

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 15, 2022

22-0014

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

PRESENT: [7] Thomas, Moreno, Arnold (\*\*9:15 a.m.), \*Blackmon, Mendelsohn (\*\*9:16 a.m.), \*Schultz, Ridley

ABSENT: [0]

The meeting was called to order at 9:03 a.m. with a quorum of the committee present.

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

After all business properly brought before the committee had been considered, the meeting adjourned at 10:39 a.m.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

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

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 15, 2022

EXHIBIT A

**RECEIVED**

2022 NOV 10 PM 5:55  
CITY SECRETARY  
DALLAS, TEXAS

**City of Dallas**

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

**Public Notice**

221062

**POSTED** CITY SECRETARY  
DALLAS, TX



**Housing & Homelessness Solutions Committee**

**November 15, 2022**

**9:00 AM**

## 2022 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

## **General Information**

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

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

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

## **Rules of Courtesy**

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

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

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

## **Información General**

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

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

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

## **Reglas de Cortesía**

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

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

"Los ciudadanos y visitantes presentes durante las

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

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

## **Handgun Prohibition Notice for Meetings of Governmental Entities**

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

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

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

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

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

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

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

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

The public may also listen to the meeting as an attendee at the following videoconference link:  
<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me17f937c3ea503d3a17fc7ecad0f76b0>

## Call to Order

### MINUTES

- 1      22-2707      Approval of the October 24, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:**      Minutes

### BRIEFING ITEMS

- A      22-2697      An Introduction to Historic Preservation Policy [Majed Al-Ghafry, Assistant City Manager, City Manager's Office; Andrea Batista Schlesinger, Managing Partner, HR&A Advisors; Aaron Abelson, Managing Principle, HR&A Advisors]

**Attachments:**      Presentation  
                                 Exhibit A

### BRIEFING MEMORANDUMS

- B      22-2699      Permanent Eviction Ordinance Discussion [M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager, City Manager's Office]

**Attachments:**      Memo

- C      22-2700      Annual Land Bank Memo: Consideration and Approval of Urban Land Bank Demonstration Program Plan Fiscal Year 2022-2023 [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**      Memo

### REPORTS

- D 22-2709 Department of Housing & Neighborhood Revitalization Performance Measures [Jessica MacKinnon, Department of Housing & Neighborhood Revitalization]

**Attachments:** Report

**UPCOMING AGENDA ITEMS**

- E 22-2702 Upcoming Agenda Item: Resolution Authorizing an Amendment to the Targeted Rehabilitation Program ("TRP") to (1) Remove Property Insurance From Property Eligibility Requirements; (2) Allow Applicants to Reapply to Receive Additional Assistance for Property Previously Assisted with Funds Through the TRP; (3) Revise the Funding Cap Amount from \$10,000 to \$20,000 for the TRP - West Dallas Sub-Program Module [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- F 22-2703 Upcoming Agenda Item: Resolution Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own 1508 Mockingbird, a Mixed-income, Multifamily Development to be Located at 1508 West Mockingbird Lane [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- G 22-2704 Upcoming Agenda Item: Resolution Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own The Reserve at Lancaster, a Mixed-Income, Townhome Development to be Located at 5703 South Lancaster Road [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- H 22-2705 Upcoming Agenda Item: Resolution Authorizing a Contract to Award the Administration of the Major Home Rehabilitation and Home Reconstruction Programs as part of the Home Improvement and Preservation Program (HIPP) [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- I 22-2710 Upcoming Agenda Item: Authorize the sale of 15 Land Transfer Program lots to Titan and Associates, LLC. for the Development of 15 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- J 22-2711 Upcoming Agenda Item: Authorize the sale of 11 Land Transfer Program lots to Marcer Construction Company, LLC. for the Development of 11 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- K 22-2706 Upcoming Agenda Item: Authorize the sale of 10 Land Transfer Program lots to Black Island, LLC. for the Development of 10 affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

- L 22-2714 Upcoming Agenda Item: Resolution Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own the Flats at White Rock, a Mixed-Income, Multifamily Development to be Located at the 2825 North Buckner Boulevard [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** Memo

**ADJOURNMENT**

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**EXECUTIVE SESSION NOTICE**

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 15, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 15, 2022

Item 1: Approval of the October 24, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Ridley moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 15, 2022

BRIEFING ITEMS

Item A: An Introduction to Historic Preservation Policy

The following individuals briefed the committee on the item:

- Majed Al-Ghafry, Assistant City Manager, City Manager's Office;
- Andrea Batista Schlesinger, Managing Partner, HR&A Advisors;
- Aaron Abelson, Managing Principle, HR&A Advisors;
- Kas Tebbetts, Analyst, HR&A Advisors;
- Bertram Vandenberg, Assistant City Attorney, City Attorney's Office; and
- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization

Councilmember Ridley moved to hold the item under advisement until the January 23,2023, Housing & Homelessness Council Committee.

Motion seconded by Councilmember Mendelsohn and adopted on a divided vote with Mayor Pro Tem Arnold voting "No."

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 15, 2022

BRIEFING ITEMS

Item B: Permanent Eviction Ordinance Discussion

The following individual briefed the committee on the item:

- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 15, 2022

BRIEFING ITEMS

Item C: Annual Land Bank Memo: Consideration and Approval of Urban Land Bank  
Demonstration Program Plan Fiscal Year 2022-2023

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 15, 2022

REPORTS

Item D: Department of Housing & Neighborhood Revitalization Performance Measures

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 15, 2022

UPCOMING AGENDA ITEMS

- Item E: Upcoming Agenda Item: Resolution Authorizing an Amendment to the Targeted Rehabilitation Program ("TRP") to (1) Remove Property Insurance From Property Eligibility Requirements; (2) Allow Applicants to Reapply to Receive Additional Assistance for Property Previously Assisted with Funds Through the TRP; (3) Revise the Funding Cap Amount from \$10,000 to \$20,000 for the TRP - West Dallas Sub-Program Module
- Item F: Upcoming Agenda Item: Resolution Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own 1508 Mockingbird, a Mixed-income, Multifamily Development to be Located at 1508 West Mockingbird Lane
- Item G: Upcoming Agenda Item: Resolution Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own The Reserve at Lancaster, a Mixed-Income, Townhome Development to be Located at 5703 South Lancaster Road
- Item H: Upcoming Agenda Item: Resolution Authorizing a Contract to Award the Administration of the Major Home Rehabilitation and Home Reconstruction Programs as part of the Home Improvement and Preservation Program (HIPP)
- Item I: Upcoming Agenda Item: Authorize the sale of 15 Land Transfer Program lots to Titan and Associates, LLC. for the Development of 15 affordable housing units.
- Item J: Upcoming Agenda Item: Authorize the sale of 11 Land Transfer Program lots to Marcer Construction Company, LLC. for the Development of 11 affordable housing units.
- Item K: Upcoming Agenda Item: Authorize the sale of 10 Land Transfer Program lots to Black Island, LLC. for the Development of 10 affordable housing units
- Item L: Upcoming Agenda Item: Resolution Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own the Flats at White Rock, a Mixed-Income, Multifamily Development to be Located at the 2825 North Buckner Boulevard

Councilmember Moreno moved to forward all items to city council.

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 15, 2022

EXHIBIT C

# An Introduction to Historic Preservation Policy

Housing and Homelessness Solutions Committee Briefing  
November 15, 2022

# Historic Preservation Policy

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The Need for a Historic Preservation Policy

Policy Recommendations

Next Steps



| 01

# The Need for a Historic Preservation Policy

## WHY HISTORIC PRESERVATION?

### Alignment with City Plans and Policies



#### 1. BIG AUDACIOUS GOAL

### Economic, Workforce, & Community Development

Become the most economically inclusive city by eliminating the wealth gap through workforce and economic inclusion, fostering full participation in cultural and civic life of Dallas by acknowledging contributions of historically disadvantaged communities, and investing in economic and human development in equity priority areas.

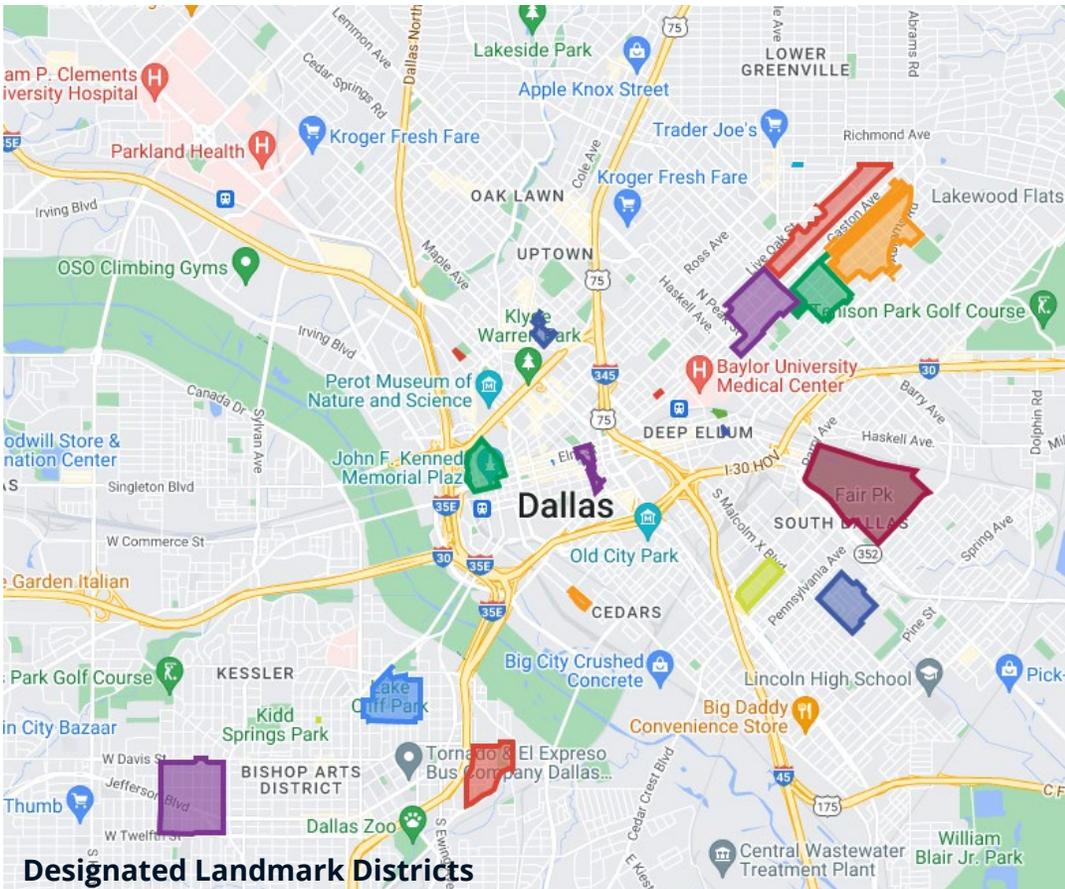
City of Dallas 2022-2023  
Racial Equity Plan

*“fostering full participation in cultural and civic life of Dallas by acknowledging contributions of historically disadvantaged communities, and investing in economic and human development in equity priority areas”*

Achieving the City’s vision for **equitable economic and community development** requires establishing a Historic Preservation Policy that **serves the cultural and civic life of all Dallas residents and neighborhoods**, especially historically marginalized communities that contribute immensely to the city’s culture and identity.

## WHAT DOES THE OFFICE OF HISTORIC PRESERVATION DO?

The Office of Historic Preservation provides services related to identification of historic districts and preservation of historic structures, including Landmark Designation, Certificates of Appropriateness, and administering tax incentive programs for Historic Districts and Structures.



# 21

Designated Landmark Districts

# ~130

Individually Designated Landmark Structures

## Barriers to Equitable Economic Development:

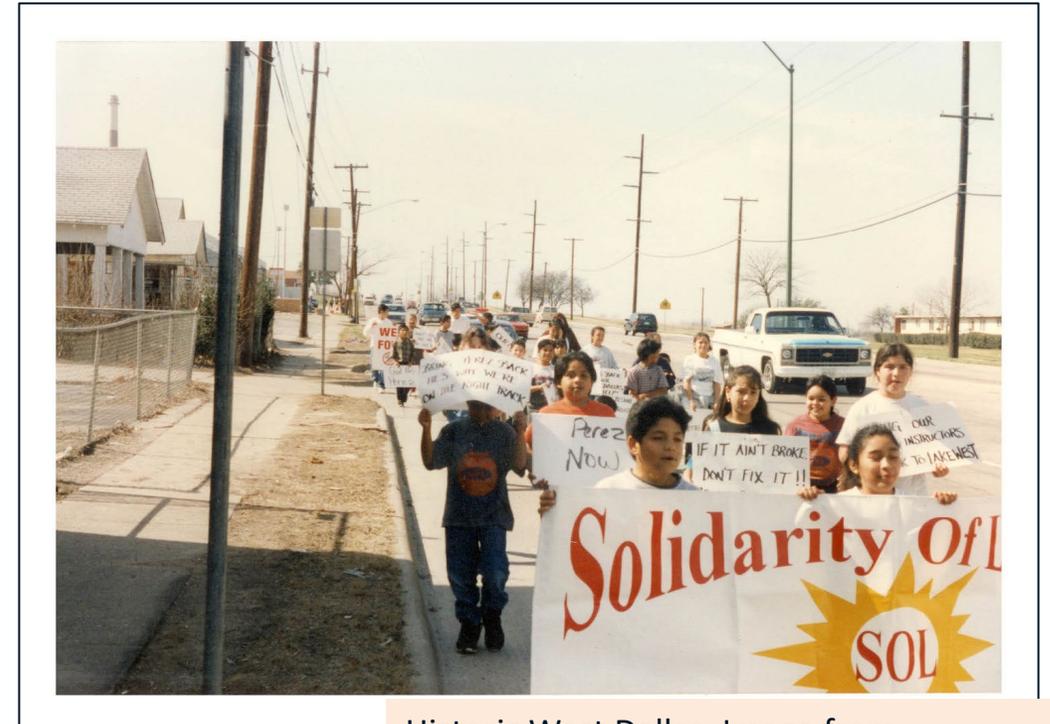
- Exclusive emphasis on *architectural significance* is at odds with the City's emphasis on the importance of serving historically disadvantaged neighborhoods.
- Imposition of financial burden on property owners, disproportionately impacting historically marginalized communities.
- Inefficient processes create barriers to access and limit staff capacity to proactively protect cultural assets and engage communities.

## WHY IS ADOPTING A POLICY ESSENTIAL?

Staff cannot complete urgently necessary reforms without clear direction from City Council in the form of a Historic Preservation Policy aligned with City priorities.

