability, conservation, climate change, and environmental equity to build a more resilient city.

- Require local approval of standard permits for polluting industries and impose minimum distances from schools, hospitals, and residences.
- Advance the deployment of – and infrastructure for – solar power and electric vehicles.



A THRIVING COMMUNITY ENHANCES THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS.

Support legislation that fosters clean and appealing neighborhoods while offering recreational, educational, and cultural activities.

- Increase funding for Dallas parks, trails, and playgrounds.
- Increase funding for the Texas Cultural Association's Cultural District Grant Program.
- Increase funding for the Texas State Library Archives Commission relating to technology and digital inclusion.
- Decriminalize fentanyl testing strips.



DIVERSITY, EQUITY, AND HUMAN RIGHTS ARE THE FOUNDATION OF OUR DALLAS COMMUNITY.

Support legislation that ensures Dallas is a welcoming community for all residents, businesses, and visitors.

- Protect the rights of all vulnerable communities, including LGBTQIA+ individuals, seniors, and refugees.
- Increase funding for the Department of Family and Adult Protective Services.
- Expand Supplemental Nutrition Assistance Program and Women, Infants and Children Program benefits to include diapers and period products and improve digital access for applicants.

Clifford Sparks
State Legislative Director | 469.222.9481
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As approved by the Dallas City Council on
Oct. 26, 2022
Resolution Number 22-1637



Clifford Sparks
State Legislative Director | 469.222.9481
clifford.sparks@dallas.gov



As approved by the Dallas City Council on
Oct. 26, 2022
Resolution Number 22-1637



118th Congress City Federal Legislative Priorities



2023 CITY OF DALLAS FEDERAL LEGISLATIVE PROGRAM

PUBLIC SAFETY IS THE TOP PRIORITY FOR DALLAS.

Support legislation that provides additional resources for local governmental law enforcement agencies for public safety.



- Increase existing and create new grant programs to support a new policy training facility, body-worn cameras, and additional public safety equipment.
- Prioritize emergency vehicle production for first responders.
- Pursue revenue streams which could support public safety and re-entry services.

ECONOMIC VIBRANCY AND WORKFORCE INVESTMENT ARE ESSENTIAL TO THE FUTURE OF DALLAS.



Support legislation that promotes job creation and private investment to grow the tax base and create economic opportunities for all members of our community.

- Strengthen Dallas' workforce development pipeline through investments in reskilling programs in high-demand fields and improved coordination between agencies.

EFFECTIVE AND EFFICIENT GOVERNANCE IS AT THE HEART OF PUBLIC SERVICE.

Support legislation that allows the City to deliver effective and efficient government services, while being fiscally responsible.



- Ensure privacy and security of resident and commercial data.
- Maintain the tax exemption for municipal bonds, including private activity bonds, and reinstate advance refunding for municipal bonds.



HOUSING STABILITY AND AFFORDABILITY MUST BE WITHIN REACH FOR ALL RESIDENTS OF DALLAS.

Support legislation that ensures tenant protections for residents at greatest risk of displacement.

- Expand the Low-Income Housing Tax Credit Program to include blight remediation.
- Continue and expanding funding for the Community Development Block Grant Program and the HOME Investment Partnerships Program.
- Increase funding for homelessness services.



SUSTAINABLE AND RESILIENT INFRASTRUCTURE DRIVES ECONOMIC GROWTH IN DALLAS.

Support legislation that protects and enhances the City's infrastructure network while continuing to deliver innovative, safe, and equitable solutions.

- Enhance and fund mobility infrastructure, including but not limited to bike and pedestrian improvements.
- Improve water, stormwater, and wastewater infrastructure through dredging and other sustainable practices.

2023 CITY OF DALLAS FEDERAL LEGISLATIVE PROGRAM



NATURAL RESOURCES MUST BE SUSTAINED FOR THE RESIDENTS OF DALLAS.

Support legislation that focuses on resource sustainability, conservation, climate change, and environmental equity to build a more resilient city.

- Mitigate the impact of climate change through adaptation actions.
- Advance the deployment of – and infrastructure for – solar power and electric vehicles.



A THRIVING COMMUNITY ENHANCES THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS.

Support legislation that fosters clean and appealing neighborhoods while offering recreational, educational, and cultural activities.

- Increase funding for Dallas parks, trails, and playgrounds.
- Decriminalize fentanyl testing strips.



DIVERSITY, EQUITY, AND HUMAN RIGHTS ARE THE FOUNDATION OF OUR DALLAS COMMUNITY.

Support legislation that ensures Dallas is a welcoming community for all residents and visitors.

- Protect the rights of all vulnerable communities, including LGBTQIA+ individuals, seniors, and refugees.
- Increase funding for the Department of Family and Adult Protective Services.
- Expand Supplemental Nutrition Assistance Program and Women, Infant and Children Program benefits to include diapers and period products and improve digital access for applicants.
- Ensure proper healthcare for all residents of Dallas.
- Support funding and resources for local government and non-profit services for immigrants and humanitarian responses.



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As approved by the Dallas City Council on
Oct. 26, 2022
Resolution Number 22-1629



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As approved by the Dallas City Council on
Oct. 26, 2022
Resolution Number 22-1629



2023 Housing & Homeless Priorities Adopted



State

Support legislation that ensures tenant protections for residents at greatest risk of displacement.

- Advance income-based property tax abatements for homeowners in neighborhoods experiencing rapidly rising property values. **(HB 4077)**
- Prevent Housing Finance Corporations and Public Facility Corporations from providing property tax exemptions outside their jurisdictions. **(HB 2071)**
- Require transportation entities to harden underpasses and fund the engagement and cleaning of areas affected by those who are unsheltered.
- Establish a “Know Your Rights” document that all landlords must include in eviction notices.



2023 Housing & Homeless Priorities Adopted



Federal

Support legislation that ensures tenant protections for residents at greatest risk of displacement.

- Expand the Low-Income Housing Tax Credit Program to include blight remediation.
- Continue and expanding funding for the Community Development Block Grant Program and the HOME Investment Partnerships Program.
- Increase funding for homelessness services.



2023 Housing & Homeless Priorities Adopted



Federal- What We're Doing

- Preserved CDBG and HOME funding in FY 2023 Omnibus
- Opposing cuts to CDBG and HOME
- Tracking IRA grant and tax incentives



Proposed Housing & Homeless Priorities



Proposed Legislative Item	State/Federal
Protect all rental subsidies from Landlord discrimination	State
Seek funding for emergency shelters for homeless across surrounding counties	State
Enforce tax increase protections for the elderly in rapid development communities	State
Support tenant protections, particularly from “junk fees”	State
Point in Time - needs additional standards on number of hours to search	Federal
Continue expanding funding for the Community Development Block Grant Program and the HOME Investment Partnerships Program	Federal



Proposed Housing & Homeless Priorities



Proposed Legislative Item	State/Federal
Continue to seek funding for homelessness services	Federal
Include a right to cure period for tenants facing eviction that creates a delay in the eviction process	Both
Seek cost recovery for large cities that provide homeless services when surrounding cities do not provide homeless services	Both



Key Dates and Next Steps



- Receive Committee legislative priorities by December 8, 2023
- Ad Hoc Committee on Legislative Affairs, December 11, 2023 (Pending)
- Communications and outreach to key stakeholders





City of Dallas

Consideration of 2025 Legislative Priorities

**Housing and Homeless
Solutions Committee
November 14, 2023**

Carrie Rogers, Director
Linley Youderian, Sr. Government Affairs Coordinator
Office of Government Affairs
City of Dallas



City of Dallas

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

Agenda Information Sheet

File #: 23-2976

Item #: F

Quarterly Performance Measures (Year-End)

[Thor Erickson, Assistant Director, Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE November 9, 2023

TO Honorable Members of the City Council Housing and Homeless Solutions Committee:
Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay
Donnell Willis

SUBJECT **Quarterly Performance Measures (Year-End)**

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

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing and Neighborhood Revitalization.

A handwritten signature in black ink, appearing to read 'T.C. Broadnax'.

T.C. Broadnax
City Manager

c: Tammy Palomino, 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
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Majed A. Al-Ghafry, P.E., Assistant City Manager
Directors and Assistant Directors



Housing and Neighborhood Revitalization

Quarterly Performance Measures (Year-End)



Rendering Credit: The Elms, Parscale Group

OCTOBER 1, 2022 TO SEPTEMBER 30, 2023, FY 2022-2023



Photo Credit: Estates at Shiloh, An Active Senior Housing Community, Generation Housing Partners, LLC.

EXECUTIVE SUMMARY

This report recaps preservation and production of affordable housing in fiscal year 2022-2023 by the Department of Housing & Neighborhood Revitalization (Housing).

Housing reached a major milestone in FY 2022-2023 by creating the Dallas Housing Policy 2033 (DHP33). This new policy came after two years of research and community engagement stemming from a Racial Equity Audit of the Comprehensive Housing Policy that was adopted in 2018. DHP33 is organized around 7 Pillars of Housing Equity and presents “SMARTIE” goals that are milestones for Housing to reach over the next ten years.

DHP33 was adopted on April 12, 2023, and implementation had begun shortly thereafter. TDA Consulting, Inc. (TDA) was retained to provide technical assistance to staff in carrying out Pillar 1 which called to identify and select Equity Strategy Target Areas to focus Housing activity. TDA is also supporting a new vision for the previously named Housing Policy Task Force and

supporting in organizing Housing to effectively and efficiently carry out its programs. Look for regular updates at the Housing and Homelessness Solutions Committee (HHSC) throughout fiscal year 2023-2024.

Highlighted Housing accomplishments are as follows:

1. Housing Development:

Housing programs, along with Office of Economic Development, supported 20,888 housing units that have been completed, are under construction, or are in pre-development stages. 1,967 new housing units were completed, yielding a 51.8% increase compared to last fiscal year in completing 1,296 housing units.

- The city's Notice of Funding Availability (NOFA) supported Armonia Apartments. Dallas City Homes held a groundbreaking in August for a 15-unit multifamily development in the La Bajada/Trinity Groves neighborhoods of West Dallas in Council District 6.
- The Dallas Housing Finance Corporation (DHFC) closed on four projects: 1) The Terrace at Highland Hills, 2) The Crossing at Clear Creek, 3) Ash Creek Apartments, and 4) The Positano.
 - In Council District 7, the Ash Creek Apartments' LIHTC funding for renovations led to the owner extending the LIHTC affordability period for the 280 units for an additional 30 years to maintain these units as affordable housing.
- Fifty-six housing units were completed through the Land Bank and Land Transfer programs.
- The Mixed Income Housing Development Bonus (MIHDB) program collected over \$5M in fees from fee in lieu from developers to support housing programs. About one-half (10,438) of the current units in development have MIHDB incentives.
- The Dallas Public Facility Corporation (DPFC) closed on financing for three projects: 1) Singleton Highline, 2) Bluffview Highline, and 3) The Elms.
 - The developers for The Elms utilized DPFC financing and MIHDB incentives to start construction for a 153-unit onsite mixed income multifamily housing in Council District 4.
- Generation Housing completed Estates at Shiloh, an active Senior housing community with DHFC in Council District 9. Out of 264 units, there will be 239 reserved affordable units for families with 4 units at 30% AMI, 4 units at 50% AMI, and 231 at 60% AMI. Twenty-five units are market rate.

2. Preservation:

Housing's home repair programs completed 73 home repair projects. This year included the start of new repair programs: Senior Home Repair Program (SHRP) and the American Rescue Plan Act (ARPA) Residential Septic Tank programs.

3. Homeownership:

- 33 homebuyers were assisted through the Dallas Homebuyer Assistance Program (DHAP).

- DHAP launched the Anti-Displacement Homebuyer Assistance Program (DHAP 10) for Dallas residents living in the city for at least 10 years. Housing staff closed on 13 DHAP 10 loans for homebuyers this year.

In this fiscal year, Housing increased production compared to last year, created new housing programs for homeownership and preservation of homes, closed on more loans for homeownership, generated millions of dollars from MIHDB incentive programs (See Appendix Table 4), and created a new vision for the City's housing policy with DHP33. This work will be the basis for continued expansion and improvements of affordable housing production, anti-displacement efforts, equity in housing delivery and homeownership opportunities, community engagement, and the leveraging of city and private resources for neighborhood revitalization.



INTRODUCTION

The Department of Housing & Neighborhood Revitalization is charged with investing in the development and preservation of mixed-income housing. Through federal entitlement grants, local funds, bond funds and other housing development tools, the Department supports renters, homeowners, and homebuyers in finding, maintaining and staying in their homes. As outlined below, Housing administers fourteen housing programs and has three corporations to help preserve the existing affordable housing stock, support the development of new affordable and market rate housing, and provide homebuyer assistance for qualified Dallas residents.

Three new programs were added in the fiscal year: the Anti-Displacement Homebuyer Assistance Program (DHAP 10), the Senior Home Repair Program (SNRP), and the American Rescue Plan Act (ARPA) Residential Septic Tank Program.

Programs for preservation and new development:

1. Home Improvement and Preservation Program (HIPP)
2. Dallas Homebuyer Assistance Program (DHAP) and the Anti-Displacement Homebuyer Assistance Program (DHAP 10) (New Program)
3. Title Clearing and Clouded Title Prevention Program
4. Targeted Rehab Program – West Dallas
5. Targeted Rehab Program – Historic Tenth Street
6. Dallas Tomorrow Fund (DTF)
7. Healthy Homes Lead Reduction Program (HHLR)
8. American Rescue Plan Act Neighborhood Revitalization Program (ARPA)
9. New Construction and Substantial Rehabilitation Program (NOFA)
10. Mixed Income Housing Development Bonus (MIHDB)
11. Community Land Trust Program (CLT)
12. Land Transfer Program (LTP)
13. Senior Home Repair Program (SHRP) (New Program)
14. American Rescue Plan Act (ARPA) Residential Septic Tank Program (New Program)

Corporations for development

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



HOUSING POLICY

Racial and economic inclusion are integral to Dallas' housing growth. As such, the Department of Housing & Neighborhood Revitalization implemented a new housing policy in this fiscal year – Dallas Housing Policy 2033 (DHP33) that City Council adopted on April 12, 2023 and replaces the Comprehensive Housing Policy (CHP). This new housing policy is based on the fundamental premise that equity reduces disparities while improving outcomes for all. Through the DHP33, the City seeks to continue to reduce disparities that disproportionately impact historically disadvantaged communities by providing quality affordable mixed-income housing initiatives across the City.

Along with the new policy, the Dallas Housing Resource Catalog (DHRC) was created to be a clearinghouse for all housing programs, corporations and compliance and funding resources. Over the course of this year, Housing will be working to implement this policy.

DHP33 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents.

Pillar 1 – Equity Strategy Target Areas

Policy Statement - Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach

Overview - Increasing racial equity while also increasing citywide housing affordability requires targeted strategies.

Pillar 2 – Citywide Production

Policy Statement - Increase production to improve housing affordability for a broad mix of incomes in all areas of the city

Overview - Increasing the number of dedicated affordable housing units and market rate units affordable to a broad mix of incomes requires adapting existing tools and developing new tools.

Pillar 3 – Citywide Preservation

Policy Statement - Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city

Overview - The City will identify existing dedicated affordable units such as Low-Income Housing Tax Credit (LIHTC) properties, naturally occurring affordable rental units, and owner-occupied houses in need of repair to forecast preservation needs across the city.

Pillar 4 – Infrastructure

Policy Statement - Prioritize infrastructure investments in equity strategy target areas

Overview - Functional infrastructure is a key element for developing and preserving affordable housing.

Pillar 5 – Collaboration and Coordination

Policy Statement - Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders

Overview - City departments and external partners integral to equitable housing development and preservation will make the commitment to work in concert to facilitate neighborhood revitalization and make strategic investments in a coordinated fashion.

Pillar 6 – Engagement

Policy Statement - Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City’s housing investment decisions.

Overview - Advancing equity is both a process and an outcome, meaning before locations are selected and housing investment decisions are made, the community must be engaged to inform the process, ensuring their needs and expectations are reflected in the outcomes.

Pillar 7 – Education

Policy Statement - Develop a city-wide collaborative campaign to increase YIMBYism for housing affordability and the people who need it.

Overview - Cultivating support for affordable housing development and preservation requires a commitment to education.

Implementation

The Department has hired TDA to lead the implementation planning phase and will help identify the Equity Strategy Target Areas, a new vision for the Housing Policy Task Force, community engagement methods, and compliance policies and procedures.

ONGOING AND RECENTLY COMPLETED DEVELOPMENT PROJECTS

Housing aims to strengthen families and neighborhoods to cultivate a diverse and economically inclusive City by developing affordable and safe housing. The purpose of Development is to provide financial assistance to new developments and substantial rehabilitation of existing property, where such assistance is necessary, and to appropriately incentivize private investment for the development of high quality, sustainable housing that is affordable to the residents of the City.

There are 20,888 housing units in the Completed, Under Construction, and Predevelopment project phases in Housing and the Office of Economic Development (OED) programs¹. This is a year over year increase of 34.3% from 15,557² housing units at the end of FY 2021-2022 (Exhibit 1).

Exhibit 1: Comparison of Fiscal Years for Development Units in Production			
Development Phase	FY 2022-2023 Number Units	FY 2021-2022 Number Units	YOY % Change
Predevelopment	9,860	8,016	23.0%
Under Construction	9,061	6,245	45.1%
Completed	1,967	1,296*	51.8%
Total All Phases	20,888	15,557*	34.3%
Reserved Units All Phases	9,744	7,175	35.8%

*Revised number

The quarterly measures presented for Housing development projects in this report follow three different phases of work.

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

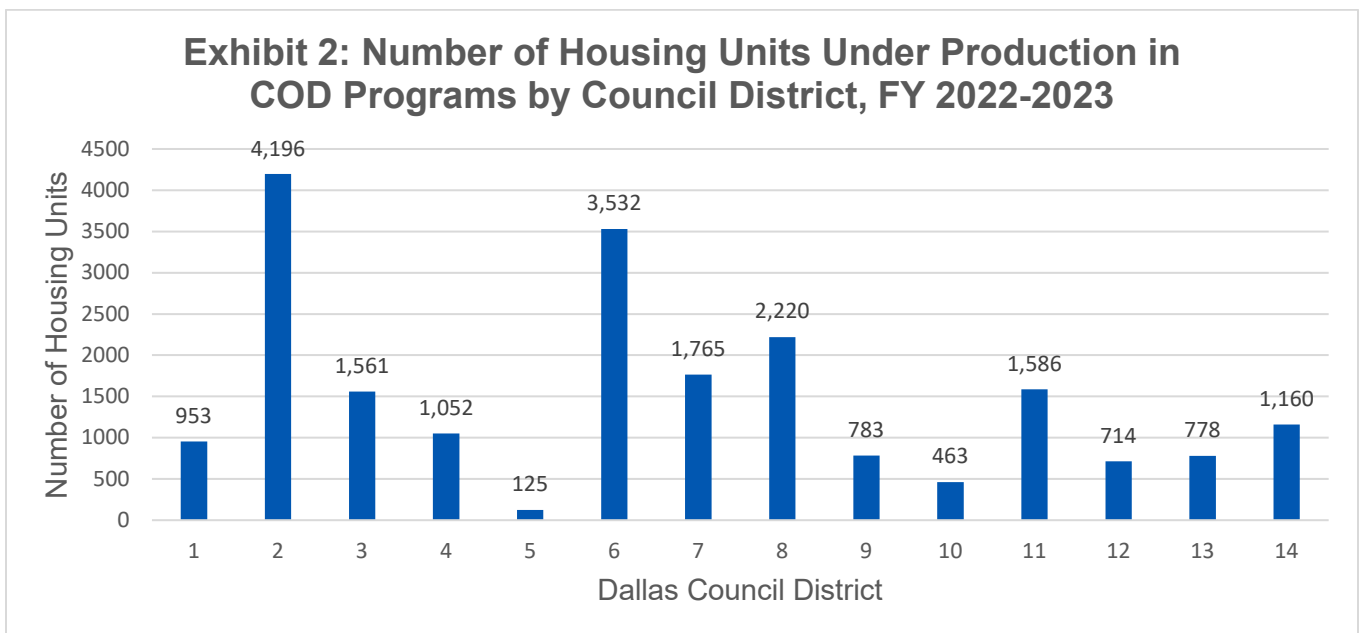
² The completed projects are removed from the development project list and are not included the development project list of the following fiscal year.

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

These housing units are distributed in all City Council Districts (Council Districts) as shown in Exhibit 2. Council Districts 2, 6, and 8 have the most housing units in production. South Dallas has more housing projects overall (Exhibit 3), with larger projects more dispersed in North Dallas. Almost one-half (46.6%) or 9,744 units in production are reserved as affordable housing³.

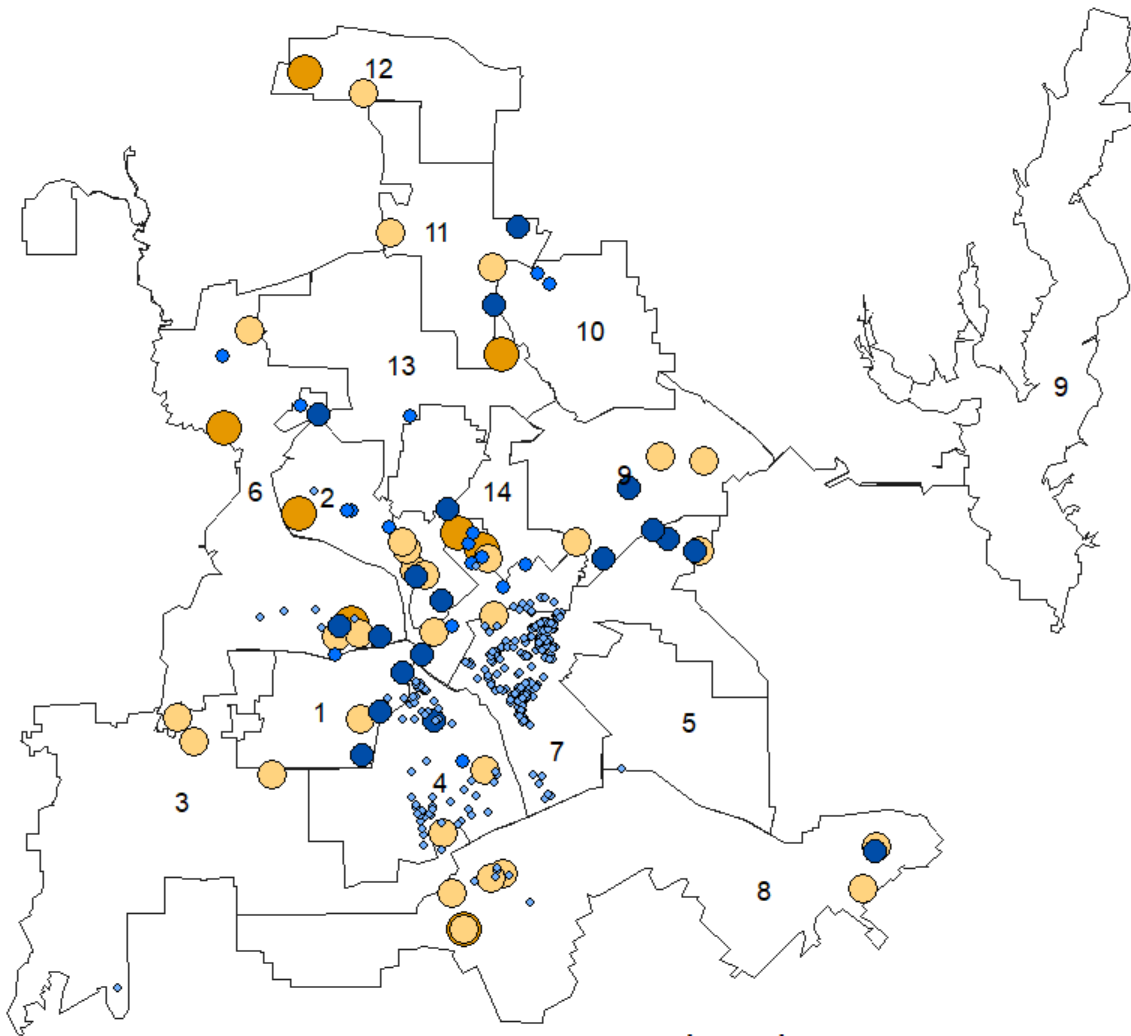
The increase in housing production this fiscal year is a result of production increases in the following programs: Land Bank (23.1%), Land Transfer (138.6%), the Dallas Housing Finance Corporation (DHFC) (1.0%), the Dallas Public Facility Corporation (DPFC) (158.6%), and the Mixed Income Housing Development Bonus (MIHDB) program (180%) (See Exhibit 4).

The MIHDB program provided incentives for 48 projects and 10,438 units in development and generated over \$5M in revenue for housing programs from the associated fee in lieu program (Exhibit 4). Out of 10,438 units in process, 2,490 units (23.9%) are reserved for affordable housing. Twenty-three units out of the 512 units completed this year are reserved for affordable housing.



³ More details on the housing projects may be found in the Appendix

**Exhibit 3:
Housing Development Projects in Process
for FY 2022-2023
City of Dallas**



Legend

**Development Projects
Total Number of Units**

- ◊ 1 - 40
- 41 - 144
- 145 - 232
- 233 - 337
- 338 - 615

□ Council District

Exhibit 4: FY 2022-2023 Development Projects Summary and Previous Fiscal Year			
Housing Program	Number of Projects	Number of Units	FY 21-22 Units
MIHDB Completed	2	512	1,101*
MIHDB Under Construction	26	5,684	2,626*
MIHDB Predevelopment	20	4,242	16 projects
Total MIHDB	48	10,438	3,727
DHFC Completed	6	1,380	300
DHFC Under Construction	10	2,550	1,411
DHFC Predevelopment	8	1,909	4,068
Total DHFC	24	5,839	5,779
DHFC Conversion Approved			322
Land Bank Completed	19	19	25
Land Bank Under Construction	14	14	27
Land Bank Predevelopment	31	31	0
Total Land Bank	64	64	52
DPFC Completed	0	0	300
DPFC Under Construction	6	1,343	324
DPFC Predevelopment	7	2,637	915
Total DPFC	13	3,980	1,539
Land Transfer Completed	37	37	33
Land Transfer Under Construction	51	51	31
Land Transfer Predevelopment	227	227	68
Total Land Transfer (residential)	315	315	132
Land Transfer for Community Facility: Bonton Health and Wellness Center (See Highlighted Projects)	1	5 lots	n/a

Note: Projects may utilize multiple Housing programs. *Revised number.



LAND SALES

The Dallas Housing and Acquisition Development Corporation (DHADC)/Land Bank Program is a non-profit entity organized under the Texas Nonprofit Corporation Act and acts as a duly constituted instrumentality of the City of Dallas (the "City"). Its purposes are to provide safe, affordable housing facilities for the benefit of low and moderate-income persons, as determined by the City; promote local economic development and stimulate business and commercial activity through enhanced market availability in the City of Dallas by the development of new, mixed income single family housing; and increase the supply of new affordable housing for working individuals and families to attract and retain economic growth.

The Land Transfer Program authorizes the City to sell qualifying City-property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land; consistent with the authorizing state statute(s) or city ordinance(s). The sale of real property pursuant to the Land Transfer Program enables the City to facilitate the development of housing units that will be offered for sale, lease or lease-purchase to low - and moderate - income households, and on appropriate parcels of land. In addition, it enables the City to facilitate the development of commercial uses such as neighborhood retail. The purpose of the Land Transfer Program is to incentivize the development of quality, sustainable housing that is affordable to Dallas city residents; and the development of other uses that complement the City's DHP33, Economic Development Policy, or Redevelopment Policy.

In FY 2022-2023, the Land Bank/Land Transfer Program had 142 City-held properties approved by City Council to be sold to eligible developers for the purpose of constructing single-family for-sale affordable housing units to be sold to income eligible homebuyers. The development of these vacant tax-foreclosed and city surplus properties is expected to have a valuation of approximately \$37,667,867 generating approximately \$935,824 in property tax revenue annually. In addition, the City of Dallas will save approximately \$80,120 per year in annual maintenance costs for these properties.

The Land Bank/Land Transfer Program expects to have 184 affordable housing units constructed and sold to income eligible homebuyers in FY 2023-2024. Both programs work with approximately 30 developers such as Hedgestone Investments, Confia Homes and Marcer Construction Company to produce affordable housing units.

This year, builders finished construction on 19 homes through Land Bank and started construction on 14 homes. Thirty-one homes are in the predevelopment phase.

Land Transfer promotes opportunities for innovative housing projects, with 315 units in various stages of development. The Dallas Housing Foundation broke ground on Land Transfer lots that will have 34 single-family homes that are duplexes on 17 lots. These lots are located in the Jeffries-Meyers neighborhood (See Highlighted Projects). The Land Transfer Program sold five lots to CityBuild CDC for a Health and Wellness Clinic in Council District 7.



LIHTC AND DHFC

Created by the City of Dallas in 1984, the Dallas Housing Finance Corporation (DHFC) provides tax-exempt mortgage revenue bonds and other support for the acquisition, construction or substantial rehabilitation of multi-family housing. Developments facilitated by DHFC financing provide housing for individuals and families earning 60 percent or below area median family income (AMFI).

This year has been a very high-volume period for the DHFC. The DHFC closed on four projects with two more set to close by the end of the calendar year. Closed projects include Ash Creek Apartments (Council District 7), the Positano (Council District 7), the Crossing at Clear Creek (Council District 8), and the Terrace at Highland Hills (Council District 8). The Crossing at Clear Creek and Terrace at Highland Hills will be brand new, class-A construction of affordable housing. Just these two projects alone will bring an extra 564 units of housing to the city, most of which will be reserved for families that are earning 60% or below of area median income. Construction is slated to begin immediately and conclude in Q3 of 2025.

Projects anticipated to close are the Estates at Ferguson (Council District 7) and Domain at Midtown (Council District 13). These represent new construction as well as rehabilitations of existing affordable properties that are in tremendous need of new investment to maintain and update their facilities. The mission is to preserve these affordable units for the residents of Dallas. The Crossing at Clear Creek and Terrace at Highland Hills will be brand new, class-A construction of affordable housing.