### A policy is essential to:

- Establish a mission and vision for historic preservation that is **aligned with the Racial Equity Plan and the Economic Development Policy**
- Create **efficient and effective customer service** for Dallas residents living in historic districts
- Create the **staff capacity necessary to carry out a robust strategic planning and community engagement** process in 2023



Historic West Dallas. Image from buildingcommunityWorkshop's Neighborhood Stories program.



02

# Policy Recommendations

## Historic preservation is an endeavor to save important parts of communities' pasts in order to enrich their futures.

Dallas needs an Office of Historic Preservation that:

- Prioritizes **proactive preservation of community and cultural assets**
- **Inclusively defines historical significance**, by preserving the landmarks and neighborhoods that gain their significance from a variety of cultures, ethnicities, races, spiritualities, sexual orientations, or other unique identities
- Efficiently **serves residents that live in historically significant neighborhoods** (including historically marginalized neighborhoods), providing access to resources and reliable approval processes, instead of imposing unnecessary burdens

## IMMEDIATE POLICY RECOMMENDATIONS

The Historic Preservation Policy recommends immediate actions that improve inclusion, equity, and customer service, while addressing barriers to access for historically marginalized communities.

### Inclusive representation and definition of “significance”:

- Develop **cultural context statements** for historically disadvantaged communities.
- Adopt criteria that promote **inclusion and diversity in governance**, including the criteria for landmark commissioner appointment.

### Honoring the cultural significance of historically marginalized neighborhoods and providing resources instead of imposing additional burden:

- Create a new **historic district designation – Legacy Neighborhoods** – that recognizes the historical and cultural significance of historically marginalized neighborhoods.
- Help residents of Legacy Neighborhoods access **resources that can stabilize and preserve communities and prevent cultural displacement**, without imposing any additional regulatory burden on residents.

## IMMEDIATE POLICY RECOMMENDATIONS

The Historic Preservation Policy recommends immediate actions that improve inclusion, equity, and customer service, while addressing barriers to access for historically marginalized communities.

### Efficient customer service:

- **Streamline the Certificates of Appropriateness process** while maintaining important protections for landmarks and landmark districts.
- **Develop tools, including an online application portal**, that make regulatory processes easily navigable for residents.

### Building a foundation for sustained community engagement, education, and empowerment:

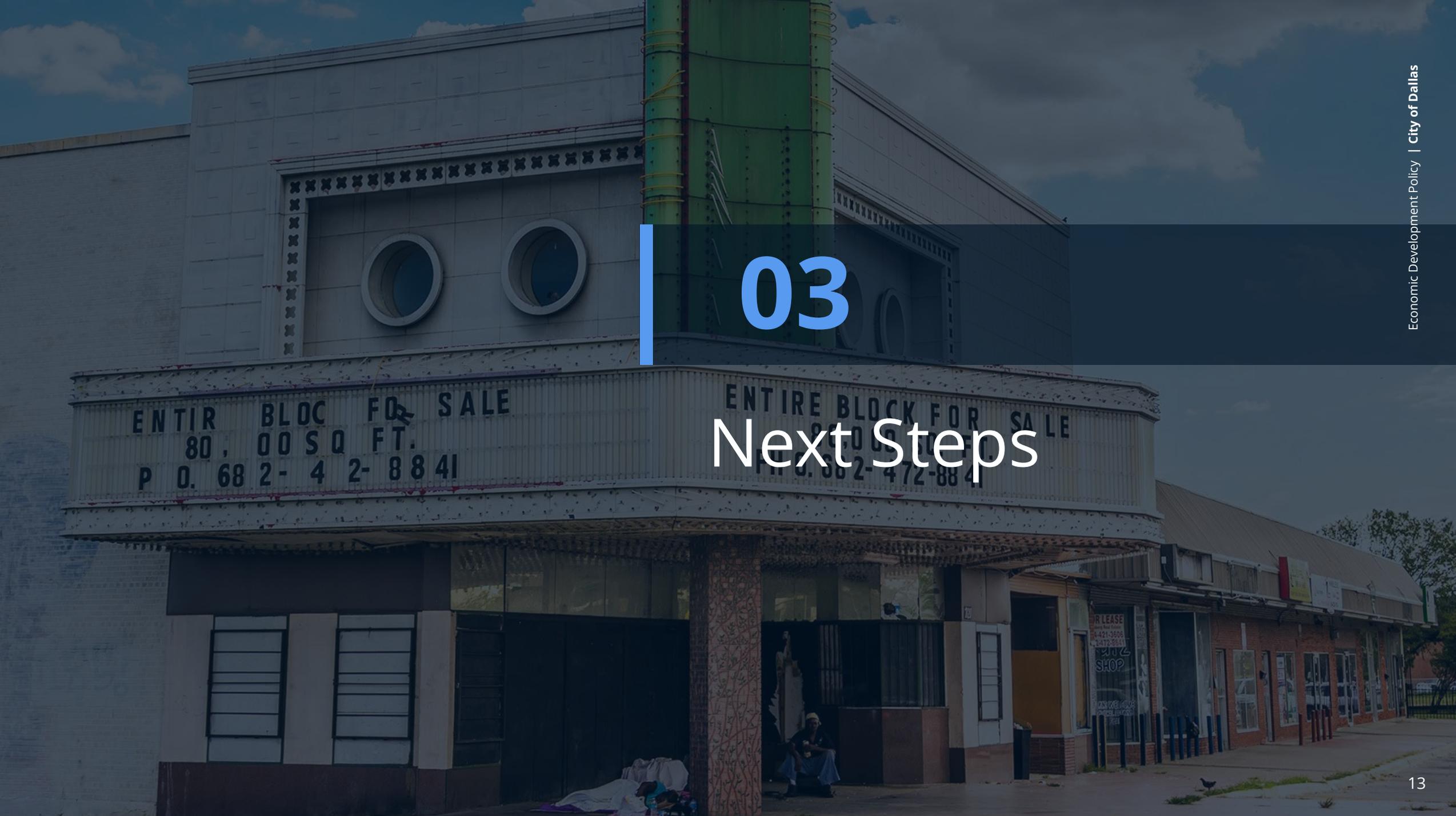
- Directs staff to **focus on proactive programming that engages residents, building community around historical and cultural assets.**
- Gives direction to staff to carry out a **strategic planning process in collaboration with communities to develop programming aligned with community need.**

## IMMEDIATE POLICY RECOMMENDATIONS

### Laying the Groundwork for Achieving REP Progress Measures

Establish the policy necessary to achieve the REP's programmatic recommendations.

<b>Racial Equity Plan Progress Measures for the Office of Historic Preservation:</b>	<b>Addressed by This Policy</b>
Develop a new incentive program aimed at influencing the likelihood that the percentage of resources allocated to historically disadvantaged communities will increase by October 2024.	
Assess City support for historical homes/structures that are not tied to property value.	
Increase number of historical preservation pieces of collateral, outreach events, education and awareness presentations/ publications, in historically disadvantaged communities	
Increase the number of residents from historically disadvantaged communities on the Landmark Commission.	



# | 03

## Next Steps

## TIMELINE

Adoption of this Policy would kickstart a process of ordinance change, community engagement, historic resources surveying, and strategic planning.



# Appendix

## Certificates of Appropriateness Process

The City of Dallas does not currently have a Historic Preservation Policy. The actions of the Landmark Commission are governed by City ordinance.

### Challenges with Current Ordinance System:

- Ordinance language describing approval processes and historical appropriateness are broadly interpreted by the Landmark Commission, resulting in decisions beyond the scope of defined ordinances and long wait times for customers.
- Due to the lengthy COA process, OHP Staff do not have the capacity to advance racial equity priorities.

**70-80%**

of Certificates of Appropriateness Applications go before the Landmark Commission **3-4 times** before being approved

**60**

**minutes**

Average Time for Staff to Process a "Routine Maintenance" Application

**1200+**

**minutes**

Average Time for Staff to Process a Certificate of Appropriateness

City of Dallas  
Historic Preservation Policy  
**DRAFT**

November 7, 2022

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    Inclusive Landmark and Historic District Designation Criteria ..... 5

        Action 1: Develop cultural context statements for historically marginalized communities across Dallas.

        Action 2: Ensure that criteria for landmark commissioner appointment and historic district and landmark designation are inclusive and reflective of the City’s values as laid out in the Dallas City Charter and Racial Equity Plan.

        Action 3: Create a new historic district designation better adapted to historically marginalized communities.

    Preventing Cultural Displacement ..... 7

        Action 4: Give residents of “Legacy Neighborhoods” assistance accessing existing City programs that: allow residents to remain in place, support the economic vitality of their communities, preserve culture and support creative placemaking, leverage environmental sustainability initiatives for affordability, health, and longevity.

        Action 5: Use data to drive efficiency and impact.

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        Action 6: Focus the Landmark Commission on assets of exceptional significance.

        Action 7: Conduct updated Citywide historic resources surveys, with particular attention to rapidly changing neighborhoods.

        Action 8: Write a Strategic Plan for Historic and Cultural Preservation in the City of Dallas.

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        Action 9: Develop a streamlined, user-friendly digital platform that increases process transparency and automation.

        Action 10: Improve public education and empowerment offerings.

# Introduction: Why a Historic Preservation Policy

## City of Dallas – An Innovator in Historic Preservation

Historic preservation in Dallas began with neighborhood self-determination when Swiss Avenue residents advocated for the designation of the City’s first historic district in 1973. For decades, Dallas’ residents have fought massive development pressures for the preservation of their neighborhoods’ histories. The preservation community has built a foundation for progressive work by making Dallas a place where history is recognized as an important asset that contributes to economic development and residents’ quality of life.

However, the field is shifting to recognize that preservation of history and culture requires preservation of communities, not just buildings. Fighting the displacement of historically significant and marginalized communities — is essential if Dallas wants to continue to be at the forefront of neighborhood-driven preservation. Increased access and inclusion in preservation decision making, along with increased diversity in the decision makers, will be essential. This policy aims to build on Dallas’ strong history of neighborhood-based historic preservation, creating opportunities for further innovation, equity, and inclusion that will make Dallas a leader in the field.

## The Role of the Historic Preservation Policy Amidst Shifting City Priorities

Through the adoption of the Racial Equity Plan in August 2022, the City of Dallas demonstrated its commitment to prioritize racial equity and to better serve historically marginalized communities. The City’s commitment to racial equity appears not only in the Racial Equity Plan, but also the Equitable Economic Development Policy. By implementing this Historic Preservation Policy, the City will work towards goals and actions outlined in both the Racial Equity Plan and the Economic Development Plan.

The Racial Equity Plan directly outlines progress measures for the Office of Historic Preservation (outlined below) under the REP’s economic development strategic priority.

### Racial Equity Plan Progress Measures for the Office of Historic Preservation Addressed by this Policy:

1. Recommend amendments to the existing Tax Exemption Program or develop a new incentive program aimed at influencing the likelihood that the percentage of resources allocated to historically disadvantaged communities will increase by October 2024.
2. Make a recommendation to City Council to assess City support for historical homes/structures that are not tied to property value.
3. Increase number of historical preservation pieces of collateral, outreach events, education and awareness presentations/ publications, in historically disadvantaged communities provided in English and Spanish from 0 to 3 by May 2025.
4. Make a recommendation to increase the number of residents from historically disadvantaged communities on the Landmark Commission by October 2026.

The goals and programs outlined in this policy are also aligned with the Racial Equity Plan’s broader goals around community development, housing, environmental justice, and infrastructure. In particular:

### Racial Equity Plan Action Targets Addressed by this Policy:

- **Housing Action Target 3.2:** Deploy anti-displacement strategies in transitioning (e.g. gentrification) to address longstanding inequities by ensuring zoning is inclusive of historically disadvantaged communities to encourage sustainability and thriving opportunities
- **Housing Action Target 3.5:** Address pre-development costs, such as costs of (e.g., rehabilitation) in historically disadvantaged communities.
- **Housing Progress Measure HOU.2:** Develop a strategy for identifying neighborhoods most at risk of gentrification and displacement by December 2023.
- **Community Development Action Target 1.10:** Engage residents through arts and cultural programs funding that fully integrate historically disadvantaged communities into civic life.

- **Environmental Justice Action Target 2.13:** Implement the Brownfield Program to address contaminated sites in historically disadvantaged communities.
- **Infrastructure Action Target 4.2:** Build and improve infrastructure services to support increases in necessary development for residents who have been burdened by floods and high energy utility costs.

This policy reframes the mission and purpose of the Office of Historic Preservation to be proactive, equity-driven, and focused on inclusive historic and cultural preservation. While this policy aligns the Office of Historic Preservation with the City's racial equity priorities and lays the groundwork for progress, the goals outlined within cannot be accomplished without the expertise of the residents living in communities that are at risk of displacement or erasure. Community engagement and empowerment will be an essential part of successful policy implementation.

The implementation of this policy will be followed by a Historic Preservation Strategic Planning process that would likely begin in the Winter of 2023. In that planning process, robust community engagement will be critical to identifying the most effective and innovative solutions to challenges communities face around historic and cultural preservation and displacement.

### **Reimagining Historic Preservation to Advance Racial Equity**

With renewed focus and urgency around equitable economic development, racial equity, and housing affordability, it is imperative that the City once again pioneer a new approach to its historic preservation program, one that takes **a broader and more equitable and inclusive stance on what cultural heritage assets are worthy of preservation.**

An organizational pivot of this magnitude cannot be executed through incremental process reform alone. The City's current historic preservation mechanisms are ill-equipped to navigate non-architectural threats to preservation, such as affordability, gentrification pressures, and limited property owner capacity (fiscal and/or legal) to rehabilitate existing structures. The City needs to reimagine its entire suite of historic preservation systems to ensure alignment with an explicit, equity-centered mission. This policy lays out that mission and specific implementation strategies.

## Mission and Vision

### Policy Goals

- **Equity:** Shift the City's role from only regulating renovation of historic properties to also proactively preserving at-risk cultural heritage and historic resources, particularly in historically marginalized communities.
- **Identify and address barriers to access:**
  - The City of Dallas must be able to formally acknowledge the historical significance of landmarks and districts that gain their significance from a variety of cultures, ethnicities, races, spiritualities, sexual orientations, or other unique identities. Designation criteria must be inclusive.
  - Designation and approvals processes must be accessible and navigable for all residents.
  - Designation as a historically and culturally significant district should not place undue burden on residents in historically marginalized communities. Instead, it should create opportunities for community and cultural development.
- **Inclusion:** Create a variety of vehicles for Dallas residents, particularly those from historically marginalized communities, to weigh in on decisions that impact their lives and neighborhoods.
  - In particular, the identification of historically significant assets and prioritization of features to be preserved should arise out of the broadest possible engagement with stakeholder communities.
  - Provide accessible community education opportunities that allow residents to fully utilize resources offered by the Office of Historic Preservation and partnering departments.
- **Customer Service:** Increase access and efficiency for residents and property owners.