Amidst a year beset with ever-increasing interest rates, the DHFC was able to find ways to produce new units and close deals using alternative structures to attain financing. When the interest rates continued to increase gradually this year, the cost to borrow funds in order to construct and purchase these projects increased, making many projects infeasible. To combat this outside force, staff worked to create a new ownership structure that would allow more flexible funding to be used in the purchase of these properties so they could be converted to affordable units. This year the essential function bond program saw the failure to finance three properties that were approved both by City Council and the DHFC Board of Directors. By using a new structure and finding targeted impact investment partners to provide debt and equity for these investments, two of the three properties that were unable to secure financing have found new life and are set to close in the next few months.

As revenues from operations continue to increase and the portfolio of projects grows, the DHFC has the goal to continually find more ways to use their working capital and re-inject it back into the community. The Texas Department of Housing & Community Affairs (TDHCA) mortgage which receives funds issued through the DHFC has been expanded to the point of oversubscription, and as of July 2023 has provided over 152 low-cost loans to the community for single family homes. Sixty-one (61) million more has been allocated to the program through the DHFC and it will be used to expand the reach of this program to continue to serve more residents who qualify for these loans. There are currently plans to market more widely the \$5

million set aside by the Board for the construction of affordable for-sale housing. This will greatly diversify the impact the DHFC has on the community by widening their reach from multifamily rental to single family homes where working families can start to build generational wealth.

With expiring Land Use Restriction Agreements (LURA) for LIHTC properties in Dallas, one DHFC Housing project extended the affordability period for 30 years for 280 units. Ash Creek Apartments in Council District 7 is an existing 280-unit LIHTC project that was badly in need of renovations. The owner partnered with the DHFC to issue new LIHTC funding to preserve and renovate the project so that it will not fall into blight and disrepair. These renovations will renew the community and elevate the standard that the surrounding properties will have to compete with, lifting the entire area around the property while simultaneously preserving the affordability for those families who already live there. With the renovations and LIHTC financing, the affordability period for the project was extended 30 years.



DPFC

Created by the City of Dallas in 2020, the Dallas Public Facility Corporation (DPFC) is a Texas public facility corporation and public nonprofit corporation governed by the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (the "Act"). The DPFC is organized exclusively for the purpose of assisting the City in financing, refinancing, or providing "public facilities," as defined by the Act. In general, the DPFC seeks to develop and preserve mixed-income workforce housing communities to serve residents earning at or below 80% of the area median income (AMI) as well as provide non-income restricted units.

The PFC underwent a very tumultuous period this year while the state legislature overhauled the statute that authorized the program and increased the guardrails to further direct the PFC to ensure it is benefitting those that need it the most. While other city sponsored PFCs had to enact a multitude of changes as a result of this new legislation, the Dallas PFC was already operating at the higher standards outlined in the revised statute. Changes that were implemented included an increased minimum requirement for affordability. For new construction, 40% of the units have to be restricted at 80% AMI or below, and 10% of the units have to be restricted at 60% AMI or below. Also, PFCs are no longer allowed to seek projects outside the geographical area of their sponsoring city or county government. Even higher restriction were placed on affordability as well as minimum investment in rehabilitation in any acquisitions of existing projects. Since the DPFC has not done any acquisitions, this essentially had no effect on how it does business, and the increased standards for new construction were already being applied to the projects that were already approved. The City and the Board of Directors can be proud that their projects have been held to the highest standard of public benefit, and it is hoped that the coming year will bring even more incredible projects to the city through the PFC.

Similar to the HFC, the PFC has seen a very busy year for closings and approvals. All of these projects are new construction of units that will increase total supply to the City. Three projects

have been closed on the financing and there are six more projects that are set to close on financing by the end of the year.

There are 3,980 units in process as under construction or in predevelopment. Closed projects include Singleton Highline, Bluffview Highline, and The Elms. Projects anticipated to close include the Standard Shoreline, Larkspur Fair Park, Banyan Flats, Maple Highline, Bishop Ridge, and Standard West Commerce. Construction will start immediately to a few months after closing depending on when the City can issue permits. In less than three full years of operation, the PFC has been able to generate a total pipeline of projects representing more than \$1 billion in new affordable units to the City. This number represents the total value of projects that have been approved and are in various stages of financing and construction since the inception of the PFC. Once these projects are closed, constructed, and operational, they are estimated to generate revenue to the PFC so that it will be a fully self-sustaining program. Three projects have closed and started construction this year in Council Districts 4, 6, and 13, bringing 504 new units to the City as soon as they start leasing up. The funds generated by operations of these projects will contribute to the funding to be used by the PFC to provide more support for affordable housing throughout the City.



MIHDB

The Mixed Income Housing Development Bonus Program (MIHDB) incentivizes mixed income multifamily and mixed-use development through various zoning bonuses. Created in 2019 and amended in 2022, the MIHDB program trades additional development rights (such as height, floor area ratio, density, and reduced parking minimums) in multifamily and mixed-use developments for onsite affordable housing units or the developer may select a fee in lieu of onsite provision of affordable units.

Housing launched the fee in lieu portion of the program after City Council approval on May 11, 2022 and in the 6 months the fee in lieu has been operational the program accepted \$5,551,773.70 in fee in lieu payments and program fees (See Table 4 in Appendix). In March 2023, Housing presented to HHSC options for use of the MIHDB fee in lieu funds. Since then, staff has made \$1M of this available for Senior Home Repair and \$3M through the NOFA to St. Jude Vantage Point for 132 Permanent Supportive Housing units in Council District 10.

MIHDB offers development bonuses to incentivize mixed-income development in Multifamily, Mixed Use, and Planned Development zoning districts. Since FY 2018-2019, out of the five bonuses available—density, floor area ratio, height, stories, and parking reduction—developers most often selected the height bonus (31 bonuses) followed by parking reduction bonus (27) (See Exhibit 5). Developers often selected more than one bonus per project.

Exhibit 5: Distribution of MIHDB Zoning Bonuses Used by Developers in 49 Projects Since 2019	
Zoning Bonus Type	Number of Bonuses
Height	31
Parking Reduction	27
Dwelling Unit Density	16
Lot Coverage	15
No Minimum Lot Area per Dwelling Unit	12
Floor Area Ratio	10
Total Bonuses	111

Out of 49 MIHDB housing developments since 2019, developers most often selected the development bonus for affordable units (39 projects) rather than fee-in-lieu. Since the fee-in-lieu program is relatively new since 2022, the proportion of these projects may continue to increase over time.

For the 39 projects that have or will have on-site units, the following table shows the income bands of reserved affordable units (Exhibit 6).

Exhibit 6: Number of MIHDB On-Site Projects with Affordable Units by Income Bands	
AMI Income Bands	Number of Projects
51%-60% AMI	4
61%-80% AMI	18
81%-100% AMI	10
51%-60% and 61%-80% AMI*	4
61%-80% and 81%-100% AMI*	3

*Both AMIs are used in those projects.

In FY 2022-2023, 5,684 housing units were under construction (1,205 as reserved units) in the MIHDB program and 512 units were completed this fiscal year, with 23 reserved units. Housing developers use MIHDB on its own as well as in combination with other Housing programs.

The Elms is an on-site Mixed Income multifamily housing development located in the Cedar Crest Neighborhood, four miles away from the Business District of the City of Dallas. The housing development consists of 153 units which eight of them are affordable units at 81-100% AMFI. (See Highlighted Projects)

PRESERVATION ACTIVITIES



Photo Credit: MIKO Trucking Inc.



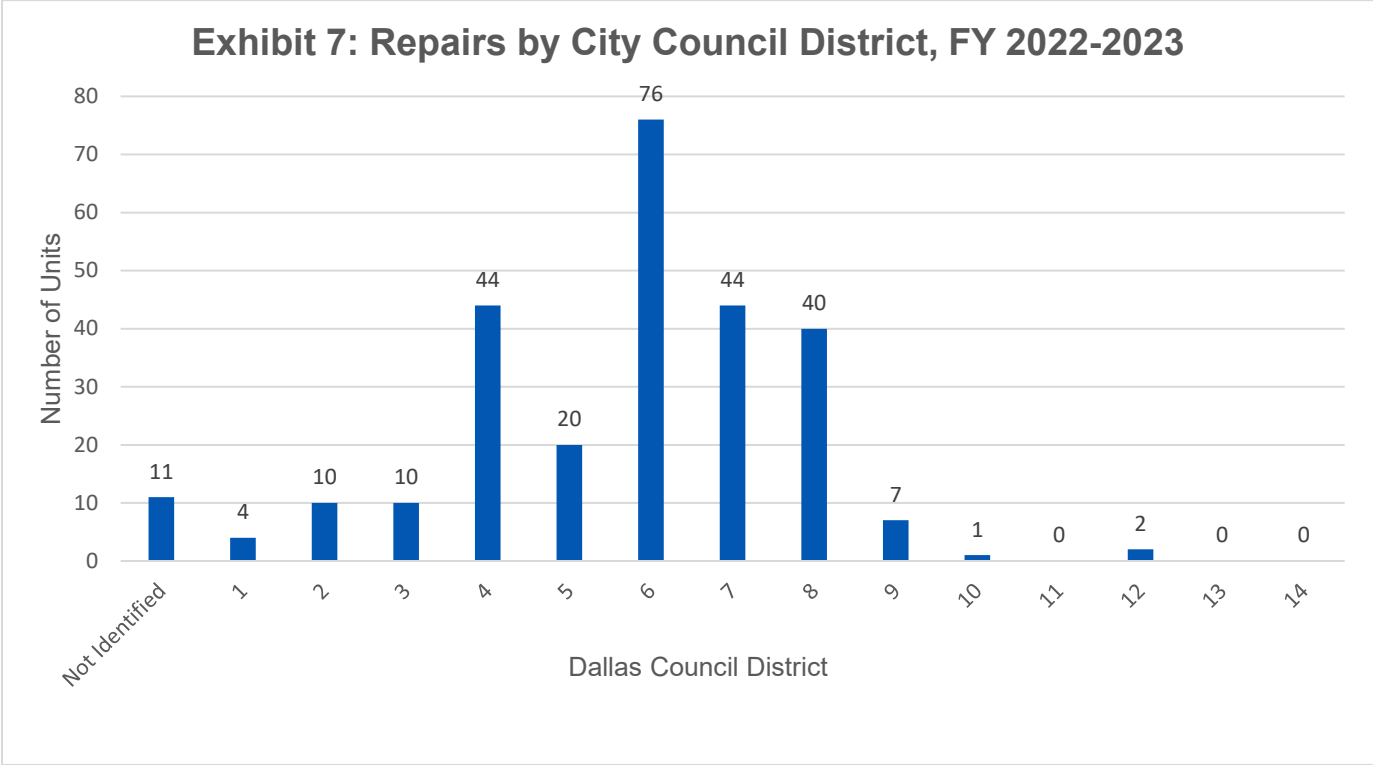
Photo Credit: REKJ Builders, LLC.



Photo Credit: REKJ Builders, LLC.

Housing offers various home repair programs to the residents of Dallas with an aim to “increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city”, upholding the “Citywide Preservation” equity pillar outlined in the DHP33. Home repair activity is continual as Housing administers seven different programs (listed below) supporting home repair needs throughout Dallas. Along with offering home repair programs for Dallas residents citywide, Housing also carries out targeted home repair programs to focus on unique issues such as addressing Code violations, Covid recovery, historic home preservation, lead-based paint remediation, and septic tank conversion. For example, in an effort to increase preservation efforts, Housing launched two new programs, the Senior Home Repair Program (SHRP) and the ARPA Residential Septic Tank Program.

Across all home repair programs, 49 homes were under construction and 147 homes were in the predevelopment process. Contractors completed construction on 73 homes. The distribution of 269 repair projects (completed and in other stages of development) by Council District is shown in Exhibit 7 and accomplishments are shown in Exhibit 8. A majority of repairs are in targeted areas and southern and western portions of Dallas (Council Districts 4, 5, 6, 7, and 8).



Note: 11 homes are not yet identified by City Council District. This data includes predevelopment and numbers are subject to change. These numbers include completed and not yet completed projects.

A total of 45 homes were repaired through the *Home Improvement and Preservation Program (HIPP)*. Another 12 homes were under construction and 16 homes were in predevelopment processes (See Exhibit 8).

West Dallas Targeted Repair Program (TRP) had 12 completed homes, 16 homes under construction, and 39 homes were in the predevelopment processes.

Seven homes were in the predevelopment process and three homes were completed in the *Healthy Homes Lead Reduction (HHLR) Program*.

Through the *Dallas Tomorrow Fund (DTF)* program, Housing completed six homes and 22 homes were in the predevelopment process.

Exhibit 8: Housing Repair Accomplishments Completed FY 2022-2023 and YOY		
Program	FY To Date	FY 2021-2022
HIPP	16 households qualified* 12 homes under construction 45 homes completed construction	54 households qualified* 28 homes under construction 38 completed construction
HHLR	7 households qualified 3 homes completed construction	2 homes qualified 1 agreement signed**
DTF	22 households qualified 6 homes completed construction	35 households qualified 16 homes agreements signed** 18 homes completed construction
ARPA NRP	48 households qualified 14 homes under construction 6 homes completed construction	48 households qualified 5 homes agreements signed**
West Dallas TRP	39 households are qualified 16 homes under construction 12 homes completed construction	42 households qualified 23 homes agreements signed 31 homes completed construction
Senior Home Repair Program	726 applications received and under review 7 homes qualified	Not applicable
ARPA Residential Septic Tank Program	6 households qualified	Not applicable
*Qualified: application is not cancelled and the inspection is completed to begin work. **Agreement signed means is ready for construction but not yet with DO number or transferred to construction.		

The American Rescue Plan Act Neighborhood Revitalization Program (ARPA NRP) qualified 48 households. FY 2022-2023 was the first year any homes in the program started or completed construction in the original three neighborhoods – Joppee, Five Mile and Tenth Street/The Bottom – 6 homes have been completed and 14 are under construction. The program staff conducted targeted outreach such as door knocking and meeting with applicants to complete their applications, given that many applicants are of the elderly population or lack transportation. ARPA NRP has met its original goal of receiving 20 home repair applications in each of the three neighborhoods.

In FY 2022-2023, the ARPA NRP expanded as a result of gaining additional funding and collaboration with other City departments. The program has added \$2 million in ARPA funding for home repair in Council Districts 4, 7, 8, 9, and 14, and to date 10 applicants are active in the program. Housing was also allocated an additional \$2.2 million in funds from Dallas Water Utilities (DWU) for the ARPA Residential Septic Tank Program. This Program operates as a partnership between Housing and the DWU Unserved Areas Program. DWU is extending water, sewer, and wastewater infrastructure to residential areas that have never had access to such services. Housing will connect individual households to the City infrastructure. There are eight active applications for this program and the first homes will be complete in FY 2023-2024.

Through the one-time funding provided by the American Rescue Plan Act, Housing has been able to leverage resources and make strategic investments that promote equity (Pillar 5). The funding has contributed to recovery from the COVID-19 pandemic, particularly in areas disproportionately impacted, by providing historic allocations to fund the preservation of safe, healthy, affordable housing. The communities of Joppee and Historic Tenth Street are Freedman's Towns, where many properties predate the 1960s and have been handed down amongst families for decades. Home Repair is preserving the housing but also preserving the close-knit communities. The ARPA Residential Septic Tank Program promotes equitable access to clean water and basic City utilities like water and sewer services.