### Historic and Cultural Preservation Mission

Historic preservation is an endeavor to save important parts of communities' pasts in order to enrich their futures. Historic preservation protects places that provide a sense of community and identity through their history and culture.

Dallas' history is more than an asset contained within architecturally significant private properties. The City's history is a dynamic and community-centered public resource that the City has an obligation to protect. The most proactive, equitable way the City can pursue historic preservation is through preserving community, identity, and culture.

# Strategies for Equity and Inclusion

## **Inclusive Landmark and Historic District Designations**

### **Action 1: Develop cultural context statements for historically marginalized communities across Dallas.**

Most of Dallas' current historic districts derive their significance from the "Architecture," "Architect or Master Builder," "Historic Context," and "Unique Visual Feature" characteristics.

Other cities pursuing inclusive historic preservation practices have addressed racial and socioeconomic biases in their designation criteria by adding cultural context statements. Cultural context statements provide additional information from experts (community members, preservationists, and historians) that help historic preservation planners identify important places, events, and other types of heritage that are particularly significant in relation to an important theme.<sup>1</sup>

As part of the Strategic Planning process, the Office of Historic Preservation should commission the development of cultural context statements on, at minimum, the following three themes:

- Xicanx History and Culture in Dallas
- African American History and Culture in Dallas
- LGBTQ+ History and Culture in Dallas

It is imperative that the decision-makers who have the power to designate districts and landmarks are deeply familiar with the context statements above. Many Dallas residents may not have had the opportunity to learn extensively about the history and culture of marginalized groups, contributing to the cycle of those communities' important places, landmarks, and traditions being overlooked and overwritten.

The context statements should be developed in partnership with community organizations in Dallas who represent the population of focus, in addition to academics, authors, or journalists who have extensively studied the population's history in the region. The most effective context statements include both a narrative history of the theme, and guidance for how places of importance to that theme should be identified in the City in the future.

### **Action 2: Ensure that criteria for landmark commissioner appointment and historic district and landmark designation are inclusive and reflective of the City's values as laid out in the Racial Equity Plan.**

Most of Dallas' current historic districts derive their significance from the "Architecture," "Architect or master builder," "Historic Context," and "Unique visual feature" characteristics.

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<sup>1</sup> "A historic context statement is a historic preservation planning tool used by federal, state, and local governments to guide the identification, documentation, and evaluation of historic properties associated with a specific theme. Themes can range from the history of city to a style of architecture to a cultural group. Historic context statements are composed of two primary parts: a narrative discussion of the patterns, events, cultural influences, and individuals or groups relevant to the theme; and technical information that serves as a guide for future identification and analysis of historic properties associated with the theme." [Citywide Historic Context Statement for LGBTQ History in San Francisco](#) (2016)

Similarly, the criteria for Landmark Commissioner selection and appointment prioritizes individuals with “demonstrated knowledge and experience in history, art, architecture, architectural history, urban history, city planning, urban design, historic real estate development, or historic preservation.”<sup>2</sup> Therefore, the majority of appointed landmark commissioners have had significant professional or educational experience in the above fields – many of which have high financial and other barriers to entry. Architecture and urban design, which are known as majority-white and majority-male fields in the United States, are slowly becoming more inclusive; still, recent studies confirm that design education continues to be inaccessible and unwelcoming to Black, Indigenous, and other students, often leading them to ultimately choose other career paths.<sup>3</sup> A community member does not have to have a masters degree in architecture, history, planning, or art, to be a successful steward and protector of Dallas’ historical assets.

It is important to make structural changes that:

- create more opportunities for people of different professional and educational backgrounds to be part of the Landmark Commission
- define “significance” inclusively, to ensure the protection of structures, landmarks, and communities that are deeply significant to historically marginalized peoples

Specific parts of Sections 51A-3.101 and 51A-4.501 that are recommended for amendment are outlined in Appendix B.

**Action 3: Create a new historic district designation better adapted to historically marginalized communities.**

Historic designation by city, state, or national entities has historically been a double-edged sword for many communities. Though designation can preserve the architectural character of an area, increase the appreciation rate of property values, and provide opportunities for economic development, it can also create unnecessary burdens for property owners and community members, especially in low-income communities.<sup>4</sup> Property owners in historically marginalized, typically lower income communities often lack the resources necessary to navigate the lengthy approvals processes for renovations and repairs, and may not be able to afford the materials, designers, lawyers, and other resources necessary to meet standards of appropriateness.

As discussed in Section 3, Action 1: “Develop Cultural Context Statements”, current designation criteria and processes are not designed to work for communities with lesser-known histories, smaller houses, and less expendable income to navigate designation and approval processes.

**The boldest way to ensure that Dallas’ approach to historic preservation is equitable is to create a designation system designed to serve historically marginalized neighborhoods and their needs.** The Legacy Neighborhood designation would honor the cultural and historical importance of the neighborhoods that many historically marginalized communities have called home for decades. Some of Dallas’ strongest stories of

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<sup>2</sup> The Dallas City Code, [Sec. 51A-3.101](#). Landmark Commission.

<sup>3</sup> [NCARB and NOMA Report on Architecture Education Assesses Race-Based Disparities](#), National Council of Architectural Registration Boards, 2022.

<sup>4</sup> [Benefits of Establishing a Historic District](#), National Trust for Historic Preservation, 2015.

community and culture come from formerly segregated neighborhoods such as Freedmen’s towns and barrios, many of which have been lost to urban renewal, redevelopment, and demolition. This designation will ensure that at-risk neighborhoods are prioritized for City resources that can prevent further displacement due to gentrification or disinvestment, in accordance with current federal and state laws. Most importantly, the Legacy Neighborhood designation will not create financial or regulatory burdens for low-income neighborhoods. It will open doors to resources for residents, instead of introducing additional hurdles.

### **Implementation**

The City Manager would be responsible for nominating neighborhoods for the new designation; approval will ultimately fall to City Council. Through their expanded community engagement and empowerment offerings (see Section IV, Action 5), OHP staff will have the opportunity to host workshops and information sessions in potential Legacy Neighborhoods to gauge the community’s interest in designation, and (with community support) can then make recommendations to the City Manager.

The designation criteria for legacy neighborhoods and the full outline of the program will be determined through the strategic planning and community engagement process slated for 2023.

## **Preventing Cultural Displacement**

The “Legacy Neighborhood” program would utilize partnerships with other City agencies to help residents in legacy neighborhoods access specific City programs that can help them remain in their communities, while supporting the equitable growth of their neighborhoods.

### **Action 4: Give residents of “Legacy Neighborhoods” aid in accessing existing City programs that:**

- allow residents to remain in place
- support the economic vitality of their communities
- preserve culture and support creative placemaking
- leverage environmental sustainability initiatives for affordability, health, and longevity

Existing programs within HOU (the Targeted Rehab Program and ARPA program) already prioritize or are exclusive to several legacy neighborhoods. The Targeted Rehab Program serves West Dallas and Tenth Street, while the ARPA repair funding is reserved for property owners in Joppa, Five Mile, and Tenth Street.

### **Implementation**

OHP should strengthen partnerships with the Office of Economic Development, the Office of Cultural Affairs, the Department of Housing and Neighborhood Revitalization, and the Office of Environmental Quality – all of which have programs (see table below) that can serve as cultural preservation and anti-displacement tools. OHP should work with the above departments to develop systems for legacy neighborhood (LN) residents to be prioritized, in accordance with current federal and state laws, for the programs below through:

1. Expedited application processing for LN residents.
2. A portion of the program budget earmarked for LN residents.
3. Specialized outreach to LN residents.

OHP Staff should develop a Legacy Neighborhoods website page, including a form where residents can answer a few simple questions to determine eligibility and be directed to applicable programs. Ideally, OHP could partner with the above departments to develop a common application that residents could fill out to be approved for multiple programs concurrently.

Successful implementation will require the City to build the Office of Historic Preservation’s capacity to undertake interdepartmental collaboration, new program implementation, and community engagement.

Program design, partnerships, and application criteria would be refined through the strategic planning and community engagement process slated for 2023.

<b>Existing Resources for Legacy Neighborhoods</b>				
	<b>OED</b>	<b>OCA</b>	<b>HOU</b>	<b>OEQS</b>
<b>Anti-Displacement</b>	Food Access Program  Infrastructure Improvement Program/Fund		Home Improvement and Preservation Program (HIPP)  Community Land Trust  Dallas Homebuyers Assistance Program (DHAP)  <u>ARPA Repair Funds</u> (only Freedmen’s Towns are eligible: Tenth Street, Joppa, Five Mile)  Title and Property Assistance (TAPA)	Minor Plumbing Repair Program (with Dallas Water Utilities)  Weatherization Assistance Program (with DCHHS)  Low-Income Home Energy Assistance Program (LIHEAP with DCHHS)  Environmental Justice Fund
<b>Equitable Economic Development</b>	Community Development Program/Fund  Infrastructure Improvement Program/Fund	Public Art Program  Arts Activate	Mixed-Income Housing Development Bonus (MIHDB)	
<b>Cultural Preservation + Creative Placemaking</b>		Community Artist Program  Cultural Organizations Program		
<b>Sustainability</b>				Brownfields Program  Solar Residential Program (with ONCOR)  Building Materials Recycling (with DSS)

**Action 5: Use data to drive efficiency and impact.**

Use indicators such as vacancy rates, demolition rates, property value increases, and rent increases in Legacy Neighborhoods to determine which of the above City programs residents of the community should be prioritized for, in accordance with federal and state laws.

**Example:** OHP would collaborate with the Office of Housing and Neighborhood Revitalization to ensure that all applicants from Legacy Neighborhoods with vacancy rates over 15% would be prioritized for the Home Improvement and Preservation Program and the Community Development Program/Fund. Further, neighborhood and household metrics could determine if that applicant and their neighborhood should also be prioritized for the Infrastructure Improvement Fund, Low Income Home Energy Assistance Program, etc.

Cultural organizations and artists located in and serving Legacy Neighborhoods could receive special consideration for funding through the Office of Cultural Affairs' existing programs, as cultural preservation is a primary goal of the policy and the Legacy Neighborhood designation.

**Implementation:**

Develop an easy-to-use matrix that can take data inputs based on property location and return recommendations on which partner programs a resident should be prioritized for.

The matrix can be refined through the strategic planning and community engagement process slated for 2023.

## Strategies for Accessible, Efficient, and Effective Service

### Improving Efficiency

#### **Action 6: Revise the ordinances governing the Certificates of Appropriateness process to improve efficiency and customer service.**

The current Certificates of Appropriateness review process prevents both the Landmark Commission and Office of Historic Preservation staff from being as proactive, innovative, or impactful as they have the potential to be. Currently, OHP staff work exclusively on preparing materials for Landmark Commission hearings, primarily on applications for Certificates of Appropriateness. This leaves the department with no capacity to administer education and empowerment programming, community engagement, or strategic planning that would proactively preserve cultural resources and best serve communities.

Existing ordinances are due for review to ensure that the processes they create are effectively serving today's residents of Dallas. Current processes have led to long wait times and frustration for residents of Landmark Historic Districts, while also preventing the Office from serving Dallas residents that live outside of those districts.

The first step in addressing this issue is modifying the City ordinance language to clearly define the parameters of an efficient review process and the roles of landmark commissioners and OHP Staff in that process.

#### **Implementation**

The City Manager must direct OHP Staff to begin the code amendment process, conducting necessary best-practice research on ordinances governing historic preservation in other cities to draft proposed changes to relevant sections of the Development Code. Particular attention should be given to the ordinances outlining the purview of the Landmark Commission and processes governing Historic Overlay Districts.

To address the urgent need for improved efficiency, these draft changes should complete the City Plan Commission (CPC) and Landmark Commission (LMC) public hearing, review, and recommendation process by Spring of 2023, so that they may come before City Council for approval by Summer of 2023.

#### **Action 7: Conduct updated Citywide historic resources surveys, with particular attention to rapidly changing neighborhoods.**

OHP staff encounter continuous efficiency and efficacy challenges due to the lack of up-to-date data on the City's historic resources.

Updated data on historic resources in rapidly changing neighborhoods will improve the efficacy of the demolition delay program in identifying at-risk properties and neighborhoods, ensuring that assets of exceptional significance are preserved.

**Implementation:**

Solicitation for proposals for survey work should occur *after* full implementation of this policy, including the recommended ordinance changes above. The City should seek vendors with a demonstrated commitment to equity and inclusion in their research and documentation of historic resources.

**Action 8: Write a strategic plan for Historic and Cultural Preservation in the City of Dallas.**

The Strategic Plan should be focused on the long-term implementation of the mission and goals laid out in this policy.

The Strategic Plan should have a strong focus on:

- A comprehensive community engagement process focused on Legacy Neighborhoods’ residents’ needs.
  - This should be conducted in collaboration with community engagement for ForwardDallas, to maximize resources, plan alignment, and data collected, while minimizing engagement fatigue.
- Alignment with other City plans and policies, including the Economic Development Policy, Incentives Policy, the Racial Equity Plan, and the Comprehensive Land Use Plan (ForwardDallas).
- New program development aligned with OHP’s mission and residents’ needs.
- Opportunities for economic development that utilize and preserve cultural capital and historic assets.

**Implementation:**

Solicitation for proposals for survey work should occur *after* full implementation of this policy, including the recommended ordinance changes above. The City should seek vendors with a strong focus on community engagement, education, and empowerment, and attention to the preservation of culturally and ethnically diverse resources.

**Improving Accessibility**

**Action 9: Develop a streamlined, user-friendly digital platform that increases process transparency and automation.**

A crucial first step in clarifying the role of the Office of Historic Preservation to the public and making the Office’s services more accessible is establishing a strong web presence. The Office’s website should allow users to quickly navigate to the Office’s programmatic offerings (Legacy Neighborhoods Resources, Public Workshops, etc.) and regulatory services (certificate of appropriateness application, etc.) Having this information easily accessible and available in multiple languages will increase efficiency by reducing the amount of staff time spent on customer service and resource navigation.

**Implementation:**

The following changes should be prioritized:

- Update the Office of Historic Preservation’s website with new language consistent with the Office’s mission and role in the larger equitable development and growth of Dallas.
- Develop a page for the Legacy Neighborhoods Program that includes:
  - Information on how to pursue designation for your neighborhood
  - A form to request an information session for community organizations and groups to learn about the program
  - A form for Legacy Neighborhood residents to access resources
- Launch an online application portal that improves processing efficiency for staff and applicants, including automatically generated milestone tracking, status change email updates, and required attachments.

**Action 10: Improve public education and empowerment offerings.**

Partner with community-based organizations in historic districts and legacy neighborhoods to host regular “Preservation Academy” workshops that provide residents with the tools, trust, and comfort they need to navigate approvals processes and utilize resources that OHP offers. Similar planning Academies and Preservation Academies hosted by City departments have had great success in cities such as San Antonio and Baltimore.<sup>5</sup>

Produce all materials in English and Spanish and have translation services available at all events.

**Implementation:**

- OHP Staff should convene community engagement counterparts in the Office of Cultural Affairs, the Office of Equity and Inclusion, and Planning and Urban Design to create a list of relevant community-based organizations, with a focus on those located in Legacy Neighborhoods.
- OHP Leadership should create a plan for developing relationships with these new preservation stakeholders in preparation for upcoming planning processes.
- OHP Staff should produce an engaging short Preservation Academy curriculum that can be easily integrated into existing community meetings.
  - All materials, presentations, and brochures should be available in English, Spanish, and any other relevant languages.
  - Translation services should be available at all events.

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<sup>5</sup> [Baltimore Planning Academy](#)

## Appendices

### Appendix A:

Relevant Ordinance Language for Action 2: Ensure that criteria for landmark commissioner appointment and historic district and landmark designation are inclusive and reflective of the City's values as laid out in the Racial Equity Plan.

#### **Current Landmark Commissioner Criteria, [Sec. 51A-3.101](#):**

"All members must have demonstrated experience in historic preservation and outstanding interest in the historic traditions of the city and have knowledge and demonstrated experience in the fields of history, art, architecture, architectural history, urban history, city planning, urban design, historic real estate development, or historic preservation."<sup>6</sup>

#### **Current Historic District Criteria, [Sec. 51A-4.501](#):**

Establishment of historic overlay districts. A historic overlay district may be established to preserve places and areas of historical, cultural, or architectural importance and significance if the place or area has three or more of the following characteristics:

- (1) History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.
- (2) Historic event: Location as or association with the site of a significant historic event.
- (3) Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.
- (4) Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.
- (5) Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state, or country.
- (6) Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.
- (7) Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

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<sup>6</sup> Dallas City Code, [Section 51A-3.101](#). Landmark Commission.

(8) Archaeological: Archaeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

(9) National and state recognition: Eligible for or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

(10) Historic education: Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.”

# Memorandum



CITY OF DALLAS

DATE November 14, 2022

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

SUBJECT **Permanent Eviction Ordinance Discussion**

## **Background**

A temporary Notice of Proposed Eviction ordinance was approved by City Council on November 9, 2022, replacing the COVID-19 Evictions Ordinance. The temporary ordinance requires landlords to provide tenants with a 10-day notice of possible eviction which provides tenants an opportunity to cure their delinquent rent. Under the ordinance, tenants are required to show notice that they have applied to Qualified Rental Assistance Program (“QRAP”) to receive up to 60 days to cure their delinquent rent. However, the temporary ordinance is not based on QRAP approval to qualify for up to 60 days to cure delinquent rent. If tenants are approved for rental assistance, the eviction ordinance provides that the landlord will agree to the payment plan before filing a suit after the 60-day period has expired.

The objective of the temporary ordinance is to provide time for tenants facing possible eviction to work with their landlords to cure potential lease violations regarding rental arrears.

The City Council has instructed City staff to collaborate with stakeholders to develop a permanent evictions ordinance.

## **Permanent Evictions Ordinance**

The purpose of the permanent eviction ordinance is to enable residential landlords and tenants to work collaboratively in a way that allows tenants to understand their rights and responsibilities to cure lease violations and help prevent the loss of housing, while maintaining lease obligations.

The draft permanent ordinance would require the landlord to provide a written notice of possible eviction to tenants, establish a timeline for tenants to respond, and establish an opportunity for tenants to cure the violations. The permanent ordinance in current draft form deviates from the temporary ordinance in several ways. Firstly, a permanent ordinance would not require tenants to participate in a rental assistance program to receive the protections from the ordinance. Secondly, the permanent ordinance would incentivize proactive responses by providing additional time to cure for those tenants who respond more expeditiously to the notice. Additionally, the permanent ordinance would require the landlord to provide tenants with a Tenant Rights and Responsibilities Fact Sheet, developed and maintained by the Office of Equity and Inclusion, Fair Housing

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Division that outlines the evictions process and timelines. Collectively, these changes would work to ensure that Dallas tenants are provided the opportunity to cure and to be educated on the evictions process, while also incentivizing communication and cooperation, and resolution between landlord and tenants.

### **Next Steps**

The permanent evictions ordinance is currently in draft form and has been provided to external stakeholders, namely Dallas Evictions Assistance Center and the Apartment Association of Greater Dallas. Staff intends to hold community engagement in November and December and is seeking input from HHS Committee on potential engagement opportunities.

The plan is to present the final draft of the permanent ordinance to the HHS Committee at the January 24, 2023, Committee meeting and proceed to full council in the first quarter of 2023.



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

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

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

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

SUBJECT **Consideration and Approval of FY 2022-23 Annual Urban Land Bank Demonstration Program Plan**

On Tuesday, November 15, 2022, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the FY 2022-23 Annual Urban Land Bank Demonstration Program Plan.

## Summary

The City of Dallas Urban Land Bank Program is required to inform the public and eligible community housing development organizations of potential foreclosures on tax delinquent lots. The Dallas Housing Acquisition and Development Corporation utilizes the foreclosure process to acquire property for the eventual sale to eligible developers for the construction of affordable housing units.

## Background

On January 28, 2004, City Council authorized the Articles of Incorporation and Bylaws of the Dallas Housing Acquisition and the adoption of the Urban Land Bank Demonstration Program Plan by Resolution No. 04-0458.

The Urban Land Bank Demonstration Act ("Act"), codified in Texas Local Government Code Chapter 379C, as amended ("Code"), allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. a description of the City of Dallas Urban Land Bank Demonstration Program;
2. a list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;

DATE November 10, 2022

SUBJECT **Consideration and Approval of FY 2022-23 Annual Urban Land Bank Demonstration Program Plan**

3. a list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;
4. the municipality's plan for affordable housing development on those parcels of real property; and
5. the sources and amounts of funding anticipated to be available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas (the "City") proposes to present, adopt, and implement a FY 2022-23 Urban Land Bank Demonstration Program Plan ("Plan"). Before adopting the FY 2022-23 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations ("CHDO") and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City will make copies of the proposed Plan available to the public not later than the 60<sup>th</sup> day before the date of the public hearing.

Following the adoption of the Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Housing & Neighborhood Revitalization Department no later than November 1, 2023.

### **Issues**

The Dallas Housing Acquisition and Development Corporation (DHADC) currently has an inventory of 118 foreclosed, vacant lots to be sold to eligible developers for the construction of affordable housing units. As required by state statute, the annual plan is a condition of the Urban Land Bank Demonstration Program. Not approving the plan, would prevent DHADC from future acquisitions of tax delinquent property to be used in the Program.

### **Fiscal Impact**

No cost consideration to the City.

### **Staff Recommendation**

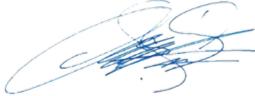
Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve of the FY 2022-23 Urban Land Bank Demonstration Program Plan.

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SUBJECT **Consideration and Approval of FY 2022-23 Annual Urban Land Bank Demonstration Program Plan**

### **Next Steps**

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

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



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

### **Attachment: FY 2022-23 Urban Land Bank Demonstration Program Plan**

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

# Urban Land Bank Demonstration Program Plan Fiscal Year 2022-23



**City of Dallas**

**Department of Housing and Neighborhood Revitalization  
1500 Marilla Street  
Room 6CN  
Dallas, Texas 75201**

**October 27, 2022**

## OVERVIEW

The Urban Land Bank Demonstration Act (“Act”), codified in Texas Local Government Code Chapter 379C, as amended (“Code”), allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. a list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;
2. a list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;
3. the municipality’s plan for affordable housing development on those parcels of real property; and
4. the sources and amounts of funding anticipated to be available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas (the “City”) proposes to present, adopt, and implement a FY 2022-23 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2022-23 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations (“CHDO”) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City will make copies of the proposed Plan available to the public not later than the 60<sup>th</sup> day before the date of the public hearing.

Following the adoption of the Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Housing and Neighborhood Revitalization Department no later than November 1, 2023.

The performance report for the FY 2021-22 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2022.

## FY 2022-23 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

### Eligible Parcels of Property

The primary objective of the Urban Land Bank Demonstration Program (“Program”) is to acquire unproductive, vacant, and developable parcels of real property and parcels improved with abandoned, vacant, and uninhabitable structures for affordable housing or commercial development. The Dallas Housing Acquisition and Development Corporation (“DHADC”) is an instrumentality of the City and has been designated by the City to administer the Program and Plan on its behalf. The acquisition of these parcels will enable the DHADC to facilitate the development of new single-family homeownership units, multifamily rental units, and lease-purchase units on the parcels to house low- and moderate-income households and, on appropriate parcels, allow commercial development that will complement the City’s affordable housing strategy. A secondary purpose of the DHADC is to acquire unproductive, vacant parcels of real property zoned for residential use that are not appropriate for residential development due to their size or the presence of factors that would make development of a single-family home prohibitively expensive but, if sold to an eligible adjacent property owner who agrees to maintain the property in accordance with terms set forth by the DHADC, would stabilize the neighborhood in which the parcel is located.

For a parcel to be eligible for sale to the DHADC:

1. the market value of the property as specified in the judgment of foreclosure must be less than the total amount due under the judgment, including all taxes, penalties, and interest, plus the value of nontax liens held by a taxing unit and awarded by the judgment, court costs, and the cost of the sale;
2. the parcel of land must be not improved with a habitable building or buildings or an uninhabitable building or buildings that are occupied as a residence by an owner or tenant who is legally entitled to occupy the building or buildings; and
3. the parcel of land must have delinquent taxes on the property for a total of at least five years as reported by Dallas County.

A list of the eligible properties is attached as **Attachment C**. These properties may be available for sale to the DHADC beginning October 1, 2022. The DHADC anticipates that it will refer up to 25 properties per month for tax foreclosure. However, the annual number of referred parcels will not likely exceed 150 parcels due to funding constraints. Referring parcels on a monthly basis will help the DHADC implement a more strategic acquisition and disposition process and better monitor the parcel acquisition process.

The DHADC’s acquisition strategy for FY 2022-23 will prioritize:

1. acquiring eligible parcels zoned for residential use or suitable for residential use that are located in close geographic proximity to one another in order to reduce

development costs related to the creation of affordable housing units and to most effectively strengthen neighborhoods;

2. to the extent that eligible parcels are available, acquiring parcels zoned for residential use or suitable for residential use that are located within the Emerging Market and Stabilization Reinvestment Strategy Areas (“RSAs”) adopted by the Dallas City Council as part of the Comprehensive Housing Policy (“Housing Policy”) on May 9, 2018 via Resolution 18-0704; and
3. acquiring eligible parcels zoned for residential or commercial use that are located near existing or planned mixed-income housing developments, City-owned land, or City-supported economic development projects that, if developed with affordable housing units or a commercial use, would support the City’s affordable housing strategy.

## **City of Dallas Comprehensive Housing Plan for Affordable Housing Development**

### **Background**

Dallas has a housing shortage of approximately 20,000 housing units. This shortage is driven by the cost of land and land development, labor and materials shortages, federal, state, and local constraints, as well as the single-family rental market which prevents equilibrium in the homeownership market. This shortage is consistent with the overall national trend following the 2009 housing bust. While the housing market has seen a steady but slow recovery, job growth in the Dallas metro area attracted a population growth of about 2.9% that outpaced the growth in the supply of housing. Much of the single-family housing inventory converted to rental following the 2009 bust while 60% or more of the home sales in the three (3) years following were in the price range below \$249,999.00. In 2014, the housing market was in transition - the number of home sales priced under \$249,999.00 decreased to less than 40% of the market, and by 2017, nearly 58% of home sales were priced between \$300,000.00 and \$1 million. According to the Real Estate Center at Texas A&M University, while the volume of homes in Dallas only grew by 3.6%, the median sales price in Dallas grew by 9.1% in 2017. These market conditions have led to an increase in both rental rates and sales prices in the overall market and 6 out of 10 families in Dallas are housing cost burdened, meaning they spend more than 30% of their income on housing, due in part to wages not keeping pace with housing costs. Undoubtedly, families at lower income bands are more financially strained by these market conditions.

On March 12, 2017, the Dallas City Council Housing Committee established three goals for the development of a comprehensive strategy for housing: 1) create and maintain available and affordable housing throughout Dallas, 2) promote greater fair housing choices, and 3) overcome patterns of segregation and concentrations of poverty through incentives and requirements.

In August 2017, the City of Dallas engaged The Reinvestment Fund to conduct a Market Value Analysis (“MVA”), an analytical tool used to assess the residential real estate market throughout the entire City to determine, with granular detail, where market strength, transition, and stress exists.

### **Comprehensive Housing Policy Goals**

On May 9, 2018, the Dallas City Council adopted a Comprehensive Housing Policy that sets annual production goals of 3,733 for homeownership units and 2,933 for rental units while still maintaining the 3-year historic average ratio of homeownership and rental percentages. Beyond unit production, the Comprehensive Housing Policy supports creating increased availability of housing for people at incomes ranging from 30% - 120% of the Department of Housing and Urban Development (“HUD”) Area Median Income (“AMI”), by incentivizing homeownership developments for families at 60% or higher AMI and rental developments that include rent restricted units for families at the full range of 30% - 120% of AMI.

The Comprehensive Housing Policy highlights the DHADC and Program as a strategy that will help support the goals of the Comprehensive Housing Policy.