The Senior Home Repair Program launched in February 2023. Applications were available online and at Dallas libraries and recreation centers. Housing received 726 total applications from residents, and of those, 673 applications were entered into the lottery. The funding amount dedicated to the program has given Housing the opportunity to serve ten applicants, all chosen by lottery. Housing intentionally addressed equity issues regarding the senior population by choosing a lottery as the method of applicant selection, making the process more accessible to seniors. The lottery process allowed Housing to accept applications over a one-month period, rather than on one day. This removed the need for applicants to stand in line for an extended period of time, an activity that may have posed a challenge for some senior individuals. Seniors age 75 years old and over received a second entry and seniors who selected accessibility repairs in their application received a third entry. A senior age 75 years old with accessibility needs, therefore, is three times more likely to be selected than a senior age 65 years old with no accessibility needs. As depicted below, seven of the original ten people selected from the lottery have homes in the preconstruction stage that are moving toward construction. These homes are located in Council Districts 3, 4, and 8.

In the coming fiscal year, Housing anticipates exploring and implementing the restructuring of the home repair programs into one consolidated home repair program. As home repair is the most sought-out assistance in Housing, the proposed amendment will allow for better customer service and consistency across programs in terms of eligibility and eligible repairs. The new program statement will allow for all funding sources to be applied without creating one-off programs.



HOMEOWNERSHIP

The Dallas Homebuyer Assistance Program (DHAP) provides homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home, in accordance with federal, state, and local laws and regulations.

This year staff closed 33 loans, more than doubling the closed loans (106% YOY) from FY 2021-2022. One major contributor to this increase in closed loans was the implementation of DHAP 10, a program designed to provide homeownership opportunities for current Dallas residents who have lived within the City limits of Dallas for a period of at least 10 years collectively. The implementation of DHAP 10 was pivotal in reaching applicants who were not eligible for the traditional DHAP program or the Targeted Occupations subprogram. DHAP 10 was beneficial in providing homeownership opportunities to particularly moderate-income families in Dallas, who may have purchased/moved outside of the City for affordable housing options. These families would not have qualified for the Targeted Incentive Homebuyer Program, as they were in positions to include executive assistants, construction workers, program managers, call center associates and City employees in non-uniform positions. With the increase in sales prices and mortgage interest rates, the assistance made it more affordable to purchase a home.

Also crucial to the success of the program in the fiscal year was outreach efforts of program staff. Program staff conducted various homebuyer seminars with lending partners and other marketing efforts. DHAP attended 17 events to include homebuyer and financial seminars provided by realtors, banks and local schools and conducted 33 virtual trainings with DHAP Lending Partners to help them navigate the program.

DHAP received 249 applications, prequalified 61 applicants, and served 33 households with closed loans. A majority of the households with closed loans were African-American (70%) and 21% were Hispanic/Latino in ethnicity. Most of the households of the closed loans were single-headed households (82%). The applicants' average income was \$59,551 and their average age was 40 years old. The 11 prequalified applicants have an average income of \$63,827 and are also majority African-American (82%) and 18% are Hispanic.

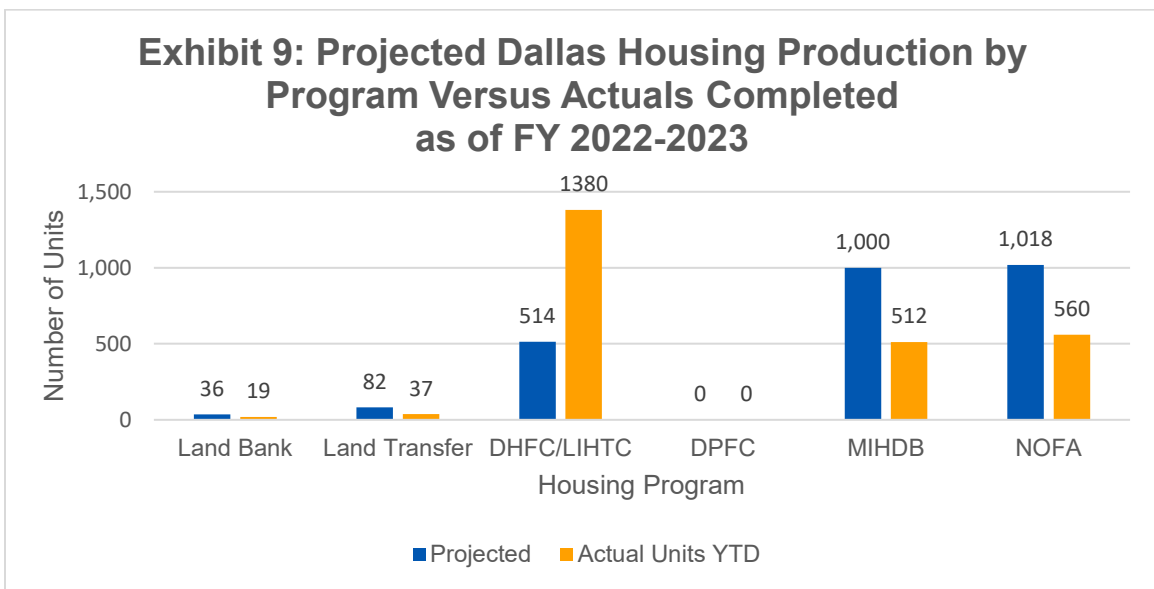
Housing launched the Anti-Displacement Homebuyer Assistance Program (DHAP 10) in February 2023. The program targets resident homebuyers with household incomes between

50% to 120% AMI. The maximum subsidy amounts are \$50,000. The program has \$262,974 remaining out of the \$1M toward closings. By the end of year, staff completed 13 households with DHAP 10.

A highlight development in this fiscal year was Five Mile Phase Two located in Council District 8. Most often, Housing works with multi-family developments. However, the Five Mile development, a three-phase project, will provide over 80 new single-family homes in the historical Five Mile community. These homes have not yet been constructed. This development project enables the DHAP program to provide homebuying assistance to the new owners of these newly-built homes, promoting first-time homebuyer opportunities. The homes set aside for affordable homeownership serve those in the 60%-80% AMI band, while the other market-rate homes are available to those in the income band up to 120% AMI.

PROJECTED V. ACTUAL HOUSING PRODUCTION

Housing staff estimated the number of units that would be produced in housing production programs, preserved in repair programs, or completed in homebuyer assistance programs (Exhibits 9-11). These estimations or projections are compared with actual accomplishments as of FY 2022-2023. The Senior Home Repair program is new, and thus initial applications are still in the review process.



Note: NOFA projects are partially completed and completed units reflect projects in Under Construction and Completed phases.

Exhibit 10: Projected Dallas Home Repairs versus Actuals Completed as of FY 2022-2023

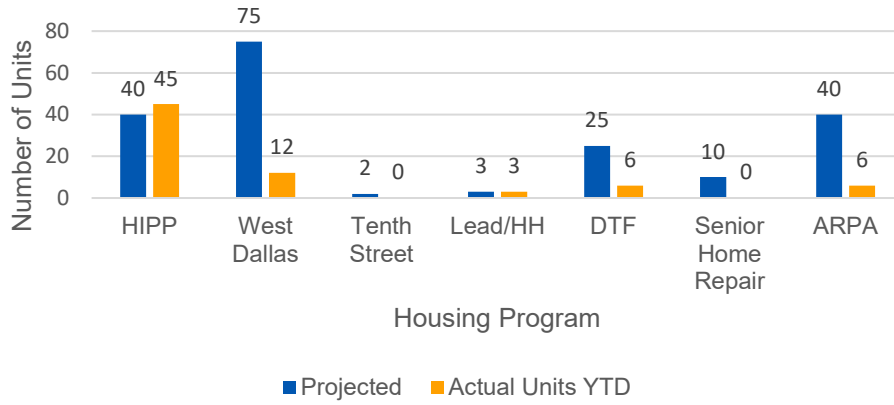
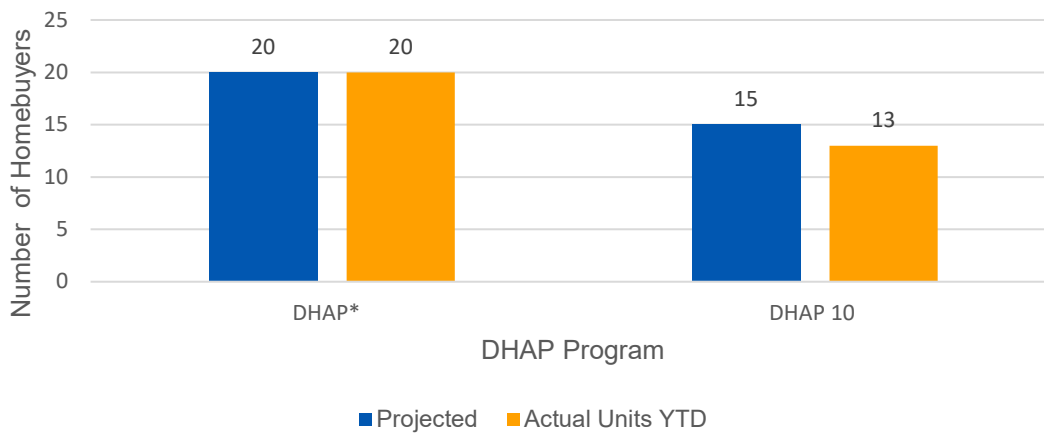


Exhibit 11: Projected Homebuyers Assisted Versus Actuals Completed as of FY 2022-2023





HIGHLIGHTED PROJECTS

The seven highlighted projects include representative projects from Housing programs in FY 2022-2023. Armonia Apartments, The Elms, and the DHAP Targeted Program are new projects from the fourth quarter. The remaining four projects illustrate the diverse examples of housing projects underway this year and shown in previous quarterly reports and utilize a combination of housing programs and funding sources.

The Armonia Apartments received gap financing through NOFA and will provide 15 units of multifamily housing in West Dallas, Council District 6. The Elms is an MIHDB and DPFC project with 153 units in Council District 4. The DHAP Homes, the Estates at Ferguson, and the Jeffries-Meyers duplexes exemplify the variety of projects needed to support mixed-income housing and homeownership in Dallas. Many of the DHAP homes are located in Council Districts 7 and 8 and offer homebuyers assistance for essential workers, people who have lived in Dallas for ten years or more, and other homebuyers needing loan assistance. Estates at Ferguson in Council District 7 in northeast Dallas will be an affordable multi-family development for residents age 55 years old and over. In Q3, the Dallas Housing Foundation held a groundbreaking for 34 duplex homes on 17 lots in the Jeffries-Meyers Neighborhood in Council District 7. The duplexes will provide needed affordable homeownership opportunities, reserved for households at 60%-120% AML.



Photo Credit: Armonia Apartments Groundbreaking, Eric Childs, Hi-Res Lifestyle

ARMONIA APARTMENTS

Dallas City Homes (DCH) held a groundbreaking ceremony for Armonia Apartments on August 4, 2023. The Notice of Funding Availability (NOFA) was utilized to provide gap financing throughout the City towards ongoing development of affordable housing in FY 2022-2023 in which 278 units were constructed and completed and another 71 units approved. This development tool helps to streamline the allocation of funds for affordable housing. In partnership with the City, City Council approved funding for \$2,085,504.00 in HOME funds and \$300,000.00 in General Funds to construct a three-story, 15-unit multifamily development in the La Bajada/Trinity Groves submarket of West Dallas, Council District 6. The Development will consist of approximately 16,000 square feet of rentable living space which will include 10 1-bedroom apartments and five 2-bedroom apartments. The Development will also include a community center, park/urban garden spaces, and 20 on-site parking spaces.



Rendering credit: The Elms, Parscale Group

THE ELMS

The Elms is an on-site Mixed Income Multifamily Housing Development located in the Cedar Crest Neighborhood at 1710 Morrell Avenue, four miles away from the Business District of City of Dallas. This development, positioned in Council District 4, consists of 153 units, eight of which are affordable units at 81-100% AMFI.

The Elms development has been approved for participation in the MIHDB program. Smart Living Residential, LLC—developer of this project—began its participation in the MIHDB program at the beginning of 2023 and received the restrictive covenant and permit approval four months later. All aspects related to the development process have happened in a timely manner and the groundbreaking ceremony of this development is expected to take place in mid-November 2023. Before construction began, the developer conducted engagement efforts with both the community and stakeholders. Feedback received from this outreach initiative was considered for the development plan.

Smart Living Residential, LLC expressed that the MIHDB program was crucial for enabling the development to move forward: “The MIHDB program was an invaluable tool in assisting us in both maximizing the project’s unit count and achieving our goal of providing high quality housing at an affordable price point.”



Photo Credit: Builders of Hope and City of Dallas for DHAP

DHAP HOMES

The homebuyer in the above pictured home received \$50,000 in assistance through the DHAP program. The property is also a unit assisted by development funding from the 2019 NOFA. Builders of Hope (BOH) was approved on April 8, 2020 to receive \$860,000 in HOME funds for the construction of 20 single family homes in West Dallas. This property was included in that agreement.



1 CONCEPTUAL COLORED ELEVATION



2 CONCEPTUAL PERSPECTIVE

Rendering Credit: Arrive Architecture Group

ESTATES AT FERGUSON

The City Council approved \$8,583,487.00 in HUD funds which includes \$3,965,000.00 in Community Development Block Grant-Disaster Recovery and \$4,618,487.00 in HOME Investment Partnership Funds for the development of the Estates at Ferguson. These funds were awarded through the City's NOFA application which utilizes entitlement funds awarded to Housing from the U.S. Department of Housing and Urban Development. The property is being developed by General Housing Partners, LLC (GHP) Texas-based developer, owner, and asset manager of Class A multi-family assets throughout the southwest. The Estates at Ferguson will be located on 5.7 acres in northeast Dallas at 9220 Ferguson Road. The development will be a 164-unit, Class "A", active senior-living development for residents aged 55 and over. The development will serve senior households earning at or below of 50% Area Median Income (AMI) and 60% AMI and will consist of one-bedroom and two-bedroom units. The 164 units are comprised of 99 one-bedroom, and 65 two-bedroom units with expected rents between \$913 to

\$1,315 and there will be no market rate units. The development will be new construction of a single three-story, elevator-served building with interior corridors and easy access to community amenities. The development will have lush landscaping, resort-style ADA compliant swimming pool, lighted sidewalks, a dog park, and a community garden. The Property will be designed as an Aging-In-Place community and features units designed to accommodate persons with disabilities and common areas will have easy access to elevators. Transportation will be available via the on-site bus stop or community van. Units will be designed as accessible or adaptable and will incorporate an “open concept design”. Unit amenities will include granite countertops, Energy Star Appliances, dishwasher, ceiling fans, laundry connections, high-efficiency heating, ventilation, and air conditioning, faux wood flooring, open concept design, Low-e windows, covered entries, nine-foot ceilings, microwave ovens, and additional storage. Additional common amenities will include barbecue grills, community event center, theater room, business center, salon, a furnished fitness center, and leasing office will include fulltime staff and on-site maintenance. Construction is estimated to begin Fall 2023 and completed Spring of 2025.