### **How the Goals of the Urban Land Bank Demonstration Program Align with the Comprehensive Housing Policy**

The goals of the Program align with the Comprehensive Housing Policy as follows:

1. The Program’s goals related to a for-sale housing product align with the Comprehensive Housing Policy’s annual production goals of 3,733 homeownership units serving households between 60% and 120% AMI. Pursuant to the Code, the DHADC shall impose deed restrictions on each property sold to developers requiring the development and sale, rental, or lease-purchase of the property to low income households. Each property sold during any given fiscal year to a developer to be developed for future sale must be deed restricted for sale to low income households. The Code requires that at least 25% of the DHADC’s properties must be deed restricted for sale to households with gross household incomes not greater than 60% AMI and that not more than 30% of the DHADC’s properties may be deed restricted for sale to households with gross household incomes greater than 80% AMI;
2. The Program’s goals related to a rental housing product align with the Housing Policy’s annual production goals of 2,933 rental units serving households between 30% and 120% AMI. Pursuant to the Code, properties that are sold for the development of rental housing must be deed restricted to serve households earning no more than 60% AMI;

3. The Program’s method of strategically acquiring unproductive parcels of land and returning them to productive use aligns with the Comprehensive Housing Policy’s focus on preparing weaker real estate markets for investment; and
4. The Program’s prioritization of the sale of parcels to City-certified CHDO’s aligns with the Comprehensive Housing Policy’s recognition that City-certified CHDO’s play an important role in the creation and preservation of affordable housing. The Housing Policy also supports creation of affordable housing by CHDO’s through low- or no-interest gap financing.

### **Sale of Property to a Qualified Participating Developer**

Pursuant to the Code, only “qualified participating developers” (“Qualified Participating Developers”) may participate in the Program and purchase parcels from the DHADC, subject only to statutory exceptions related to sale of parcels for commercial development and to eligible adjacent property owners. In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the land bank seeking to acquire real property from the land bank; (2) have a development plan approved by the municipality for the land bank property; and (3) meet any other requirements adopted by the municipality in the urban land bank demonstration plan. The City requires that the Qualified Participating Developer be able to develop the acquired properties within a three-year period. The DHADC will publish an application and update such application from time to time that will provide guidance to Qualified Participating Developers regarding the City’s & DHADC’s priorities and its criteria for evaluating development proposals.

### **Execution of the Development Agreement and Transfer of Ownership**

The governing body of a municipality will charge the DHADC with the execution a development agreement and transfer of ownership of property upon approval by the DHADC Board.

### **Right of First Refusal to Qualified Organizations**

An organization that meets the definition of a Community Housing Development Organization, under 24 CFR 92.2 and is certified by the City as such may be a “qualified organization” (“Qualified Organization”) under Section 379C.011 of the Code. Only Qualified Organizations may engage in the “right of first refusal” for the Program.

A list of the CHDOs, who may exercise the “right of first refusal” is attached as **Attachment A**. Attachment A may be amended from time to time as organizations obtain or lose certification. In order to exercise the “right of first refusal” the CHDO must also:

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the DHADC is offering for sale,
2. Have built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the DHADC and within the organization's designated geographical boundaries of operation, and
3. Have built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Pursuant to Section 379C.011 of the Code:

1. The DHADC will provide written notice to Qualified Organizations each time it acquires a parcel. The DHADC will list the date of conveyance of the parcel to the DHADC, notify the Qualified Organization that it may exercise its "right of first refusal" within six (6) months from the date of the deed of conveyance of the property to the DHADC, and will request that the Qualified Organization respond to the notice within thirty (30) days of receipt stating whether it intends or declines to exercise its right of first refusal;
2. During this six-month period, the DHADC will not sell the property to a Qualified Participating Developer other than a Qualified Organization unless all Qualified Organizations eligible to exercise the right of first refusal for the parcel notify the DHADC that they are declining to exercise their right of first refusal;
3. After the period for the right of first refusal expires, the DHADC may sell the parcel to any other Qualified Participating Developer at the same price that the DHADC offered the property to the Qualified Organization;
4. At the discretion of the DHADC and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the DHADC once an offer has been received and accepted from a Qualified Organization or Qualified Participating Developer; and
5. If more than one Qualified Organization expresses an interest in exercising its right of first refusal, the Qualified Organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority.

The DHADC will not give a right of first refusal for the purchase of any parcel that reverted to the DHADC pursuant to the Code. Additionally, the right of first refusal applies only to properties acquired under the Code for the Program. There is no right of first refusal for properties acquired by the DHADC via other programs or acquisition strategies.

## **Sale of Land Bank Property to an Eligible Adjacent Property Owner**

Notwithstanding any other right of first refusal granted under the Code, if the DHADC determines that a property acquired by the DHADC is not appropriate for residential development, the DHADC first shall offer the property for sale to an eligible adjacent property owner for the lower of either (1) the fair market value of the property as determined by the appraisal district in which the property is located or (2) the sales price recorded in the annual plan. For FY 2022-23, if the DHADC determines that a property owned by the DHADC is not appropriate for residential development, the DHADC may sell the property to an eligible adjacent property owner for whichever value is lower; 1) the fair market value for the property as determined by the appraisal district in which the property is located; or 2) \$1,000.00, provided that the eligible adjacent property owner: (1) owns a parcel of real property located immediately adjacent to the parcel owned by the DHADC, (2) maintains a valid homestead exemption on the parcel located immediately adjacent to the parcel owned by the DHADC, (3) does not owe any delinquent property taxes on any land located within the City of Dallas and is not indebted to the City or is delinquent in any payment owed to the City under a contract or other legal obligation, (4) has not been issued a notice of violation or citation for a violation of a health and safety ordinance within the past three years and (5) agrees to maintain the parcel in compliance with all federal, state and local laws and regulations for a period of three years subject to a right of reverter.

An adjacent property owner that purchases a parcel of real property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

## **Sale of Property for Commercial Use**

The DHADC may also acquire and sell parcels of land intended for commercial use to any developer, regardless of whether the developer is considered a Qualified Participating Developer pursuant to the Code. In order to purchase a parcel intended for commercial use, a developer must: (1) have a development plan approved by the City for the property; and (2) demonstrate ability to develop, within a three-year period, the proposed property to be acquired. The DHADC will publish an application, and update such application from time to time, to evaluate whether a developer meets the foregoing criteria.

## **Sales Prices for Land Bank Parcels**

Except for parcels sold to eligible adjacent property owners, for FY 2022-23, 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 to ensure the viable sale to an income-qualified buyer.

### **Deed Restrictions and Right of Reverter for Land Bank Parcels**

The DHADC will impose deed restrictions (also called “restrictive covenants”) on all parcels it sells.

1. *Properties to be developed for sale by Qualified Participating Developers:* the DHADC will impose deed restrictions to require the development and sale of the parcel to low-income households in accordance with the Code. Furthermore, once sold, the property must be occupied by a low-income household for a period of at least five (5) years. The Code requires that at least 25% of the properties must be deed restricted for sale to households with gross household incomes not greater than 60% AMI and that not more than 30% of the properties may be deed restricted for sale to households with gross household incomes greater than 80% AMI.
2. *Properties to be developed for rental housing by Qualified Participating Developers:* the DHADC will require the development and rental of the property to low-income households in accordance with the Code for a period of not less than fifteen (15) years. The Qualified Participating Developer will be required to: (a) lease 100% of the rental units to households with incomes not greater than 60% of AMI, based on gross household income, adjusted for family size for the Dallas Area Metropolitan Statistical Area as determined annually by HUD, (b) lease 40% percent of the total rental units to households earning no more than 50% of AMI, (c) lease 20% percent of the total rental units to households earning no more than 30% of AMI, (d) file an annual occupancy report with the City on a form provided by the City, and (e) impose deed restrictions that prohibit the exclusion of any individual or family from the development based solely on the participation of the individual or family in the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f), as amended.
3. *Properties to be developed for commercial purposes:* the DHADC will require that the parcel be developed and maintained in accordance with the development plan for a minimum of 15 years.
4. *Properties to be sold to eligible adjacent property owners:* the DHADC will require that the eligible adjacent property owner maintain the property in accordance with all federal, state and local regulations for three (3) consecutive years. Furthermore, the eligible adjacent property owner will be prohibited from leasing, selling, or transferring the parcel to another person before the third anniversary of the date the adjacent property owner purchased the parcel from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

All DHADC properties will be conveyed with a right of reverter so that if the Qualified Participating Developer (residential development) or developer (commercial development) does not apply for a construction permit within eighteen (18) months from recording the Deed without Warranty and close on any construction financing within the three-year period following the date of the conveyance of the property from the DHADC to the Qualified Participating Developer/developer, the property will revert to the DHADC for subsequent resale to another Qualified Participating Developer/developer or conveyance to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. All DHADC properties previously sold and expected to be sold to eligible Qualified Participating Developer/developers will provide a Deed of Trust which may be subordinated only to a private financial institution's superior lien against the property for the purpose of securing project financing.

### **Reversion of Unsold Land Bank Properties**

If a property is not sold within four (4) years to a Qualified Organization or a Qualified Participating Developer, the property will be transferred from the DHADC to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing entities before completion of the four-year period if the DHADC determines that the property is not appropriate for residential or commercial development. The DHADC may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period in accordance with Sections 379C.0106 and 379C.009 of the Local Government Code.

### **Parcel Exchange and Parcel Swap**

The DHADC may permit a Qualified Participating Developer or Developer (collectively "Developer") to exchange a property purchased from the DHADC with any other property owned by the Developer, if the Developer: (1) agrees to construct on the other property affordable housing for low-income households as provided in this Plan and state law, and (2) the other property is located in a planned development incorporating the property originally purchased from the DHADC or another location as approved by the DHADC. The DHADC shall adjust the deed restrictions for each of the properties exchanged by the Developer under this section in a manner consistent with the Code.

The DHADC may sell two adjacent properties that are owned by the DHADC to a Qualified Participating Developer if at least one of the properties is appropriate for residential development and the Developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

The DHADC may also allow a Developer to swap a parcel previously purchased from the DHADC with a new parcel purchased from the DHADC if the DHADC determines, in its sole discretion, that: (1) the Developer timely made the request, and (2) the cost to develop affordable housing or a commercial use on the previously-purchased parcel is

prohibitively expensive. In such instances, the Developer must submit a proposal for the new parcel in accordance with the application process.

### **Design Guidelines**

The DHADC strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. When required, developers will be required to demonstrate that the neighborhood association near the land to be developed has been consulted on any and all design issues. Developers should obtain feedback from neighborhood residents and collaborate to ensure that designs are compatible with existing housing and development patterns.

### **Supportive Funding**

**Attachment B** reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this Program, as approved by the City Council of the City of Dallas at the time of adoption of this Plan.

## ATTACHMENT A Community Housing Development Organizations

CHDO	Geographic Boundary	Date Certified
Notre Dame Place 2920 Forest Lane, Suite 115 Dallas, Texas 75234 214.497.9269 <a href="mailto:wdh@chidallas.org">wdh@chidallas.org</a> William Hall	City Wide	contact staff for certification date
Builders of Hope 2215 Canada Drive Dallas, Texas 75212 214.920.9850 <a href="mailto:jarmstrong@bohcdc.com">jarmstrong@bohcdc.com</a> James Armstrong	City Wide	contact staff for certification date
Brompton Community Development Corporation 3701 Kirby Drive, Ste. 860 Houston, Texas 77098 <a href="http://www.Bromptonchdc.org">www.Bromptonchdc.org</a> Eleanor Miles Fanning	City Wide	contact staff for certification date

**ATTACHMENT B**  
**Anticipated FY 2022-23 Sources and Amounts of Funding**  
**for the Development of Affordable Housing**

**DALLAS HOME BUYER ASSISTANCE PROGRAM (DHAP)**

FY 2022-23                      \$800,000

The Dallas Homebuyer Assistance Program assists homebuyers with a total household income of no less than 60% percent of Area Median Family Income, but not to exceed 120% of the Area Median Income, adjusted for household size, at the time of application to the program to purchase a home within the city limits of Dallas. The amount of assistance includes the following activities: principle reduction, down payment and closing costs assistance that will be based on need. The HOME maximum sales price may not exceed \$271,000 for existing properties and \$271,000 for new construction. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

**HOUSING DEVELOPMENT ASSISTANCE**

**Community Housing Development Organization Set-Aside Program (HOME)**

FY 2022-23                      \$966,076

A CHDO is a private nonprofit, community-based service organization that has significant capacity and whose primary purpose is to develop affordable housing for the community it serves. Certified CHDOs receive special designation from the City of Dallas (City). The HOME Investment Partnership (HOME) Program definition of a CHDO is found at 24 CFR Part 92.2. HUD requires that 15% of the City's HOME allocation each year be made available to CHDOs for the development of affordable homebuyer or rental housing. The City provides various forms of financing as grants and loans, including construction subsidy, gap financing, predevelopment assistance and operating assistance. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

**New Construction and Substantial Rehabilitation Program**

FY 2022-23                      \$4,534,626

The Department of Housing and Neighborhood Revitalization (H&NR) provides various forms of funding to non-profit and for-profit developers. The primary purpose of H&NR's funding is to provide gap financing in the form of a repayable loan to support new

developments or substantial rehabilitation of existing developments located within the City limits, with such funding prioritized in the Reinvestment Strategy Areas, as outlined in the City's Comprehensive Housing Policy and the Program Statement for the New Construction and Substantial Rehabilitation Program. Projects must assist the City in meeting the production goals set forth in the policy by proposing to serve households earning between 30%-120% of the Dallas Area Median Income (AMI) with the targeted income bands varying according to the market and development type.

For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

### **Dallas Housing Finance Corporation Multifamily Program**

On April 25, 1984, the City Council approved creation of the DHFC, a public instrumentality and nonprofit corporation, and adopted the Articles of Incorporation. The purpose of the DHFC was to issue revenue bonds on behalf of the City for the purpose of providing funds to finance multifamily developments and mortgage loans for the purchase of single family homes that serve low to moderate income households. On March 28, 1990, the DHFC bylaws were amended to expand the eligible loan area to citywide for the single-family mortgage program. In February 2007, the DHFC bylaws were amended to allow the DHFC to purchase, lease, hold title to, and take an ownership interest in a residential development subject to City Council approval.