Photo Credit: Builders of Hope

DHAP/LAND BANK HOME

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



Photo credit: Craig Boeglin with Matthews Southwest

THE GALBRAITH

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



Photo Credit: Scottie Smith for Dallas Housing Foundation Groundbreaking for Duplexes, Jeffries-Meyers

DALLAS HOUSING FOUNDATION

The Dallas Housing Foundation held a groundbreaking on June 20, 2023. The City Council approved funding for \$1,427,000.00 in Bond funds to construct 34 single family homes on 17 lots from the Land Transfer Program in the South Dallas Jeffries-Meyers neighborhood near Fair Park. These duplex homes will have two floor plan options and range from 1,500 square feet to 1,600 square feet with attached garages. Of the 34 homes in the project, all 34 will be sold to households at 60-120 % of Area Median Income (AMI) and 7 of those homes will be sold to households at 60-80% of the AMI. This project will transform a former homeless encampment into dozens of affordable homes for homebuyers.



TERMINOLOGY

ARPA: American Rescue Plan Act
CRP: Comprehensive Housing Policy (CHP), old housing policy
DHAP: Dallas Homeownership Assistance Program
DHFC: Dallas Housing Finance Corporation
DHP33: Dallas Housing Policy 2033, new housing policy
DPFC: Dallas Public Facility Corporation
DTF: Dallas Tomorrow Fund
HIPP: Home Improvement and Preservation Program
LIHTC: Low Income Housing Tax Credit
MIHDB: Mixed Income Housing Development Bonus
NOFA: Notice of Funding Availability
OED: City of Dallas Office of Economic Development

Income Band (for MIHDB) means the range of household incomes between a pre-determined upper limit and a pre-determined lower limit generally stated in terms of a percentage of area median family income adjusted for family size. We refer to this as AMFI in text.

- (A) **Income Band 1** means an income between 81 and 100 percent of AMFI.
- (B) **Income Band 2** means an income between 61 and 80 percent of AMFI.
- (C) **Income Band 3** means an income between 51 and 60 percent of AMFI.



APPENDIX OF DATA TABLES

- Table 1: Ongoing and Recently Completed Housing Development Projects
- Table 2: Ongoing and Recently Completed Homebuyer Assistance
- Table 3: Ongoing and Recently Completed Home Repair Projects
- Table 4: Income and Expenses for MIHDB and Corporations
- Table 5: Summary of The Texas Homebuyer Loan Program Loans in Dallas Issued for DHFC Assignment as of July 1, 2023

Ongoing and Recently Completed
Housing Development Projects

Table 1

Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Completed FY 22-23	Land Bank Program	7	Builders of Hope		DHADC	Private		3425 Pondrom Street	\$180,000	1	0	1
	Land Bank Program	7	Builders of Hope		DHADC	Private		4317 Canal Street	\$215,000	1	0	1
	Land Bank Program	6	Builders of Hope		DHADC	Private		2030 Morris Street	\$219,000	1	0	1
	Land Bank Program	7	Builders of Hope		DHADC	Private		4606 Jamaica Street	\$219,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3603 Penelope Street	\$160,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		4806 Silver Avenue	\$185,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3810 Spence Street	\$215,000	1	0	1
	Land Bank Program	4	PAD Enterprises		DHADC	Private		1514 E. Ann Arbor	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		4807 Silver Avenue	\$235,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		2521 Birmingham Avenue	\$240,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		4103 Marshall Drive	\$230,000	1	0	1
	Land Bank Program	4	Confia Homes		DHADC	Private		3350 Springview Avenue	\$235,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		2700 Birmingham Avenue	\$205,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		2931 Birmingham Avenue	\$205,000	1	0	1
	Land Bank Program	3	Confia Homes		DHADC	Private		4926 Kildare Avenue	\$230,000	1	0	1
	Land Bank Program	3	Confia Homes		DHADC	Private		4935 Kildare Avenue	\$220,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3926 Metropolitan Avenue	\$245,000	1	0	1
	Land Bank Program	4	Focis Holdings		DHADC	Private		2302 Moffatt Avenue	\$245,000	1	0	1
	Land Transfer Program	4	Black Island		HOU, PW	Private		2928 Eagle Drive	\$180,000	1	0	1
	Land Transfer Program	7	Black Island		HOU, PW	Private		2718 Mitchell Street	\$215,000	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		2911 Gay Street	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		3331 Spring Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		3131 Tuskegee Street	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		4503 Electra Street	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		2818 Le Clerc Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		4712 Baldwin Avenue	\$184,500	1	0	1
	Land Transfer Program	7	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		3435 Beall Street	\$160,000	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	Masa Design Build		HOU, PW	Private		1530 Fordham Road	\$205,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2819 Troy Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4230 Carl Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2807 Farragut Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2223 Garden Drive	\$225,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4226 Canal Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4235 Canal Street	\$225,000	1	0	1
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4319 Elsie Faye Higgins Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		3635 Pine Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		3642 Pine Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2850 Farragut Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2727 Maurine F Bailey Way	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2303 Starks Avenue	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2344 Starks Avenue	\$195,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4233 Canal Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2719 Frazier Street	\$225,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		612 S Moore Street	\$195,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4335 Spring Avenue	\$225,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		511 N Denley Drive	\$195,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		511 N Moore Street	\$194,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		507 N Moore Street	\$194,000	1	0	1	
Land Bank Program	7	Dallas Area Habitat		DHADC	Private		4636 Chertwood Street	\$180,000	1	0	1	
The Biscove	11	DHC		Acquisition			12629 Col Rd	\$99,443,740	288	34	322	
The Dylan	2	AMCAL		DHFC	Acquisition		4533 Cedar Springs Rd	\$42,500,000	63	62	125	
2400 Bryan/The Galbraith	14	Matthews Southwest	12/31/2021	DHFC, HOU, OED, NOFA	9% Tax Credit	CDBG, P: 2400 Bryan Street		\$77,746,799	111	106	217	
Estates at Shiloh (Senior)	9	Generation Housing	12/31/2021	DHFC, HOU	4% Tax Credit	CDBG, H: 2649 Centerville Road		\$40,781,976	239	25	264	
Ridgecrest Terrace Apartments (Rehab)	3	Steele Properties	12/31/2022	DHFC	4% Tax Credit	526 S. Walton Walker Blvd.		\$57,361,222	250	0	250	
The Alton (aka Lenox Oak Lawn)	2	Oden Hughes		MHDB	On Site Affordable Units	2929 Oak Lawn		NA	12	281	293	
Doverhouse at White Rock	9			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	\$2.5M CT 8550 Midpark Road		\$29,255,004	202	0	202	
Ideal/Joppa	7	Dallas Habitat for Humanity		NOFA	Single Family	Scattered Sites		\$7,129,217	19	0	19	
								\$356,614,741	1,251	716	1,967	
Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	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
	Conor Live Oak	2	Conor Commercial		MHDB	Fee In Lieu		4931 Live Oak et al	NA	0	327	327
	Lincoln Katy Trail	2	LPC Developers of Texas		MHDB	Fee In Lieu		3255 Carlisle Street	NA	0	300	300
	Pegasus Ablon Project	2	Pegasus Ablon		MHDB	On Site Affordable Units		3000 Throckmorton	NA	13	238	251
	514 Bryan	2	AN Properties		MHDB	Fee In Lieu		4514 Bryan Street	NA	0	22	22
	Kiva East	2	Sagebrook	Awarded 2021 9%	ROS, CRP, MHDB	9% Tax Credit/On Site Affordable Units	\$2.5M in	4722 East Side Ave.	\$21,587,420	71	16	87
	Pearl Lofts	2	1100 Pearl Street, Inc.		OED (TIF)			2100 Jan Pruitt	\$33,200,000	30	70	100
	Standard at Royal	6	LDG Development		Council Approved	DHFC	Conventional MF	2737 Royal Lane	\$69,245,305	150	150	300
	Mountain Creek Apartments	3	NRP Group		Council Approved	DHFC	Conventional MF	NWC of I-20 & TX-480	\$59,246,341	162	162	324
	Oakhouse at Colorado	1	Mintwood Real Estate		Council Approved	DHFC	Conventional MF	900 E. Colorado Blvd.	\$48,230,230	113	102	215
	Bluffview Highline	13	Urban Genesis		Council Approved	DHFC	Conventional MF	3802 W. Northwest Hwy.	\$34,548,047	88	87	175
	Singleton Highline	6	Urban Genesis		Council Approved	DHFC	Conventional MF	2901 Borger St	\$32,848,000	88	88	176
	Bluffview Apartments	2	X Equity Group		Approved	MHDB	On Site Affordable Units	3527 Bolivar Drive	NA	4	66	70
	Armonia Apts	6	Dallas City Homes		Approved	NOFA	Conventional MF	3115 Topoka Ave	\$4,692,000	11	4	15
	The Elms	4	Smart Living Residential, LLC		Council Approved	MHDB/DHFC	Acquisition, On Site Affordable Units	1710 Monrell Avenue	\$24,523,917	8	145	153
	Terrace at Southern Oaks	4	LDG Development		Approved	DHFC/RONO, MHDB	Conventional MF, On Site Affordable Unit/HOME/C	3300 Southern Oaks Blvd.	\$60,538,517	270	30	300
	HighPoint at Wynnewood	1	MVAH Partners		Approved	DHFC/RONO	4% Tax Credit	1911 Pratt Street	\$46,845,856	220	0	220
	The Ridge at Lancaster	8	LDG Development	12/31/2023	DHFC, MHDB	4% Tax Credit, On Site Affordable Units		2101 Crouch Road	\$59,560,307	270	30	300
	Gateway Oak Cliff	1	St. Margaret, Inc.	12/31/2023	DHFC, MHDB, OED	4% Tax Credit, On Site Affordable Units	TIF	400 S. Beckley	\$47,131,511	184	42	226
	Ash Creek	7	DevCo		Approved	DHFC/RONO	4% Tax Credit	2605 John West Rd	\$54,892,942	280	0	280
	The Postiano	7	DevCo		Approved	DHFC	4% Tax Credit	2519 John West Rd.	\$56,160,000	232	0	232
	Crossing at Clear Creek	8	LDG (fka Covenant Funding)		Approved	MHDB/DHFC	On Site Affordable Units	14201 C F Hawn Fwy	\$91,058,243	14	250	264
	Terrace at Highland Hills	8	LDG		Approved	MHDB/DHFC	On Site Affordable Units	3100 Persimmon Rd	\$97,210,287	15	285	300
	Dallas Stemmons Apartments	6	Palladium	12/31/2023	ROS	9% Tax Credit		11070 N. Stemmons Freeway	\$20,020,169	8	0	8
	Juliette Fowler Residences	6	Juliette Fowler Communities	12/31/2023	ROS	9% Tax Credit		South Fulton Str and Eastside Ave	\$23,483,750	144	0	144
	Villas @ Western Heights	6	MREC Companies	12/31/2023	ROS, CRP, OED	9% Tax Credit	TIF	1515 Fort Worth Avenue	\$32,888,449	104	26	130
	The Oaks	1	DHVA/OA	12/31/2023	RONO, HOU	4% Tax Credit		630 S. Llewellyn Ave	\$44,053,609	243	17	260
	Meadowbrook Apartments	8	LDG Development	12/31/2023	DHFC/RONO, MHDB	4% Tax Credit	MHDB	15251 Seagoville Road	\$42,195,523	162	18	180
	Westmoreland Station	3	Generation Housing	12/31/2023	DHFC, HOU	4% Tax Credit	\$8M HOM	2700 S. Westmoreland Road	\$51,561,000	223	25	248
	West Dallas - Scattered Sites	6	Builders of Hope			Single Family		Scattered Sites	\$3,879,663	20	0	20
	Cedar Crest - Scattered Sites	4	Confia Homes			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 #11 #3	7	Dallas Housing Foundation			NOFA	Single Family	Scattered Sites	\$6,367,368	34	0	34
	Jeffries Meyers #2	7	Toxics 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	See in Completed	14	0	14
	Capitol Flats	2	Larkspur Capital			MHDB	On Site Affordable Units	5215 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 Pres George Bush Tpke	NA	27	353	380
	Moderia Trinity	6	Mill Creek			MHDB	On Site Affordable Units	2350 N Beckley Ave	NA	10	194	204
	Alexan Arts III	2	Trammell Crow Residential			MHDB	On Site Affordable Units	2085 Ross & 1601 N Henderson	NA	46	340	386
Fairfield Manderville	13	Fairfield			MHDB	On Site Affordable Units	7735 & 7777 Manderville	NA	36	439	475	
Maple Highline I	2	Urban Genesis			M							