Funding subject to availability. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

**ATTACHMENT C**  
**List of Properties Eligible for Sale to the Land Bank in FY 2022-2023**  
**(by Zip Code)**

<p style="text-align: center;">75134</p> <p>9910 BLANCO RD</p>	<p style="text-align: center;">75208</p> <p>455 W GREENBRIAR LN            1614 N WINNETKA AVE            1520 N CLINTON AVE            2102 N EDGEFIELD AVE            1521 N CLINTON AVE            820 N VAN BUREN AVE</p>	<p style="text-align: center;">75215</p> <p>2600 ELSIE FAYE HEGGINS ST            1710 LENWAY ST            1624 ELSIE FAYE HEGGINS ST            5908 CARLTON GARRETT ST            1708 LENWAY ST            1325 PENNSYLVANIA AVE            1811 LENWAY ST            4635 VERDUN AVE            4800 JULIUS SCHEPPS FWY            5001 MARNE ST            2843 FROST AVE            2920 BRIGHAM LN            2625 ROCHESTER ST            2439 ST CLAIR DR            2437 ST CLAIR DR</p>
<p style="text-align: center;">75203</p> <p>1403 HUTCHINS AVE            1720 E 11TH ST            1015 MILDRED ST            1222 BLISS ST            1123 COMPTON ST            1125 COMPTON ST            1121 COMPTON ST            1127 COMPTON ST            1000 FRONT ST            1109 COMPTON ST            1115 COMPTON ST            1 HUTCHINS RD            1204 REVEREND CBT SMITH            ST            1223 COMPTON ST            1825 E 11TH ST            1014 PACKARD ST            1321 HUTCHINS AVE</p>	<p style="text-align: center;">75210</p> <p>3521 DIXON AVE            5416 RAILROAD AVE            5420 RAILROAD AVE            5412 RAILROAD AVE            5330 RAILROAD AVE            5332 RAILROAD AVE            5326 RAILROAD AVE</p>	<p>6526 BEXAR ST            6702 BEXAR ST            2728 KEELER ST            2627 PARSONS ST</p>
<p style="text-align: center;">75204</p> <p>3606 BRYAN ST            3300 BLACKBURN ST            3610 BRYAN ST</p> <p>4110 MCKINNEY AVE            2415 WORTHINGTON ST</p> <p>1010 ALLEN ST            3020 BRYAN ST</p>	<p>2623 LAGOW ST            3610 FRANK ST            4107 SPRING AVE            3918 MARSHALL ST            3801 ELSIE FAYE HEGGINS ST            4716 HUEY ST            3945 HANCOCK ST</p>	<p style="text-align: center;">75216</p> <p>2420 ARIZONA AVE            3815 LEMAY AVE            2735 HUDSPETH AVE            1204 S EWING AVE</p> <p>1718 WACO AVE            816 STELLA AVE</p>
<p style="text-align: center;">75206</p> <p>3700 MCMILLAN AVE</p>	<p style="text-align: center;">75211</p> <p>4250 IH 30            3100 S WALTON WALKER            BLVD            5300 KEENLAND PKWY            1001 S WALTON WALKER            BLVD</p>	<p>1126 VERMONT AVE            1238 GEORGIA AVE            1121 E ILLINOIS AVE            4729 STOKES ST            2753 PROSPERITY AVE            3916 LE FORGE AVE</p>
<p style="text-align: center;">75207</p> <p>2800 IRVING BLVD</p>	<p style="text-align: center;">75212</p> <p>2026 GALLAGHER ST            5704 BERNAL DR</p>	<p>4226 S LANCASTER RD            1048 E LEDBETTER DR</p>
	<p style="text-align: center;">75214</p> <p>6 HEATH ST</p>	

75217

1 GREAT TRINITY FOREST WAY	2400 MOONLIGHT AVE	2425 FETCHET ST
1019 HAYMARKET RD	2401 CLEO AVE	2425 MILLICENT AVE
10898 STINSON ST	2401 DUKE AVE	2426 SUNBEAM AVE
1227 HILLBURN DR	2401 JOEL AVE	2427 SUNBEAM AVE
1324 FRIENDSHIP DR	2402 JABEZ AVE	2428 ELLINGTON ST
1335 CHEYENNE RD	2402 JOEL AVE	2428 SUNBEAM AVE
134 PLEASANT MEADOWS DR	2402 TUNE AVE	2429 MILLICENT AVE
150 CREEK COVE DR	2403 JOEL AVE	2430 JABEZ AVE
1502 ROXANA AVE	2404 FETCHET ST	2430 JOEL AVE
1610 SUNBEAM AVE	2405 FETCHET ST	2430 SUNBEAM AVE
1612 CONNER DR	2406 JABEZ AVE	2431 ELLINGTON ST
1616 ROXANA AVE	2407 JOEL AVE	2433 MILLICENT AVE
1633 ROXANA AVE	2408 JABEZ AVE	2434 TUNE AVE
1702 TUNE AVE	2408 JOEL AVE	2436 JOEL AVE
1720 UDAL AVE	2409 DUKE AVE	2436 MILLICENT AVE
1725 SUNBEAM AVE	2409 FETCHET ST	2438 DUKE AVE
1746 OAK HILL CIR	2409 JOEL AVE	2439 ELLINGTON ST
1813 PLEASANT DR	2409 MILLICENT AVE	2440 FETCHET ST
1903 UDAL AVE	2412 MOONLIGHT AVE	2441 FETCHET ST
1907 UDAL AVE	2413 FETCHET ST	2443 MOONLIGHT AVE
1914 SUNBEAM AVE	2413 JOEL AVE	2446 TUNE AVE
2023 UDAL AVE	2414 JABEZ AVE	2455 MOONLIGHT AVE
204 PLEASANT MEADOWS DR	2414 MOONLIGHT AVE	2471 TUNE AVE
2042 LEROY RD	2416 CLEO AVE	2516 SUNBEAM AVE
2308 MOONLIGHT AVE	2416 FETCHET ST	2544 TUNE AVE
2317 MOONLIGHT AVE	2417 FETCHET ST	2550 SUNBEAM AVE
2320 SUNBEAM AVE	2418 JABEZ AVE	2561 TUNE AVE
2322 MOONLIGHT AVE	2420 FETCHET ST	2564 SUNBEAM AVE
2322 SUNBEAM AVE	2420 JOEL AVE	2565 TUNE AVE
2324 SUNBEAM AVE	2420 MILLICENT AVE	2566 TUNE AVE
2325 SUNBEAM AVE	2420 MOONLIGHT AVE	2568 TUNE AVE
2327 DOWDY FERRY RD	2421 FETCHET ST	2574 TUNE AVE
2329 TUNE AVE	2422 CLEO AVE	322 N MASTERS DR
2400 CLEO AVE	2422 JOEL AVE	425 CHEYENNE RD
2400 ELLINGTON ST	2424 ELLINGTON ST	504 RAYENELL AVE
2400 FETCHET ST	2424 JABEZ AVE	5700 C F HAWN FWY
2400 MILLICENT AVE	2424 SUNBEAM AVE	6010 C F HAWN FWY

6110 LAKE JUNE PL  
7900 C F HAWN FWY  
803 APACHE LN  
8309 C F HAWN FWY  
8340 PLAINVIEW DR  
9205 BRUTON RD  
9725 CALLE DEL ORO LN

75218

11001 GARLAND RD  
1000 EMERALD ISLE DR

75219

4800 FAIRMOUNT ST  
4500 RAWLINS ST  
4519 GILBERT AVE  
4431 HOLLAND AVE  
4340 RAWLINS ST  
4106 NEWTON AVE

75220

2300 STOREY LN  
9800 HARWELL DR  
10241 HARRY HINES BLVD

75223

3500 OSAGE CIR  
7125 SANTA FE AVE

75224

3819 S TYLER ST  
300 W LOUISIANA AVE  
111 W GROVER C WASHINGTON  
AVE  
116 TERRACE DR  
3444 CONWAY ST  
3402 MARVIN D LOVE FWY  
2106 EBBTIDE LN

3900 S POLK ST

75225

7700 KELVINGATE CT  
7826 LAKESIDE PARK  
7831 LAKESIDE PARK  
7800 CARUTH CT  
7901 PARK LN  
1 SARANASH CT  
6453 STEFANI DR  
6827 W NORTHWEST HWY  
7920 CORNERSTONE PKWY  
7918 CORNERSTONE PKWY  
7916 CORNERSTONE PKWY  
22 LAKESIDE PARK  
7808 CARUTH CT  
7822 CARUTH CT  
7801 E CARUTH CT  
7801 CARUTH CT  
7900 CARUTH CT  
7909 CARUTH CT

75226

1800 CHESTNUT ST

75227

5300 CLAYPOOL RD  
2521 SUNBEAM AVE  
2600 PLEASANT MOUND  
1 PRAIRIE FLOWER TRL  
7701 CARR ST  
8400 ENDICOTT LN  
8200 MOBERLY LN  
5817 CARY AVE  
3018 MCNEIL ST  
2825 NAMUR ST  
2627 KIRVEN DR

75228

1960 HIGHLAND RD  
11323 WOODMEADOW PKWY  
11570 DRUMMOND DR  
2530 PEAVY RD  
2740 N BUCKNER BLVD  
3400 ST FRANCIS AVE  
3232 GUIDING LIGHT DR

75230

12603 HILLCREST RD  
6566 TURNER WAY  
7100 ARAGLIN CT  
6900 FOREST LN  
11801 FOREST LAKES LN  
11800 FOREST LAKES LN  
28 WOODDED GATE DR  
26 WOODDED GATE DR  
9901 JOURDAN WAY

75231

900001 OLD MOSS RD  
8302 FAIR OAKS CROSSING  
7424 GREENVILLE AVE

75232

1601 W WHEATLAND RD  
5500 MARGARITA DR  
922 WOLF CREEK CIR  
1906 AUTUMN MEADOW TRL  
7700 LOS ALAMITOS DR  
8709 S HAMPTON RD

75234

11900 FORD RD

	5122 PINE ROW	2445 PARKCLIFF DR
	3126 GREGG LN	2247 HANDLIN ST
75235	1 COLLEGE WAY	10638 RYLIE RD
	9601 JULIUS SCHEPPS FWY	12619 FISH RD
5417 RIVERSIDE DR	305 HILLVALE DR	2010 JORDAN VALLEY RD
5413 RIVERSIDE DR	5512 SINGING HILLS DR	1510 SMOKE TREE LN
5409 RIVERSIDE DR	1707 WAGON WHEELS TRL	13557 SHORTLEAF DR
5403 RIVERSIDE DR	3002 STAG RD	13000 VIDA LN
5405 RIVERSIDE DR	1426 CARAVAN TRL	13943 INDIAN WELLS RD
1262 SLEEPY HOLLOW DR	1400 FIREBIRD DR	1100 S BELTLINE RD
	3035 SIMPSON STUART RD	2312 OAK PLAZA
75236	7540 S LANCASTER RD	13800 C F HAWN FWY
8600 CLARK RD	6130 J J LEMMON RD	2158 BEN HUR ST
14 EL SOL ST	3100 PALO ALTO DR	
2940 S COCKRELL HILL RD	4100 CLEVELAND RD	75254
4445 W LEDBETTER DR	4000 E LEDBETTER DR	14130 REGENCY PL
3712 ELISE WAY		
7402 S COCKRELL HILL RD		
	75243	
	62 LAWLER RD	
75237	10010 BUCKINGHAM RD	
3400 TRINITY GATE DR	10101 WHISPERING TRL	
6501 AMERICAN WAY	11800 AUDELIA RD	
	13219 BRENTRIDGE DR	
75238	10924 AUDELIA RD	
11000 SWITZER AVE		
10701 PLANO RD	75246	
10400 E NORTHWEST HWY	503 JOSEPHINE ST	
75240		
9011 EN CORE DR	75248	
8600 MIDPARK RD	5900 CLUB HILL PL	
75241	75252	
1 DEPAUL AVE	17231 STEDMAN DR	
1 CONCORDIA LN		
8000 S R L THORNTON FWY	75253	
5352 PINE ROW	12330 C F HAWN FWY	

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

SUBJECT **Department of Housing Performance Measure Update**

The upcoming and completed development projects approved by City Council consist of home buyer assistance projects that are prequalified or closed, and home repairs that are in the predevelopment phase, under construction, or have been completed in FY 2022-2023. Every month you can expect to receive this performance measure report.

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

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

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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

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

Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served
Closed FY 22-23									
					\$	-			
<b>Prequalified</b>	DHAP				\$-	\$	74.54%	34	1
	DHAP		Fairway Independent Mortgage Corporation		\$-	\$	78.19%	53	1
	DHAP		Bank of America		\$-	\$	67.49%	40	1
	DHAP		AmCap Mortgage dba Gold Financial Services		\$-	\$	67.18%	2	1
	DHAP		Paramount Residential Mortgage Group, Inc.		\$-	\$	63.77%	51	1
	DHAP				\$-	\$	60.14%	31	1
	DHAP		Town Square Mortgage & Investments, LLC		\$-	\$	63.66%	27	1
	DHAP				\$-	\$	64.33%	27	1
	DHAP				\$-	\$	72.28%	39	1
	DHAP		Gold Financial		\$-	\$	74.78%	43	1
	DHAP		Amegy Bank		\$-	\$	73.45%	33	1
	DHAP				\$-	\$	67.91%	29	1
	DHAP, Targeted Occupation				\$-	\$	108.53%	34	1
	DHAP				\$-	\$	74.48%	41	1
	DHAP		loanDepot		\$195,000	\$	65.59%	44	1
	DHAP				\$-	\$	56.92%	31	1
	DHAP		Simmons Bank		\$-	\$	78.01%	49	1
	DHAP				\$-	\$	75.96%	59	1
	DHAP		Southwest Funding		\$250,000	\$	66.12%	49	1
	DHAP				\$-	\$	65.99%	25	1
	DHAP				\$-	\$	61.03%	47	1
	DHAP				\$-	\$	59.64%	58	1
	DHAP				\$-	\$	71.49%	27	1
	DHAP				\$-	\$	52.73%	54	1
	DHAP		Supreme Lending		\$-	\$	68.59%	38	1
	DHAP		Martha Vega Soledad		\$200,000	\$	47.28%	30	1
	DHAP, Targeted Occupation				\$-	\$	83.04%	43	1
	DHAP		AMCAP DBA Gold Financial		\$180,000	\$	50.36%	30	1
	DHAP				\$-	\$	72.10%	30	1
	DHAP				\$-	\$	60.80%	36	1
	DHAP		Chase Bank		\$-	\$	68.35%	31	1
	DHAP, Targeted Occupation				\$-	\$	63.06%	35	1
	DHAP, Targeted Occupation				\$-	\$	90.78%	34	1
	DHAP		Origin Bank Home Lending		\$-	\$	65.46%	46	1
	DHAP				\$-	\$	65.51%	25	1
	DHAP		Fairway Independent Mortgage Company		\$268,000	\$	66.83%	25	1
	DHAP				\$-	\$	74.81%	54	1
	DHAP				\$-	\$	78.53%	37	1
	DHAP				\$-	\$	78.43%	49	1
	DHAP				\$-	\$	79.59%	48	1
	DHAP				\$-	\$	71.61%	34	1
	DHAP, Targeted Occupation		Simmons Bank		\$246,000	\$	98.62%	34	1
	DHAP				\$-	\$	57.70%	51	1
	DHAP				\$-	\$	32.36%	50	1
	DHAP				\$-	\$	70.26%	49	1
	DHAP				\$-	\$	45.68%	39	1
	DHAP				\$-	\$	69.21%	35	1
	DHAP				\$-	\$	79.03%	34	1
					<b>\$223,167</b>	<b>\$</b>	<b>69%</b>	<b>38</b>	<b>48</b>