Ongoing and Recently Completed Housing Development Projects

Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	4	Masa Design Build		HOU, PW	Private		3607 Humphrey Drive	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build		HOU, PW	Private		4611 Bonnie View Road	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design Build		HOU, PW	Private		2631 Warren Avenue	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design Build		HOU, PW	Private		2424 Birmingham Avenue	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design-Build		HOU, PW	Private		2730 Exline Street	\$198,500	1	0	1
	Land Transfer Program	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	0	0	0
	Land Transfer Program	4	Covenant Homes		HOU, PW	Private		438 Cleave Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes		HOU, PW	Private		402 Bobbie Street	\$215,000	1	0	1
	Modera Trailhead	2	Mill Creek		MIHDB	On Site Affordable Units		7532 East Grand Ave	NA	26	260	286
									\$1,145,784,871	3,851	5,210	9,061
Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Prelim Inducement/ Council Approved/ MIHDB App. Approved	Standard Shoreline/The Hayden	9	OP Acquisitions, LLC		DPFC/MIHDB	Conventional MF, On Site Affordable Units		10715 Garland Road	\$66,419,868	153	147	300
	Estate Village	8	Community Preservation Partners	Approved	DHFC/RONO	4% Tax Credit		5969 Highland Drive	\$73,453,904	291	0	291
	AM Fairmount	12	Alamo Manhattan		MIHDB	Fee In Lieu		3030 Fairmount	NA	16	304	320
	Cabana Design District	6	Cabana Sycamore Development, Inc.		ROS, CRP, OED	9% Tax Credit		899 North Stemmons Freeway	\$116,334,474	64	96	160
	1508 Mockingbird	2	Prudent Realty Advisors		DPFC	Conventional MF		1508 W. Mockingbird Lane	\$105,211,255	200	200	400
	Park at Northpoint	6	LDG Development		DPFC, CDBG	Conventional MF		9999 Technology Blvd.	\$96,447,000	308	307	615
	Preston Alexis	11	Creekwood Preston Alexis, LLC		MIHDB	Fee In Lieu		6050 Belt Line Rd	NA	0	605	605
	Larkspur Fair Park	7	Larkspur		DPFC	Conventional MF		3525 Ash Lane	\$70,278,652	146	144	290
	Bonton Gardens	7	CityBuild		MIHDB	On Site Affordable Units		6106 and 6116 Bexar St	NA	6	30	36
	Jaipur Lofts	2	Sagebrook	Approved 2022 9%	ROS, MIHDB	9% Tax Credit/On Site Affordable Units		NOFA/OE 2203 N. Fitzhugh & 2102 Annex Ave.	\$27,718,976	71	0	71
	Blakely, The	2	Sagebrook	Approved 2022 9%	ROS	9% Tax Credit		NOFA/OE 1907 Carroll Ave. & 1407 Garnett Ave.	\$28,232,886	86	6	92
	Cypress Creek at Montfort	11	Sycamore Strategies	Approved 2022 9%	ROS MIHDB	9% Tax Credit/On Site Affordable Units		NOFA/OE NW C of Montfort & Spring Valley	\$44,655,796	17	151	168
	Trove Valor	4	Lavoro Capital	Approved	DPFC/1,000UC	Conventional MF		4515 S. Lancaster	\$54,963,000	166	166	332
	Patriot Pointe at Markville	10	Generation Housing	Approved 2022 9%	ROS, DHFC	9% Tax Credit	NOFA	9222 Markville Road	\$37,830,292	103	28	131
	Skyline at Cedar Crest	4	Brompton CHDO (Houston)	Awarded 2021 9%	ROS, MIHDB	9% Tax Credit/MIHDB		2720 E. Kiest Blvd.	\$26,597,686	85	22	107
	Cypress Creek at Forest Lane	10	Sycamore Strategies	Awarded 2021 9%	ROS, CRP	9% Tax Credit		11520 N Central Expressway	\$44,904,476	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	Approved	NOFA	Single Family		6000 Block of Bexar St.	\$3,406,500	21	13	34
	Dolphin Heights	7	EDCO	Approved	NOFA	Single Family		Scattered Sites	\$1,039,433	5	0	5
	St. Philips Catalyst	7	St. Philips	Approved	NOFA	Single Family		Scattered Sites	\$1,781,815	7	0	7
	Estates at Ferguson	7	Generation Housing		DHFC	4% Tax Credit		9220 Ferguson Road	\$41,494,000	164	0	164
	Rock Island Riverfront	2	Petra Development		DHFC	4% Tax Credit		1027 S. Riverfront Blvd.	\$78,817,000	155	22	177
	The Mondello	7	DevCo		DHFC	4% Tax Credit		2000 Highland Rd.	\$39,610,000	150	0	150
	Greenleaf Lake June	5	Greenleaf Ventures	Approved	MIHDB	Single Family		NEC Lake June & St. Augustine	\$6,317,000	125	0	125
	Standard West Commerce	6	Ojala Partners	DPFC Approved	DPFC, MIHDB	Conventional MF, On Site Affordable Unit Zoning C1		1400 West Commerce	\$64,763,980	153	147	300
	Jefferson University Hills	3	JPI Companies		DPFC	Conventional MF		NW Corner of University Hills and Camp W	\$99,727,000	200	200	400
	Muse at Midtown	11	OHG		DHFC	Acquisition		13675 Noel Road	\$102,559,395	262	27	289
	Fitzhugh Urban Flats	2	OHG		DHFC	Acquisition		2707 N. Fitzhugh Avenue	\$157,288,129	452	45	497
	St. Jude Center - Vantage Point	10	9019 Vantage Point	Approved	MIHDB	On Site Affordable Units		9019 Vantage Point	\$11,000	132	0	132
	417 E 9th Street Apartments	7	Fenton Dallas, LLC		DHFC	Fee In Lieu		417 9th Street	NA	1	0	1
	Ridge at Loop 12	6	LDG Development		DHFC, MIHDB	4% Tax Credit, On Site Affordable Units		910 S. Bellline Road	\$90,460,577	300	0	300
	The Caroline	6	OP Acquisitions, LLC		MIHDB	On Site Affordable Units		1400 West Commerce St.	NA	172	165	337
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.		MIHDB	Fee In Lieu		4555 Travis St.	NA	0	168	168
	Lantower Singleton	6	Lantower Residential		MIHDB	Fee In Lieu		818 Singleton Blvd.	NA	0	0	437
	Fitz 2	2	Slate Properties		MIHDB	On Site Affordable Units		1513 N. Fitzhugh	NA	4	63	67
	Endeavor McKinney/Boll	14	Endeavor RE		MIHDB	On Site Affordable Units		2702 & 2710 McKinney Ave. at Boll St	NA	10	265	275
	Legacy at White Rock	7	LDG Development		MIHDB	On Site Affordable Units		2825 & 2845 N Buckner Blvd	NA	108	104	212
	Ewing & Morrell	4	Fenton Dallas LLC		MIHDB	On Site Affordable Units		850 S Ewing Ave	NA	2	38	40
	Mail Avenue Project	2	Fenton Dallas LLC		MIHDB	On Site Affordable Units		2220, 2224, 2248 Mail Ave.	NA	2	37	39
	One Newpark	2	One Newpark GP, LLC		OED (TIF and PPP)	Acquisition		Alkard and Canton	\$379,300,000	54	214	268
	University Hills Phase 1 Multifamily	8	I-20 Lancaster Development, LLC		OED (TIF and PPP)	Acquisition		Lancaster Road at Wheatland Road	TBD	50	200	250
	University Hills Phase 1 Single Family	8	I-20 Lancaster Development, LLC		OED (TIF and PPP)	Acquisition		Lancaster Road at Wheatland Road	TBD	0	540	540
	PSW/Fort Worth Avenue	6	Builders of Hope CDC		MIHDB	On Site Affordable Units		2398 Beaver St.	NA	31	265	296
	Trinity West Villas	6	Hedgestone Investments		NOFA	Conventional MF		3457 Normandy Brook Rd	\$7,279,182	9	27	36
	Land Bank Program	4	Hedgestone Investments		DHADC	Private		208 Landis Street	\$215,000	1	0	1
	Land Bank Program	7	Marcus Construction		DHADC	Private		903 Belterton Circle	\$230,000	1	0	1
	Land Bank Program	7	Marcus 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 Dulth Street	\$230,000	1	0	1
	Land Bank Program	4	Confia Homes		DHADC	Private		335 Leads 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	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	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 Bank Program	7	Kori Homes		DHADC	Private		4326 Copeland Avenue	\$235,000	1	0	1
	Land Bank Program	7	Kori Homes		DHADC	Private		1609 Pine Street	\$235,000	1	0	1
	Land Bank Program	7	Kori Homes		DHADC	Private		2723 Lawrence Street	\$255,000	1	0	1
	Land Bank Program	7	Kori Homes		DHADC	Private		2225 Jordan Street	\$255,000	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		4415 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4422 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4863 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4860 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4806 Baldwin Street	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4423 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4507 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4726 Frank Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4531 Frank Street	\$184,000			

Ongoing and Recently Completed
Housing Development Projects

Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Land Transfer Program		7	Confia Homes		HOU, PW	Private		4632 Cornejo Street	\$244,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		7944 Hull Avenue	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		7935 Hull Avenue	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		4720 Stokes Street	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		4331 Copeland Avenue	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		4518 Jamaica Street	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		4226 York Street	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		2245 Anderson Street	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		5814 Carlton Garrett Street	\$184,000	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		2732 Keeler Street	\$184,000	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		4714 Dolphin Road	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		1204 Claude Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		216 Landis Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		112 N Cliff Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		623 Woodbine Avenue	\$215,000	1	0	1
Land Transfer Program		7	KH Solutions		HOU, PW	Private		4227 Copeland Avenue	\$215,000	1	0	1
Land Transfer Program		7	KH Solutions		HOU, PW	Private		4302 Copeland Avenue	\$206,000	1	0	1
Land Transfer Program		7	KH Solutions		HOU, PW	Private		4335 Marshall Street	\$206,000	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		2453 Starks Ave	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		2412 Starks Ave	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		5012 Mama Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		5039 Mama Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		2338 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		2510 Hooper Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		1916 J B Jackson Jr Blvd	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		3723 Kenilworth Street	\$218,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		3504 Roberts Avenue	\$190,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		2215 Stoneman Street	\$190,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		2643 Tanner Street	\$190,500	1	0	1
Land Transfer Program		7	Affluency Homes		HOU, PW	Private		3814 Atlanta Street	\$190,500	1	0	1
Land Transfer Program		4	Affluency Homes		HOU, PW	Private		1242 E Ohio Ave	\$190,500	1	0	1
Land Transfer Program		4	Affluency Homes		HOU, PW	Private		3723 Opal Avenue	\$190,500	1	0	1
Land Transfer Program		4	Affluency Homes		HOU, PW	Private		4234 Opal Avenue	\$190,500	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		402 Cleaves Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		408 Cleaves Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		431 Cleave Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		401 Hart Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		411 Hart Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		424 N Moore Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		501 N Moore Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		406 N Moore Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		421 N Denley Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		408 Pecan Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		411 Pecan Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		405 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		441 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		442 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		611 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		607 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		603 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		527 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		505 N Denley Drive	\$172,500	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		427 N Denley Drive	\$172,500	1	0	1
Land Transfer Program		7	Masa Design-Build		HOU, PW	Private		2734 Exline Street	\$198,500	1	0	1
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6307 Carlton Garrett Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6308 Carlton Garrett Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6302 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6306 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6310 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Black Island		HOU, PW	Private		2708 Brigham Lane	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2723 Council Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2710 Council Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5107 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5122 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5018 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5015 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		4930 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2335 Harding Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2506 Elsie Faye Heggins Street	\$214,000	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2210 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2246 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2238 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2411 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2407 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2334 Macon Street	\$218,500	1	0	1
Land Transfer Program		8	Titan & Associates		HOU, PW	Private		2230 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2254 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5714 Bon Aire Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5662 Bon Aire Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5007 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5023 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5215 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5031 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5041 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		5102 Marie Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		5021 Marie Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		5006 Marie Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2815 Marder Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2461 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2457 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2415 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		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		8	Masa Design Build		HOU, PW	Private		6515 Palm Island	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build		HOU, PW	Private		1423 E Overton Road	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build		HOU, PW	Private		2819 Fordham Road	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		2717 Lagow Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		2627 Foreman Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		3141 Vannerson Drive	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		2707 Charba Street	\$205,000	1	0	1
Land Transfer Program		7	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 Wendellin 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 Pannell Street	\$255,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		1741 Stoneman Street	\$255,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		1430 Al Lipscomb Parkway	\$220,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		2814 Cleveland Street	\$220,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		2824 Holmes Street	\$220,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2700 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2227 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2218 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2318 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2410 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2530 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		5238 Beeman Avenue	\$220,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		1610 Kinmore Street	\$220,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		1632 Kinmore Street	\$220,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		3239 Reynolds Avenue	\$220,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3911 Hancock Street	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3802 Sidney Street	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3900 Spring Avenue	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3303 Spring Avenue	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		4515 Metropolitan Avenue	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private						

Ongoing and Recently Completed
Homebuyer Assistance

Table 2

Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served	
Closed FY 22-23	Traditional DHAP		1 Simmons Bank	CDBG, HOME	\$128,000.00	\$29,500.00	65.18%	27	1	
	Targeted Occupation		7 JPMorgan Chase Bank, N.A.	General Funds	\$200,000.00	\$45,000.00	82.14%	29	1	
	Traditional DHAP		7 Inwood National Bank	CDBG, HOME	\$240,000.00	\$40,000.00	74.81%	55	1	
	Traditional DHAP		3 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$256,000.00	\$40,000.00	42.78%	39	1	
	Targeted Occupation		8 AmCap Mortgage, Ltd	General Funds	\$263,585.00	\$43,394.00	80.24%	38	1	
	Traditional DHAP		8 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$270,000.00	\$40,000.00	36.50%	37	1	
	DHAP 10		4 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	Racial Equity Funds	\$251,800.00	\$50,000.00	80.12%	49	1	
	DHAP 10		4 Inwood National Bank	Racial Equity Funds	\$230,000.00	\$50,000.00	78.38%	52	1	
	Traditional DHAP		8 Town Square Mortgage & Investments LLC	CDBG, HOME	\$249,890.00	\$50,000.00	60.58%	31	1	
	Traditional DHAP		4 Homewood Mortgage LLC	CDBG, HOME	\$235,000.00	\$47,300.00	76.21%	51	1	
	Traditional DHAP		8 Inwood National Bank	CDBG, HOME	\$232,500.00	\$50,000.00	62.77%	50	1	
	DHAP 10		8 Supreme Lending	Racial Equity Funds	\$267,000.00	\$50,000.00	101.77%	48	1	
	DHAP 10		8 JPM Chase Bank	Racial Equity Funds	\$218,500.00	\$50,000.00	50.79%	32	1	
	DHAP 10		8 Guild Mortgage LLC	Racial Equity Funds	\$210,000.00	\$46,500.00	87.29%	24	1	
	Targeted Occupation		8 Town Square Mortgage	General Funds	\$205,000.00	\$23,754.00	104.88%	35	1	
	DHAP 10		4 Southwest Funding LP	Racial Equity Funds	\$210,000.00	\$46,500.00	66.83%	59	1	
	Targeted Occupation		4 Town Square Mortgage & Investments, LLC	General Funds	\$331,000.00	\$50,000.00	91.46%	27	1	
	DHAP 10		4 Town Square Mortgage	Racial Equity Funds	\$224,000.00	\$50,000.00	53.34%	36	1	
	Traditional DHAP		7 Cadence Bank	CDBG, HOME	\$230,000.00	\$45,000.00	53.97%	37	1	
	Traditional DHAP		3 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$260,000.00	\$60,000.00	42.67%	36	1	
	Traditional DHAP		6 Gold Financial Services	CDBG, HOME	\$230,000.00	\$45,800.00	74.35%	32	1	
	Traditional DHAP		4 Inwood National Bank	CDBG, HOME	\$260,000.00	\$50,000.00	74.58%	38	1	
	DHAP 10		5 Simmons Bank	Racial Equity Funds	\$205,000.00	\$46,026.00	77.92%	40	1	
	DHAP 10		4 Origin Bank	Racial Equity Funds	\$271,000.00	\$49,500.00	77.58%	50	1	
	DHAP 10		7 Origin Bank	Racial Equity Funds	\$300,000.00	\$50,000.00	96.83%	24	1	
	DHAP 10		4 Prosperity Home Mortgage	Racial Equity Funds	\$175,000.00	\$50,000.00	64.06%	34	1	
	Targeted Occupation		10 Everett Financial, Inc. dba Supreme Lending	General Funds	\$191,000.00	\$44,700.00	93.38%	30	1	
	DHAP 10		7 Nations Reliable Lending	Racial Equity Funds	\$226,000.00	\$48,500.00	72.71%	33	1	
	DHAP 10		8 Town Square Mortgage	Racial Equity Funds	\$230,000.00	\$50,000.00	95.02%	26	1	
	Traditional DHAP		9 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$193,000.00	\$40,000.00	26.20%	66	1	
	Traditional DHAP		8 Town Square Mortgage	CDBG, HOME	\$232,500.00	\$50,000.00	67.46%	51	1	
	Traditional DHAP		6 Inwood National Bank		\$255,000.00	\$50,000.00	75.13%	54	1	
	Traditional DHAP		8 Simmons Bank		\$232,500.00	\$50,000.00	73.85%	50	1	
						\$ 233,736	\$ 1,531,474	71.57%	40	33
	Prequalified	Traditional DHAP				\$ -	\$ -	70.12%	35	1
		Traditional DHAP				\$ -	\$ -	66.31%	69	1
		Traditional DHAP				\$ -	\$ -	77.44%	74	1
Traditional DHAP					\$ -	\$ -	76.26%	29	1	
Traditional DHAP					\$ -	\$ -	56.48%	57	1	
DHAP 10					\$ -	\$ -	52.98%	33	1	
Targeted Occupation					\$ -	\$ -	115.44%	41	1	
Targeted Occupation					\$ -	\$ -	94.90%	54	1	
DHAP 10					\$ -	\$ -	104.54%	38	1	
Traditional DHAP					\$ -	\$ -	95.47%	61	1	
Traditional DHAP					\$ -	\$ -	53.70%	46	1	
							78.51%	49	11	