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age	
<b>Completed FY 22-23</b>	DTF	District 7	REKJ Builders, LLC	DTF	\$ 6,600	\$ -	1	28%	80	
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	15%	62	
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ -	1	37%	78	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,855	\$ -	1	69%	53	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,205	\$ 7,205	1	46%	61	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,280	\$ 9,280	1	54%	78	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,990	\$ -	1	56%	60	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,370	\$ 7,370	1	47%	56	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,950	\$ -	1	26%	47	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 5,225	\$ 5,225	1	19%	56	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	34%	71	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,785	\$ 9,785	1	29%	68	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	40%	69	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,970	\$ 9,970	1	54%	58	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	18%	65	
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	23%	39	
						<b>\$ 382,655</b>	<b>\$ 84,289</b>	<b>17</b>	<b>38%</b>	<b>63</b>
	<b>Under Construction</b>	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ -	\$ -	1		72
		ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ -	\$ -	1		69
ARPA (TenthStreet)		District 4	Dallas Finest Construction LLC	ARPA	\$ -	\$ -	1	93%	66	
ARPA (TenthStreet)		District 4	NCN Constructions LLC	ARPA	\$ -	\$ -	1	77%	62	
ARPA (TenthStreet)		District 4	Dallas Finest Construction LLC	ARPA	\$ -	\$ -	1	39%	97	
DTF		District 5	NCN Constructions LLC	DTF	\$ 19,895	\$ 19,895	1	49%	75	
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,570	\$ 19,570	1	2%	66	
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,865	\$ 19,865	1	36%	74	
DTF		District 5	REKJ Builders, LLC	DTF	\$ 20,000	\$ 20,000	1	29%	85	
DTF		District 7	REKJ Builders, LLC	DTF	\$ 12,437	\$ 12,437	1		56	
DTF		District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ 5,025	1	29%	76	
HIPP		District 7	DFW Renovation Solutions	CDBG	\$ 158,900	\$ 100,940	1	36%	94	
HIPP		District 6	Scott-King Group, LLC	CDBG	\$ 60,000	\$ 60,000	1	58%	59	
HIPP		District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,706	\$ 31,296	1	26%	82	
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 41,475	\$ -	1	38%	80	
HIPP		District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,705	\$ 55,705	1	49%	68	
HIPP		District 5	Torres Construction	CDBG	\$ 56,924	\$ 56,924	1	67%	60	
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 153,735	1	55%	94	
HIPP		District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 153,735	1	16%		
HIPP		District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 63,599	\$ 63,599	1	25%	79	
HIPP	District 6	Titan & Associates Construction, LLC	CDBG	\$ 58,850	\$ 58,850	1	25%	70		
HIPP	District 4	NCN Constructions LLC	CDBG	\$ 64,793	\$ 64,793	1	18%	68		
HIPP	District 8	Torres Construction	CDBG	\$ 56,182	\$ 56,182	1	30%	76		

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	HIPP	District 2	NCN Constructions LLC	CDBG	\$ 59,650	\$ 59,650	1	65%	50
	HIPP	District 7	Titan & Associates Construction, LLC	CDBG	\$ 56,475	\$ 14,108	1	43%	67
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 48,005	\$ 48,005	1	16%	65
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 58,825	\$ 58,825	1	64%	71
	HIPP	District 5	Scott-King Group, LLC	CDBG	\$ 58,500	\$ 58,500	1	22%	73
	HIPP	District 7	Torres Construction	CDBG	\$ 21,000	\$ 21,000	1	69%	70
	HIPP	District 5	Torres Construction	CDBG	\$ 26,472	\$ 26,472	1	71%	66
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	23%	70
	HIPP	District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ 59,909	1	63%	75
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	24%	78
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 48,855	\$ 48,855	1	51%	75
	HIPP	District 1	Scott-King Group, LLC	CDBG	\$ 59,455	\$ 59,455	1	23%	82
	HIPP	District 3	Torres Construction	CDBG	\$ 58,621	\$ 58,621	1	39%	79
	HIPP	District 7	Dallas Finest Construction LLC	CDBG	\$ 57,990	\$ 57,990	1	31%	67
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 37,425	\$ 37,425	1	26%	66
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 55,315	\$ 55,315	1	46%	63
	HIPP	District 4	Torres Construction	CDBG	\$ 59,899	\$ 59,899	1	17%	63
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	58
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 28,513	\$ 28,513	1	64%	62
	HIPP	District 9	Torres Construction	CDBG	\$ 51,682	\$ 51,682	1	35%	50
	HIPP	District 12	Scott-King Group, LLC	CDBG	\$ 39,300	\$ 39,300	1	71%	73
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ 46,809	1	17%	63
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 75,242	1	17%	76
	HIPP	District 8	REKJ Builders, LLC,Opportunity Cons	CDBG	\$ 160,000	\$ 91,844	1	74%	78
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 147,000	\$ 97,770	1	34%	69
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 157,450	\$ 25,398	1	32%	86
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 67,249	1	33%	72
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 25,098	1	26%	84
	HIPP	District 8	Torres Construction,Legacy RED Groi	CDBG	\$ 29,592	\$ 29,592	1	21%	71
	HIPP	District 4	DFW Renovation Solutions	CDBG	\$ 157,000	\$ 142,150	1	12%	52
	HIPP	District 8	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 133,728	1	40%	90
	HIPP	District 1	Torres Construction,J A Construction	CDBG	\$ 49,673	\$ 49,673	1	59%	38
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ 155,485	1	46%	62
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71
	HIPP	District 5	Scott-King Group, LLC,Agape Contrac	CDBG	\$ 49,999	\$ 32,179	1	42%	76
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ 83,480	1	16%	46
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 43,430	\$ 43,430	1	44%	67
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 48,549	1	21%	77
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ 22,215	1	40%	70
	HIPP	District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 169,114	1	13%	72
	HIPP 1.0	District 7	Hatley II Roofing Inc,Torres Construct		\$ 49,628	\$ -	1	18%	68
	Reconstruction,HIPP	District 7	Opportunity Construction, LLC		\$ 159,999	\$ 25,652	1	26%	83

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	Lead	District 1		Lead	\$ -	\$ -	1	42%	47
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,910	\$ 9,910	1	25%	70
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ 9,940	1	18%	81
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	27%	48
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,988	\$ 9,988	1	21%	67
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	44%	44
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,748	\$ 9,748	1	29%	51
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,735	\$ 9,735	1	24%	85
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,445	\$ 4,445	1	63%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ 9,790	1	32%	85
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	62%	79
					<b>\$ 4,827,650</b>	<b>\$ 3,429,809</b>	<b>78</b>	<b>37%</b>	<b>70</b>

<b>Preconstruction</b>	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		64
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		75
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		46
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		69
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		64
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		56
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		63
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		72
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		60
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		67
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		56
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		69
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		81
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1	23%	66
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1	36%	48
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1	15%	52
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		78
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ -	\$ -	1		68
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		67
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		89
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		74
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		71
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		66
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ -	\$ -	1		69
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		53

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1	23%	80
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		68
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1	15%	52
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		61
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		45
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		72
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		83
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		76
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		1
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ -	\$ -	1		60
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	85%	64
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	32%	76
	ARPA (TenthStreet)	District 7		ARPA	\$ -	\$ -	1	129%	54
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		60
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		64
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	15%	33
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		57
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		23
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		88
	DTF	District 13	Titan & Associates Construction, LLC	DTF	\$ 19,050	\$ 19,050	1	18%	63
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,880	\$ 19,880	1		58
	DTF	District 4		DTF	\$ -	\$ -	1	31%	85
	DTF	District 7	REKJ Builders, LLC	DTF	\$ -	\$ -	1	34%	57
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,550	\$ 19,550	1	36%	52
	DTF	District 2	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	21%	72
	DTF	District 8		DTF	\$ -	\$ -	1	13%	73
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,050	\$ 19,050	1	78%	67
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,280	\$ 19,280	1	14%	70
	DTF	District 7		DTF	\$ -	\$ -	1	12%	67
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 9,900	\$ 9,900	1	46%	67
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,775	\$ 18,775	1	12%	54
	DTF	District 3	REKJ Builders, LLC	DTF	\$ 19,995	\$ 19,995	1	21%	80
	DTF	District 12	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	9%	70
	DTF	District 11	Scott-King Group, LLC	DTF	\$ -	\$ -	1	11%	48
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,930	\$ 19,930	1	66%	55
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,968	\$ 19,968	1	41%	64
	DTF	District 7		DTF	\$ -	\$ -	1	26%	57
	DTF	District 3	REKJ Builders, LLC	DTF	\$ -	\$ -	1	73%	49

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,536	\$ 18,536	1	16%	59
	DTF	District 5		DTF	\$ -	\$ -	1	65%	69
	DTF	District 5		DTF	\$ -	\$ -	1	24%	74
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,955	\$ 19,955	1	17%	44
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,990	\$ 19,990	1	36%	71
	DTF	District 2		DTF	\$ -	\$ -	1	17%	83
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,900	\$ 19,900	1	19%	63
	DTF	District 8		DTF	\$ -	\$ -	1	26%	65
	DTF	District 8		DTF	\$ -	\$ -	1	18%	59
	DTF	District 7		DTF	\$ -	\$ -	1	33%	59
	DTF	District 6	REKJ Builders, LLC	DTF	\$ 13,070	\$ 13,070	1	49%	70
	DTF	District 4		DTF	\$ -	\$ -	1	21%	60
	DTF	District 5		DTF	\$ -	\$ -	1	34%	72
	DTF	District 7		DTF	\$ -	\$ -	1	25%	89
	DTF	District 8		DTF	\$ -	\$ -	1	30%	61
	DTF	District 8		DTF	\$ -	\$ -	1	22%	59
	DTF	District 4		DTF	\$ -	\$ -	1	9%	86
	DTF	0		DTF	\$ -	\$ -	1	46%	80
	HIPP	District 2		CDBG	\$ -	\$ -	1	18%	66
	HIPP	District 5	Torres Construction	CDBG	\$ 55,719	\$ 55,719	1	24%	83
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 35,900	\$ 35,900	1	54%	60
	HIPP	District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	70
	HIPP	District 5	REKJ Builders, LLC	CDBG	\$ 61,265	\$ 61,265	1	80%	60
	HIPP	District 4		CDBG	\$ -	\$ -	1	68%	63
	HIPP	District 8		CDBG	\$ -	\$ -	1	66%	38
	HIPP	District 4		CDBG	\$ -	\$ -	1	76%	40
	HIPP	District 5	Titan & Associates Construction, LLC	CDBG	\$ 194,215	\$ 194,215	1	41%	64
	HIPP	District 8		CDBG	\$ -	\$ -	1	46%	63
	HIPP	District 4		CDBG	\$ -	\$ -	1	50%	35
	HIPP	District 3		CDBG	\$ -	\$ -	1	19%	55
	HIPP	District 2		CDBG	\$ -	\$ -	1	78%	91
	HIPP	District 3		CDBG	\$ -	\$ -	1	21%	71
	Lead	District 6	REKJ Builders, LLC	Lead	\$ -	\$ -	1	52%	59
	Lead	District 3		Lead	\$ -	\$ -	1	25%	49
	Lead	District 2		Lead	\$ -	\$ -	1	17%	52
	Lead	District 1		Lead	\$ -	\$ -	1	45%	68
	Lead	District 7		Lead	\$ -	\$ -	1	50%	27
	Lead	District 4		Lead	\$ -	\$ -	1	18%	70
	Lead	District 4		Lead	\$ -	\$ -	1	13%	65
	Lead	District 6		Lead	\$ -	\$ -	1	69%	28
	Lead	District 4		Lead	\$ -	\$ -	1	13%	53
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,985	\$ 9,985	1	21%	81

Department of Housing and Neighborhood Revitalization

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,925	\$ 9,925	1	27%	55
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	21%	76
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,575	\$ 9,575	1	25%	60
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,845	\$ 9,845	1	63%	60
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	17%	56
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,758	\$ 9,758	1	32%	74
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 4,500	\$ 4,500	1	32%	71
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	29%	57
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,890	\$ 9,890	1	28%	62
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	42%	81
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,880	\$ 9,880	1		2
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	21%	67
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	61%	66
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,590	\$ 9,590	1	67%	77
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	37%	72
West Dallas		District 4		Equity Fund	\$ -	\$ -	1	18%	68
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 6,950	\$ 6,950	1	64%	58
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	37%	44
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	32%	62
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 7,290	\$ 7,290	1	24%	63
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	69%	60
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	81
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	56%	45
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	17%	67
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 8,625	\$ 8,625	1	40%	65
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	72
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	12%	85
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	29%	58
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	75
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	10%	70
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	46%	74
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	62%	48
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	71
West Dallas		District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	45%	68
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	71%	65
West Dallas		District 5		Equity Fund	\$ -	\$ -	1	72%	66
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	31%	83
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	28%	78
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	22%	63
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	34%	72
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	24%	77
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	19%	85
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	41%	66
					<b>\$ 912,555</b>	<b>\$ 912,555</b>	<b>154</b>	<b>36%</b>	<b>64</b>