Ongoing and Recently Completed
Home Repair Projects

Table 3

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age	
Completed FY 22-23	ARPA	District 4	Titan & Associates Construction, LLC	ARPA	\$ 97,580	\$ -	1		65	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ 10,000	1		62	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		59	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		55	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		68	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 97,725	\$ -	1		70	
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ -	1	29%	77	
	DTF	District 2	REKJ Builders, LLC	DTF	\$ 19,920	\$ -	1	21%	74	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,550	\$ -	1	36%	53	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,990	\$ -	1	36%	72	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,536	\$ -	1	16%	60	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 12,437	\$ -	1		57	
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 174,900	\$ -	1	36%	95	
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 165,040	\$ 16,504	1	17%	64	
	HIPP	District 8	REKJ Builders, LLC, Opportunity Cons	CDBG	\$ 160,000	\$ -	1	74%	79	
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	17%	77	
	HIPP	District 7	Titan & Associates Construction, LLC	CDBG	\$ 54,675	\$ -	1	43%	68	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 51,228	\$ -	1	54%	61	
	HIPP	District 4	Torres Construction	CDBG	\$ 59,899	\$ -	1	17%	65	
	HIPP	District 4	NCN Constructions LLC	CDBG	\$ 64,793	\$ -	1	18%	69	
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 63,000	\$ -	1	58%	60	
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ -	1	37%	79	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 40,975	\$ -	1	26%	67	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,705	\$ -	1	49%	69	
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	32%	87	
	HIPP	District 2	NCN Constructions LLC	CDBG	\$ 59,650	\$ -	1	65%	51	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,706	\$ -	1	26%	83	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 41,475	\$ -	1	38%	81	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 31,460	\$ -	1	23%	71	
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 50,708	\$ -	1	16%	67	
	HIPP	District 5	Torres Construction	CDBG	\$ 56,924	\$ -	1	67%	61	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,483	\$ -	1	64%	63	
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	72	
	HIPP	District 8	Opportunity Construction, LLC	CDBG	\$ 159,449	\$ -	1	40%	91	
	HIPP	District 8	Legacy RED Group, Torres Constructi	CDBG	\$ 36,988	\$ -	1	21%	73	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	21%	78	
	HIPP	District 12	Scott-King Group, LLC	CDBG	\$ 39,300	\$ 24,990	1	71%	74	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	15%	63	
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	16%	47	
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	26%	86	
	HIPP	0	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 16,000	1		0	
	HIPP	District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ -	1	63%	76	
	HIPP	District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 65,000	\$ -	1	25%	80	
	HIPP	District 8	Torres Construction	CDBG	\$ 53,037	\$ -	1	30%	78	
	HIPP	District 5	Scott-King Group, LLC	CDBG	\$ 58,613	\$ -	1	22%	74	
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 48,655	\$ -	1	51%	77	
	HIPP	District 6	Titan & Associates Construction, LLC	CDBG	\$ 58,630	\$ 5,863	1	25%	71	
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 68,337	\$ -	1	24%	79	
	HIPP	District 7	Torres Construction	CDBG	\$ 25,426	\$ -	1	69%	71	
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	46%	64	
	HIPP	District 7	Dallas Finest Construction LLC	CDBG	\$ 62,410	\$ -	1	31%	68	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,665	\$ -	1	46%	65	
	HIPP	District 9	Torres Construction	CDBG	\$ 52,742	\$ -	1	35%	51	
	HIPP	District 5	Agape Contracting, LLC, Scott-King G	CDBG	\$ 49,999	\$ -	1	42%	77	
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ -	1	40%	71	
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 41,430	\$ -	1	44%	68	
	HIPP	District 1	J A Construction, Torres Construction	CDBG	\$ 49,673	\$ -	1	59%	40	
	Lead	District 4	GTO1 Construction Corporation	Lead	\$ 10,074	\$ -	1	13%	66	
	Lead	District 1	GTO1 Construction Corporation	Lead	\$ 14,242	\$ -	1	42%	49	
	Lead	District 4	GTO1 Construction Corporation	Lead	\$ 12,298	\$ 12,298	1	18%	71	
	Reconstruction, HIPP	District 7	Opportunity Construction, LLC		\$ 159,999	\$ -	1	26%	84	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,790	\$ -	1	32%	86	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,970	\$ -	1	54%	59	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,910	\$ -	1	25%	71	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,988	\$ -	1	21%	68	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 17,460	\$ -	1	29%	58	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,875	\$ -	1	62%	81	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,975	\$ -	1	10%	72	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,255	\$ -	1	44%	45	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,748	\$ -	1	29%	53	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,785	\$ -	1	29%	69	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 6,425	\$ -	1	19%	57	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ -	1	28%	76	
						\$ 4,698,308	\$ 101,248	73	35%	68
	Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	Under Construction		0	0	Scott-King Group, LLC	\$ 6,400	\$ -	1		
			0	0	Scott-King Group, LLC	\$ 2,875	\$ -	1		
		0	0	Scott-King Group, LLC	\$ 4,650	\$ -	1			

Ongoing and Recently Completed
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
		0 0	Scott-King Group, LLC		\$ 13,250	\$ -	1		
		0 0			\$ -	\$ -	1		
		0 0	Scott-King Group, LLC		\$ 5,900	\$ -	1		
	ARPA	District 7	NCN Constructions LLC	ARPA	\$ 97,857	\$ 97,857	1		70
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 61,200	\$ 61,200	1		69
	ARPA	District 7	Torres Construction	ARPA	\$ 99,477	\$ 99,477	1		72
	ARPA	District 8	NCN Constructions LLC	ARPA	\$ 97,103	\$ 52,370	1		73
	ARPA	District 7	NCN Constructions LLC	ARPA	\$ 97,885	\$ 55,405	1		90
	ARPA	District 4	Scott-King Group, LLC	ARPA	\$ 100,000	\$ 61,750	1		86
	ARPA	District 8	Torres Construction	ARPA	\$ 94,175	\$ 94,175	1		65
	ARPA	District 4	Scott-King Group, LLC	ARPA	\$ 97,500	\$ 97,500	1		25
	ARPA	District 4	NCN Constructions LLC	ARPA	\$ 97,866	\$ 56,746	1		63
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 95,590	\$ 53,583	1		99
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 98,918	\$ 40,100	1		61
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 97,140	\$ 21,909	1		68
	ARPA	District 8	NCN Constructions LLC	ARPA	\$ 99,310	\$ 14,923	1		70
	ARPA	District 4	Titan & Associates Construction, LLC	ARPA	\$ 94,150	\$ 94,150	1		56
	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	REKJ Builders, LLC	CDBG	\$ 61,265	\$ 61,265	1	59%	61
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 25,015	1	34%	70
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	72
	HIPP	District 4	DFW Renovation Solutions, Torres Co	CDBG	\$ 175,000	\$ 107,455	1	12%	53
	HIPP	District 3	Torres Construction	CDBG	\$ 58,673	\$ -	1	39%	80
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 66,395	\$ -	1	64%	72
	HIPP	District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 73,891	1	13%	73
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 27,870	1	16%	75
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 69,293	\$ 11,429	1	56%	39
	HIPP 1.0	District 7	Hatley II Roofing Inc, Torres Construct		\$ 49,628	\$ -	1	18%	69
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	28%	74
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,955	\$ -	1	34%	73
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,940	\$ -	1	18%	82
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,885	\$ -	1	34%	72
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ -	1	27%	49
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,935	\$ -	1	29%	59
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,988	\$ -	1	21%	68
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,995	\$ -	1	12%	86
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	63%	67
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,980	\$ -	1	28%	79
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,963	\$ -	1	45%	69
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,880	\$ -	1		4
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 8,795	\$ -	1	47%	57
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 8,200	\$ -	1	24%	63
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,675	\$ -	1	40%	66
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	46%	75
					\$ 2,642,149	\$ 1,289,320	49	33%	67
Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
Preconstruction		0 0	Scott-King Group, LLC		\$ 1,800	\$ -	1		
		0 0	Scott-King Group, LLC		\$ 6,825	\$ -	1		
	ARPA	District 8	REKJ Builders, LLC	ARPA	\$ 80,150	\$ 80,150	1		76
	ARPA	District 4	Torres Construction	ARPA	\$ 93,173	\$ 93,173	1		68
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 96,680	\$ 96,680	1		57
	ARPA	District 4	Torres Construction	ARPA	\$ 74,635	\$ 74,635	1		34
	ARPA	District 8	Dallas Finest Construction LLC	ARPA	\$ 91,480	\$ 91,480	1		61
	ARPA	District 4		ARPA	\$ -	\$ -	1		71
	ARPA	District 4		ARPA	\$ -	\$ -	1		77
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 93,000	\$ 93,000	1		73
	ARPA	District 4	S3 CONSTRUCTION SERVICES CO	ARPA	\$ 97,035	\$ 97,035	1		61
	ARPA	District 8	Torres Construction	ARPA	\$ 83,317	\$ 83,317	1		47
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 97,250	\$ 97,250	1		49
	ARPA	District 9	Torres Construction	ARPA	\$ 65,102	\$ 65,102	1		60
	ARPA	District 2		ARPA	\$ -	\$ -	1		59
	ARPA	District 8		ARPA	\$ -	\$ -	1		68
	ARPA	District 7	NCN Constructions LLC, Scott-King G	ARPA	\$ 95,850	\$ 95,850	1		74
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 96,950	\$ 96,950	1		64
	ARPA	District 7	U & D Renovations LLC	ARPA	\$ 97,335	\$ 97,335	1		73
	ARPA	District 7	Torres Construction	ARPA	\$ 85,410	\$ 85,410	1		67
	ARPA	District 8	Torres Construction	ARPA	\$ 92,595	\$ 92,595	1		76
	ARPA	District 8		ARPA	\$ -	\$ -	1		82
	ARPA	District 8		ARPA	\$ -	\$ -	1		75
	ARPA	District 9		ARPA	\$ -	\$ -	1		38
	ARPA	District 7	Torres Construction	ARPA	\$ 36,231	\$ 36,231	1		3
	ARPA	District 4		ARPA	\$ -	\$ -	1		88
	ARPA	District 8		ARPA	\$ -	\$ -	1		70
	ARPA	District 8	Titan & Associates Construction, LLC	ARPA	\$ 96,675	\$ 96,675	1		65
	ARPA	District 4		ARPA	\$ -	\$ -	1		56
	ARPA	District 8		ARPA	\$ -	\$ -	1		57
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 54,850	\$ 54,850	1		46

Ongoing and Recently Completed
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA	District 7		ARPA	\$ -	\$ -	1		54
	ARPA	District 4	REKJ Builders, LLC	ARPA	\$ 65,000	\$ 65,000	1		58
	ARPA	District 8	Dallas Finest Construction LLC	ARPA	\$ 90,835	\$ 90,835	1		70
	ARPA	District 7	Torres Construction	ARPA	\$ 72,457	\$ 72,457	1		84
	ARPA	District 8		ARPA	\$ -	\$ -	1		69
	ARPA	District 7	Scott-King Group, LLC	ARPA	\$ 98,000	\$ 98,000	1		81
	ARPA	District 8	REKJ Builders, LLC	ARPA	\$ 59,950	\$ 59,950	1		82
	ARPA	District 4		ARPA	\$ -	\$ -	1		68
	ARPA	District 4	Scott-King Group, LLC	ARPA	\$ 98,000	\$ 98,000	1		69
	ARPA	District 7		ARPA	\$ -	\$ -	1		77
	ARPA	District 4	Torres Construction	ARPA	\$ 93,704	\$ 93,704	1		90
	ARPA	District 2		ARPA	\$ -	\$ -	1		54
	ARPA	District 2	REKJ Builders, LLC	ARPA	\$ 65,650	\$ 65,650	1		32
	ARPA	District 4		ARPA	\$ -	\$ -	1		65
	ARPA	District 7		ARPA	\$ -	\$ -	1		79
	ARPA	District 7		ARPA	\$ -	\$ -	1		22
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 94,450	\$ 94,450	1		63
	ARPA	District 4		ARPA	\$ -	\$ -	1		36
	ARPA	District 7	Titan & Associates Construction, LLC	ARPA	\$ 95,100	\$ 95,100	1		74
	ARPA Septic	District 8		ARPA	\$ -	\$ -	1		73
	ARPA Septic	District 8	Torres Construction	ARPA	\$ 10,100	\$ 10,100	1		44
	ARPA Septic	District 3	Torres Construction	ARPA	\$ 10,500	\$ 10,500	1		86
	ARPA Septic	District 8		ARPA	\$ -	\$ -	1		34
	ARPA Septic	District 3		ARPA	\$ -	\$ -	1		67
	ARPA Septic	District 8		ARPA	\$ -	\$ -	1		73
	DTF	District 8		DTF	\$ -	\$ -	1	22%	60
	DTF	District 5		DTF	\$ -	\$ -	1	65%	71
	DTF	District 8		DTF	\$ -	\$ -	1	26%	67
	DTF	District 7		DTF	\$ -	\$ -	1	33%	61
	DTF	District 4		DTF	\$ -	\$ -	1	46%	82
	DTF	District 5	REKJ Builders, LLC	DTF	\$ -	\$ -	1	28%	84
	DTF	District 12	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	9%	71
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,775	\$ 18,775	1	12%	55
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,930	\$ 19,930	1	66%	56
	DTF	District 4	REKJ Builders, LLC	DTF	\$ -	\$ -	1	16%	87
	DTF	District 7		DTF	\$ -	\$ -	1	12%	68
	DTF	District 4		DTF	\$ -	\$ -	1	37%	83
	DTF	District 2		DTF	\$ -	\$ -	1	17%	84
	DTF	District 7		DTF	\$ -	\$ -	1	26%	59
	DTF	District 5		DTF	\$ -	\$ -	1	34%	73
	DTF	District 4	REKJ Builders, LLC	DTF	\$ -	\$ -	1	21%	61
	DTF	District 8		DTF	\$ -	\$ -	1	18%	60
	DTF	District 5		DTF	\$ -	\$ -	1	45%	62
	DTF	District 5		DTF	\$ -	\$ -	1	24%	75
	DTF	District 3	REKJ Builders, LLC	DTF	\$ 19,995	\$ 19,995	1	21%	81
	DTF	District 8	REKJ Builders, LLC	DTF	\$ -	\$ -	1	30%	62
	DTF	District 5	NCN Constructions LLC	DTF	\$ 19,895	\$ 19,895	1	49%	76
	HIPP	District 6		CDBG	\$ -	\$ -	1	19%	84
	HIPP	District 5	Titan & Associates Construction, LLC	CDBG	\$ 194,215	\$ 194,215	1	41%	66
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 56,930	\$ 56,930	1	50%	36
	HIPP	District 3	Dallas Finest Construction LLC	CDBG	\$ 50,000	\$ 50,000	1	23%	72
	HIPP	District 1		CDBG	\$ -	\$ -	1	29%	65
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 59,621	\$ 59,621	1	48%	64
	HIPP	District 7		CDBG	\$ -	\$ -	1		
	HIPP	District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	71
	HIPP	District 8	REKJ Builders, LLC	CDBG	\$ 62,960	\$ 62,960	1	48%	64
	HIPP	District 5	Torres Construction	CDBG	\$ 55,719	\$ 55,719	1	27%	84
	HIPP	District 6		CDBG	\$ -	\$ -	1	70%	71
	HIPP	District 2		CDBG	\$ -	\$ -	1	18%	67
	HIPP	District 4		CDBG	\$ -	\$ -	1		
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 50,629	\$ 50,629	1	76%	42
	HIPP	District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 52,825	\$ 52,825	1	78%	93
	HIPP	District 7	GTO1 Construction Corporation	CDBG	\$ 22,782	\$ 22,782	1	71%	62
	Lead	District 2	GTO1 Construction Corporation	Lead	\$ 25,480	\$ 25,480	1	17%	53
	Lead	District 7	GTO1 Construction Corporation	Lead	\$ 17,672	\$ 17,672	1	50%	28
	Lead	District 6		Lead	\$ -	\$ -	1	52%	60
	Lead	District 4		Lead	\$ -	\$ -	1	13%	55
	Lead	District 3		Lead	\$ -	\$ -	1	14%	50
	Lead	District 1	GTO1 Construction Corporation	Lead	\$ 7,116	\$ 7,116	1	45%	69
	Lead	District 6	GTO1 Construction Corporation	Lead	\$ 24,998	\$ 24,998	1	69%	29
	Senior Home Repair	District 3	Torres Construction		\$ -	\$ -	1	61%	79
	Senior Home Repair	District 8			\$ -	\$ -	1	43%	67
	Senior Home Repair	District 3			\$ -	\$ -	1	19%	81
	Senior Home Repair	District 8	Torres Construction		\$ 8,963	\$ 8,963	1	2%	76
	Senior Home Repair	District 3			\$ -	\$ -	1	51%	78
	Senior Home Repair	District 8			\$ -	\$ -	1	36%	78
	Senior Home Repair	District 4			\$ -	\$ -	1	9%	72
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	8%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	92

Ongoing and Recently Completed
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	24%	78
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	41%	32
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	61%	46
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	61%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	30%	73
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	21%	69
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,845	\$ 9,845	1	63%	62
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	25%	73
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	71%	61
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	16%	75
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,575	\$ 9,575	1	25%	61
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	62%	49
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	68%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	22%	64
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	41%	77
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	22%	52
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	34%	59
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	16%	62
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	25%	88
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 7,290	\$ 7,290	1	24%	64
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	71%	66
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	21%	68
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,890	\$ 9,890	1	28%	63
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ -	1	28%	76
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 4,500	\$ 4,500	1	32%	72
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	37%	73
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	21%	73
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	37%	45
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	24%	65
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	22%	51
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	16%	70
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	31%	67
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	63
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	31%	84
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	73%	56
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,590	\$ 9,590	1	67%	79
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	25%	75
					\$ 3,292,203	\$ 3,273,578	147	36%	65

Table 4: Income and Expenses for MIHDB and Corporations, as of September 2023

Entity	Income	Deposits	Expenses	Bond	Net Income
MIHDB	\$5,551,773.70		\$41,581.12		\$5,510,192.58
Dallas Public Facility Corporation	\$2,004,306.10	\$367,000.00	\$0.00		\$2,371,306.10
Dallas Housing Finance Corporation	\$13,463,466.13	\$32,552.59	\$7,951.75		\$13,488,066.97
Dallas Housing Acquisition Development Corporation	\$463,986.32		\$48,078.65	\$653,203.47	\$1,069,111.14

Table 4 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 5: Summary of The Texas Homebuyer Loan Program Loans in Dallas Issued for DHFC Assignment as of July 1, 2023

Total Projected Loan Amount	Loans in Locked Delivery	Loans in Pipeline	Average Loan Amount	Number of Loans	Average Borrower Age
\$36,930,251	\$21,963,240	\$14,967,011	\$242,962	127	35



City of Dallas

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

Agenda Information Sheet

File #: 23-2974

Item #: G

Supplemental Notice of Funding Availability ("NOFA") Application for Cypress Creek at Montfort
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE November 9, 2023

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay
Donnell Willis, Chad West

SUBJECT **Upcoming Agenda Item: NOFA Development Project – Cypress Creek Apartment
Homes at Montfort**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on December 13, 2023 to authorize an increase in the amount of \$7,646,555.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Cypress Creek Montfort Drive, LP, or its affiliate (Applicant), for the development of Cypress Creek Apartment Homes at Montfort (Project), a 168-unit mixed income multifamily complex located at 14119 Montfort Drive, Dallas, Texas 75254 not to exceed \$11,746,555.00 from \$4,100,000.00.

BACKGROUND

Cypress Creek Montfort Drive, LP submitted a proposal under the City's NOFA, as amended, to receive gap financing in the form of a cash flow loan to support the construction of a 168-unit mixed-income multifamily complex. The NOFA was issued by the Department of Housing and Neighborhood Revitalization (Housing) in accordance with the City's Comprehensive Housing Policy (CHP), as amended by Dallas Housing Policy 2033 (DHP33). Cypress Creek Apartment Homes at Montfort received a fundable score of 99 points. On August 24, 2022, by Resolution No. 22-1191, City Council authorized the execution of a development loan agreement in an amount not to exceed \$4,100,000.00 in Coronavirus State and Local Fiscal Recovery Funds (ARPA). In addition to NOFA funding, Cypress Creek Montfort Drive, LP, received 2022 9% Competitive Low Income Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) to acquire and construct the property.

On October 4, 2023, due to continued increases in construction costs and construction loan interest rates, the Applicant submitted a subsequent proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive additional funds to fill this most recent funding gap. The requested additional NOFA funds, if approved, will cover the gap created by recent market conditions. The additional funding gap for the Project has been confirmed by the completion of the third-party underwriting report.

DATE November 9, 2023
SUBJECT **Upcoming Agenda Item: NOFA Development Project – Cypress Creek Apartment Homes at Montfort**
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Housing proposes to authorize the supplemental NOFA funding request of \$7,646,555.00 in CDBG-DR funds for the Project in a total amount not to exceed \$11,746,555.00.

Cypress Creek Montfort Drive, LP, or its affiliate, will serve as the developer and guarantor of the project. Cypress Creek Montfort Drive, LP, specializes in the development of mixed-income and affordable housing and is a Texas-certified Historically Underutilized Business (HUB). The Developer, has decades of experience working in the public and private sectors and will act as the general partner of the ownership structure. The property management company is Bonner Carrington, a professional management company based in Austin, TX with a 20-year track record and portfolio of 4,500+ apartments.

The Applicant proposes to develop 168 mixed-income multifamily units on 3.8 acres. The 168 units are comprised of 67 1-bedroom, 84 2-bedroom, and 17 3-bedroom units. The project will be a 4-story wrap construction product. The units will include energy efficient appliances and lighting and other TDHCA-required features. The Project will also include security cameras, swimming pool, courtyard, community kitchen, media/gathering room, clubhouse, fitness center, and business center with Wi-Fi and in common areas. The development is just minutes from three major highways allowing easy access to major corporations in the area, retail, shopping, entertainment, and the International District. Also, the development has access to public transportation within 0.3 miles. The development will include modern security features based on best practices of the multifamily sector and Crime Prevention Through Environmental Design (CPTED).

The property will provide onsite resident services including:

- Monthly transportation to community/social events;
- Annual income tax preparation;
- Food pantry;
- Annual health fair and flu shots;
- Weekly exercise class
- Notary services;
- Arts and crafts programming twice a month;
- Organized social gatherings twice a month; and
- Weekly chore and preventative maintenance for elderly and disabled residents
- Partnership with local law enforcement to provide quarterly activities with tenants

Total development costs are anticipated to be approximately \$58,494,756.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$36,615,121.00 which is \$217,947.15 per unit.

Proposed Financing Sources	Amount
Permanent Loan	\$ 22,267,500.00
Tax Credit Equity	\$ 17,498,250.00
GP Equity	\$ 982,451.00
City of Dallas SLFRF Loan	\$ 4,100,000.00
City of Dallas CDBG-DR Loan	\$ 7,646,555.00
Deferred Developer Fee	\$ 6,000,000.00
Total	\$ 58,494,756.00

Proposed Uses	Costs
Acquisition	\$ 5,880,000.00
Total Construction Costs	\$ 36,615,121.00
Financing Fees, Soft Costs	\$ 9,011,830.00
Developer Fee	\$ 6,000,000.00
Reserves	\$ 987,805.00
Total	\$ 58,494,756.00

In late April 2022, the U.S. Department of Housing and Urban Development (HUD) announced that approximately \$24.4 million of Community Development Block Grant Disaster Recovery funding has been allocated to the City of Dallas under the second tranche of funds released from the Disaster Relief and Supplemental Appropriations Act of 2022. This funding was allocated to the City as a result of the winter and ice storm that occurred in February 2021.

On December 14, 2022, the City Council held a public hearing to receive public comments and approved the final adoption of the 2022 Community Development Block Grant Disaster Recovery (CDBG-DR) Budget and draft Action Plan to accept CDBG-DR funds from the U.S. Department of Housing and Urban Development which included New Construction - Multi-Unit funds by Resolution No. 22-1836.

The CDBG-DR Funds must only be spent for necessary activities related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the “most impacted and distressed (MID)” areas of qualifying disasters. The entire City of Dallas is included in the MID. New construction of affordable housing is an eligible activity under HUD’s CDBG-DR policy as it clearly addresses a direct or indirect impact of the February 2021 winter and ice storm that resulted in damaged or destroyed available affordable housing stock in Dallas, TX.

DATE November 9, 2023
SUBJECT **Upcoming Agenda Item: NOFA Development Project – Cypress Creek Apartment Homes at Montfort**
PAGE **4 of 4**

After the development is complete, 41 of the 168 units will be made available to households earning 0%-30% of Area Median Income (AMI), 41 of the 168 units will be made available to households earning 51%-60% of AMI, 34 of the 168 units will be made available to households earning 61%-80% of AMI. 52 Units will remain as non-income-restricted market-rate units. Fifty-eight of the 116 will be ARPA/CDBG-DR assisted units and will remain affordable for 30 years per federal and DHP33 requirements. A land use restrictive agreement (LURA) associated with the competitive 9% housing tax credits will also be recorded on the property to maintain affordability at the property for 45 years per the requirements of TDHCA's Qualified Allocation Plan (QAP).

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

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

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at Cynthia.rogersellic@dallas.gov or 214-670-3601.



T.C. Broadnax
City Manager

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

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



City of Dallas

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

Agenda Information Sheet

File #: 23-3017

Item #: H

Committee Forecast

Housing & Homelessness Solutions Committee Forecast		
Committee Date	Briefing Item/ Report	Presenter(s)

NOVEMBER 14	Briefing Presentation: Child Poverty Action Lab (CPAL) Housing Report Overview	HOU - CPAL/building community WORKSHOP
	Briefing Presentation: Temporary Housing Pilot Update: Homeless Prevention and Permanent Supportive Housing Strategy	Christine Crossley, Director, Office of Homeless Solution
	Briefing Memorandum: 1950 Fort Worth Avenue Property Update – To include: CBRE Task Order vs. Contract; Cost of services, timing, funding, subsidies, overall cost	Christine Crossley, Director, Office of Homeless Solutions and Darwin Wade, Assistant Director, Housing
	HOPE Report	Council-led
	Briefing Presentation: Development Update	HOU - Darwin Wade, Assistant Director, Housing
	Information Item: Performance Measures/Yearly Report	HOU - Thor Erickson, Assistant Director, Housing and Vicki Oppenheim, Senior Housing Policy Research Analyst
	6 Month Forecast Discussion: A high-level overview of the forecast at the HHS Committee meeting on November 14, 2023, to receive your feedback and comments.	
	DECEMBER 12	Briefing Presentation: Upcoming Agenda Item: Home Repair Amendment
Briefing Presentation: Citizens Homeless		Christine Crossley, Director, Office of Homeless Solutions;

	Commission, Roles & Responsibilities	Boards & Commissions Secretary (<i>name placeholder</i>)
	Briefing Memorandum: Notice of Funding Availability (NOFA) –Texas Heavenly Homes	HOU – Darwin Wade, Assistant Director, Housing
	Briefing Memorandum: Dallas Housing Finance Corporation (DHFC) - Highline Illinois Resolution of No Objection (RONO)	HOU – Darwin Wade, Assistant Director, Housing
	Briefing Memorandum: Dallas Housing Finance Corporation (DHFC) - West Virginia Apartments Resolution of No Objection (RONO)	HOU – Darwin Wade, Assistant Director, Housing
	Briefing Memorandum: Dallas Housing Finance Corporation (DHFC) – Waterford at Goldmark Resolution of No Objection (RONO)	HOU – Darwin Wade, Assistant Director, Housing
	Briefing Memorandum: Dallas Housing Finance Corporation (DHFC) – Westmoreland Townhomes Resolution of No Objection (RONO)	HOU – Darwin Wade, Assistant Director, Housing
	Briefing Memorandum: Dallas Public Facility Corporation (DPFC) – Haskell at Sante Fe Trail	HOU – Darwin Wade, Assistant Director, Housing
	Briefing Memorandum: Glossary of Terms	Christine Crossley, Director, Office of Homeless Solutions;

		Thor Erickson, Assistant Director, Housing; Darwin Wade, Assistant Director, Housing
January	Briefing Presentation: Dallas Housing Policy 2033 (DHP33) Implementation Updates	HOU – Thor Erickson, Assistant Director, Housing
	Briefing Memorandum: Dallas Housing Authority	Troy Broussard, President and CEO, Dallas Housing Authority
	Briefing Memorandum: Low-Income Housing Tax Credit (LIHTC)	HOU – Darwin Wade, Assistant Director, Housing
	Information Item: Performance Measures	HOU – Thor Erickson, Assistant Director, Housing and Vicki Oppenheim, Senior Housing Policy Research Analyst
	Briefing Memorandum: Dollar amount spent by each City across the CoC <i>final title pending</i>	Christine Crossley, Director, Office of Homeless Solutions; Joli Robinson, President & CEO, Housing Forward
	Briefing Memorandum: Continuum of Care Program Shelter Beds – To include: beds broken down by Council District (current & planned), broken out by CoC and zip codes	Christine Crossley, Director, Office of Homeless Solutions; Joli Robinson, President & CEO, Housing Forward
	Briefing Memorandum: North Texas Behavioral Authority (NTBHA); to include attachment: list of regional Mental Health Hospitals (<i>final title pending</i>)	Carol Lucky, Chief Executive Officer, NTBHA
February	Briefing Presentation: All INside Informative presentation (<i>final title pending</i>)	Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All INside Initiative, U.S. Department of Housing and Urban Development
	Briefing Memorandum: Development Changes	HOU – Darwin Wade, Assistant Director, Housing

	Briefing Memorandum: The Bridge Good Neighbor Agreement Update	Christine Crossley, Director, Office of Homeless Solutions
MARCH 25	Briefing Presentation: Dallas Homebuyer Assistance Program (DHAP)	HOU – Thor Erickson, Assistant Director, Housing
	Briefing Presentation: Homeless Response System Quarterly Report <i>(May be moved to April, pending inclement weather)</i>	Christine Crossley, Director, Office of Homeless Solutions; Joli Robinson, President & CEO, Housing Forward