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
<b>Completed FY 22-23</b>										
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2819 Troy Street	\$194,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4503 Electra Street	\$175,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4631 Silver Ave	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3411 Detonte Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3315 Detonte Street	\$145,000	1	0	1
							<b>\$834,000</b>	<b>5</b>	<b>0</b>	<b>5</b>
<b>Under Construction/ Contract Executed</b>										
	2400 Bryan	14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$77,746,799	111	106	217
	<b>Kiva East</b>	<b>2</b>	<b>Saigebrook</b>	<b>ROS, CRP, MIHDB</b>	<b>9% Tax Credit/MIHDB</b>	<b>4724 East Side Ave.</b>	<b>\$21,587,420</b>	<b>71</b>	<b>16</b>	<b>87</b>
	Estates at Shiloh (Senior)	9	Generation Housing	DHFC, HOU	4% Tax Credit	2649 Centerville Road	\$40,781,976	239	25	264
	Standard at Royal	6	LDG Development	DPFC	Conventional MF	2737 Royal Lane	\$69,245,305	150	150	300
	Mountain Creek Apartments	3	NRP Group	DPFC	Conventional MF	NWC of I-20 & TX-480	\$59,246,341	162	162	324
	<b>Terrace at Southern Oaks</b>	<b>4</b>	<b>LDG Development</b>	<b>DHFC/RONO, MIHDB</b>	<b>Conventional MF</b>	<b>3300 Southern Oaks Blvd.</b>	<b>\$60,538,517</b>	<b>151</b>	<b>149</b>	<b>300</b>
	Ridgecrest Terrace Apartments (Rehab)	3	Steele Properties	DHFC	4% Tax Credit	526 S. Walton Walker Blvd.	\$57,361,222	250	0	250
	HighPoint at Wynnewood	1	MVAH Partners	DHFC/RONO	4% Tax Credit	1911 Pratt Street	\$46,845,856	220	0	220
	<b>The Ridge at Lancaster</b>	<b>8</b>	<b>LDG Development</b>	<b>DHFC, MIHDB</b>	<b>4% Tax Credit</b>	<b>5995 Crouch Road</b>	<b>\$59,560,307</b>	<b>270</b>	<b>30</b>	<b>300</b>
	<b>Gateway Oak Cliff</b>	<b>1</b>	<b>St. Margaret, Inc.</b>	<b>DHFC, MIHDB, OED</b>	<b>4% Tax Credit</b>	<b>400 S. Beckley</b>	<b>\$47,131,511</b>	<b>184</b>	<b>46</b>	<b>230</b>
	Midpark Towers (Rehab)	11	Elizabeth Property Group	DHFC	4% Tax Credit	8550 Midpark Road	\$29,255,004	202	0	202
	Dallas Stemmons Apartments	6	Palladium	ROS	9% Tax Credit	11070 N. Stemmons Freeway	\$20,020,169	87	0	87
	Juliette Fowler Residences	2	Juliette Fowler Communities	ROS	9% Tax Credit	South Fulton Str and Eastside Ave	\$23,483,750	144	0	144
	Villas @ Western Heights	6	MREC Companies	ROS, CRP, OED	9% Tax Credit	1515 Fort Worth Avenue	\$32,888,449	104	26	130
	The Oaks	1	DHA/VOA	RONO, HOU	4% Tax Credit	630 S. Llewellyn Ave	\$44,053,609	243	17	260
	<b>Meadowbrook Apartments</b>	<b>8</b>	<b>LDG Development</b>	<b>DHFC/RONO, MIHDB</b>	<b>4% Tax Credit</b>	<b>15251 Seagoville Road</b>	<b>\$42,195,523</b>	<b>162</b>	<b>18</b>	<b>180</b>
	Westmoreland Station	3	Generation Housing	DHFC, HOU	4% Tax Credit	2700 S. Westmoreland Road	\$51,561,000	223	25	248
	West Dallas - Scattered Sites	6	Builders of Hope	NOFA	Single Family	Scattered Sites	\$3,879,663	20	0	20
	Cedar Crest	4	Confia Homes	NOFA	Single Family	Scattered Sites	\$3,600,000	19	0	19
	Five Mile	8	Notre Dame Place Inc	NOFA	Single Family	Scattered Sites	\$20,965,000	86	0	86
	Jeffries Meyers #1/ #3	7	Dallas Housing Foundation	NOFA	Single Family	Scattered Sites	\$6,367,368	34	0	34
	Jeffries Meyers #2	7	Texas Community Builders	NOFA	Single Family	Scattered Sites	\$2,380,852	11	0	11
	The Bottoms - Golden S.E.E.D.S	4	Golden S.E.E.D.S	NOFA	Single Family	Scattered Sites	\$4,821,423	22	0	22
	Ideal/Joppa	7	Dallas Habitat for Humanity	NOFA	Single Family	Scattered Sites	\$7,129,217	33	0	33
	<b>The Alton (fka Lenox Oak Lawn)</b>	<b>2</b>	<b>Oden Hughes</b>	<b>MIHDB</b>	<b>MIHDB Zoning</b>	<b>2929 Oak Lawn</b>	<b>NA</b>	<b>12</b>	<b>273</b>	<b>285</b>
	<b>Capitol Flats</b>	<b>2</b>	<b>Larkspur Capital</b>	<b>MIHDB</b>	<b>MIHDB Zoning</b>	<b>5215 Capitol</b>	<b>NA</b>	<b>3</b>	<b>57</b>	<b>60</b>
	<b>5050 Keeneland Project</b>	<b>3</b>	<b>AHS Residential</b>	<b>MIHDB</b>	<b>MIHDB Zoning</b>	<b>5050 Keeneland Pkwy</b>	<b>NA</b>	<b>17</b>	<b>319</b>	<b>336</b>
	<b>Enclave Frankford</b>	<b>12</b>	<b>Integrated Real Estate Group</b>	<b>MIHDB</b>	<b>MIHDB Zoning</b>	<b>3301 Pres George Bush Tpk</b>	<b>NA</b>	<b>27</b>	<b>353</b>	<b>380</b>
	<b>Modera Trinity</b>	<b>6</b>	<b>Mill Creek</b>	<b>MIHDB</b>	<b>MIHDB Zoning</b>	<b>2350 N Beckley Ave</b>	<b>NA</b>	<b>10</b>	<b>194</b>	<b>204</b>
	<b>Alexan Arts III</b>	<b>2</b>	<b>Trammell Crow Residential</b>	<b>MIHDB</b>	<b>MIHDB By Right</b>	<b>5088 Ross &amp; 1601 N Henderson</b>	<b>NA</b>	<b>46</b>	<b>340</b>	<b>386</b>
	<b>Fairfield Manderville</b>	<b>13</b>	<b>Fairfield</b>	<b>MIHDB</b>	<b>MIHDB Zoning</b>	<b>7735 &amp; 7777 Manderville</b>	<b>NA</b>	<b>36</b>	<b>439</b>	<b>475</b>
	Maple Highline I	2	Urban Genesis	MIHDB	MIHDB Zoning	5907 Maple Ave	NA	3	56	59
	The Lyle	12	Toll Brothers	MIHDB	MIHDB By Right	17727 Addison Rd	NA	17	317	334
	Singleton Villas / Trinity West	6	Greenleaf Ventures (Lennar)	HOU	Single Family	3155 Normandy	\$3,000,000	116	0	116
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4712 Baldwin Street	\$175,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2818 Le Clerc Avenue	\$175,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4006 Carpenter Avenue	\$175,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4007 Carpenter Avenue	\$175,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4229 Carpenter Avenue	\$159,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4233 Carpenter Avenue	\$159,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3817 Pine Street	\$159,000	1	0	1
	Land Transfer Program	4	Black Island	HOU, PW	Private	2969 Cummings Street	\$180,000	1	0	1
	Land Transfer Program	4	Black Island	HOU, PW	Private	4207 Opal Avenue	\$158,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2473 Wells Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2517 Wells Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3435 Beall Street	\$160,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	4338 Marhsall Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4744 Burma Road	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4726 Burma Road	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4636 Cherbourg Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4538 Cherbourg Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4534 Cherbourg Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4820 Zealand Street	\$180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	7903 Trojan Street	\$180,000	1	0	1
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	1116 Brock Street	\$195,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2711 Rochester Street	\$185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	4103 Marshall Drive	\$185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2726 Valentine Street	\$175,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2926 Valentine Street	\$175,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4711 Frank Street	\$170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	2538 Starks Avenue	\$170,000	1	0	1
	Land Bank Program	6	Builders of Hope	DHADC	Private	2020 Morris Street	\$170,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	3425 Pondrom Street	\$180,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	4010 Roberts Avenue	\$180,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Bank Program	7	Focis Holdings	DHADC	Private	3807 Frank Street	\$170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4806 Silver Avenue	\$185,000	1	0	1
							<b>\$841,221,281</b>	<b>3,517</b>	<b>3,118</b>	<b>6,635</b>
<b>Prelim Inducement/ Council Approved/ MIHDB App. Approved</b>	Standard Shoreline	9	Ojala	DPFC	Conventional MF	10715 Garland Road	\$66,419,868	153	147	300
	Ash Creek	7	DevCo	DHFC/RONO	4% Tax Credit	2605 John West Rd	\$54,892,942	280	0	280
	Estelle Village	8	Community Preservation Partners	DHFC/RONO	4% Tax Credit	5969 Highland Drive	\$73,453,904	291	0	291
	1508 Mockingbird	2	Provident Realty Advisors	DPFC	Conventional MF	1508 W. Mockingbird Lane	\$105,211,255	200	200	400
	<b>Jaipur Lofts</b>	<b>2</b>	<b>Saigebrook</b>	<b>ROS, MIHDB</b>	<b>9% Tax Credit/MIHDI</b>	<b>2203 N. Fitzhugh &amp; 2102 Annex Ave.</b>	<b>\$22,540,012</b>	<b>71</b>	<b>0</b>	<b>71</b>
	Blakely, The	2	Saigebrook	ROS	9% Tax Credit	1607 Carrol Ave. & 1407 Garrett Ave.	\$28,292,888	86	6	92
	Cypress Creek at Montfort	11	Sycamore Strategies	ROS	9% Tax Credit	NWC of Montfort & Spring Valley	\$44,655,796	116	52	168
	Trove Valor	4	Lavoro Capital	DPFC/1,000UC	Conventional MF	4515 S. Lancaster	\$54,963,000	166	166	332
	Patriot Pointe at Markville	10	Generation Housing	ROS, DHFC	9% Tax Credit	9222 Markville Road	\$37,830,292	103	28	131
	Sadler Circle Senior Apartments	2	Resource Center of Dallas	ROS, CRP, OED	9% Tax Credit	5717 Sadler Circle	\$29,423,942	84	0	84
	<b>Skyline at Cedar Crest</b>	<b>4</b>	<b>Brompton CHDO (Houston)</b>	<b>ROS, MIHDB</b>	<b>9% Tax Credit/MIHDI</b>	<b>2720 E. Kiest Blvd.</b>	<b>\$26,597,686</b>	<b>87</b>	<b>22</b>	<b>109</b>
	Cypress Creek at Forest Lane	10	Sycamore Strategies	ROS, CRP	9% Tax Credit	11520 N Central Expressway	\$44,904,476	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	NOFA	Single Family	6000 Block of Bexar St.	\$3,406,500	21	13	34
	Dolphin Heights	7	EDCO	NOFA	Single Family	Scattered Sites	\$1,039,433	5	0	5
	St. Phillips Catalyst	7	St Phillips	NOFA	Single Family	Scattered Sites	\$1,781,815	7	0	7
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topeka Ave	\$2,857,004	11	4	15
	The Dylan	2	AMCAL	DHFC	Acquisition	4533 Cedar Springs Rd	\$42,500,000	63	62	125
	Estates at Ferguson	7	Generation Housing	DHFC	4% Tax Credit	9220 Ferguson Road	\$41,494,000	164	0	164
	Rock Island Riverfront	2	Petra Development	DHFC	4% Tax Credit	1027 S. Riverfront Blvd.	\$78,817,000	155	22	177
	The Mondello	7	DevCo	DHFC	4% Tax Credit	2000 Highland Rd.	\$39,610,000	150	0	150
	The Positano	7	DevCo	DHFC	4% Tax Credit	2519 John West Rd.	\$56,160,000	232	0	232
	Rosemont Meadow Lane	7	DevCo	DHFC	4% Tax Credit	4722 Meadow Lane	\$52,065,000	264	0	264
	Greenleaf Lake June	5	Greenleaf Ventures	NOFA	Single Family	NEC Lake June & St. Augustine	\$6,317,000	125	0	125
	Oakhouse at Colorado	1	Mintwood Real Estate	DPFC	Conventional MF	900 E. Colorado Blvd.	\$48,230,230	113	102	215
	Standard West Commerce	6	Ojala Partners	DPFC	Conventional MF	1400 West Commerce	\$64,763,980	153	147	300
	The Briscoe	11	OHG	DHFC	Acquisition	12639 Coit Rd	\$99,443,740	288	34	322
	Jefferson University Hills	3	JPI Companies	DPFC	Conventional MF	NW Corner of University Hills and Camp W	\$99,727,000	200	200	400
	Saint Michael's and All Angels mixed use	13	Episcopal Diocese	MIHDB	MIHDB Zoning	8111 Douglas	NA	NA	NA	NA
	Maple/Kimsey II	2	Urban Genesis	MIHDB	MIHDB Zoning	5908 Maple	NA	4	69	73
	2811 Maple Ave	14	Crescent	MIHDB	MIHDB Zoning	2811 Maple	NA	6	174	180
	Conor Live Oak	2	Conor Commercial	MIHDB	MIHDB By Right	4931 Live Oak et al	NA	33	294	327
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.	MIHDB	MIHDB Zoning	3311 Knox Ave	NA	0	168	168
	Modera Trailhead	2	Mill Creek	MIHDB	MIHDB Zoning	7532 East Grand Ave	NA	26	260	286
	Bluffview Apartments	2	X Equity Group	MIHDB	MIHDB By Right	3527 Bolivar Drive	NA	4	66	70
	Fitz 2	2	Slate Properties	MIHDB	MIHDB By Right	1513 N. Fitzhugh	NA	4	59	63
	Crossing at Clear Creek	8	LDG (fka Covenant Funding)	MIHDB/DHFC	MIHDB Zoning	14201 C F Hawn Fwy	NA	14	250	264
	Terrace at Highland Hills	8	LDG	MIHDB/DHFC	MIHDB By Right	3100 Persimmon Rd	NA	15	285	300
	Lincoln Katy Trail	14	Lincoln Property	MIHDB	MIHDB Zoning	3255 Carlisle St	NA	24	276	300
	Endeavor McKinney/Boll	14	Endeavor RE	MIHDB	MIHDB Zoning	2702 & 2710 McKinney Ave. at Boll St	NA	10	265	275
	Elihu Lofts	7	Karrington & Co	MIHDB	MIHDB By Right	3230 Elihu	NA	0	5	5
	Mockingbird Station East	14	Trammell Crow/High Street Res.	OED (TIF)		5465 E. Mockingbird	\$117,300,000	86	343	429
	Pearl Lofts	2	1100 Pearl Street, Inc.	OED (TIF)		2100 Jan Pruitt	\$33,200,000	30	70	100
	One Newpark	2	One Newpark GP, LLC	OED (TIF and PPP)		Akard and Canton	\$379,300,000	54	214	268
	University Hills Phase 1 Multifamily	8	I-20 Lancaster Development, LLC	OED (TIF and PPP)		Lancaster Road at Wheatland Road	TBD	50	200	250
	University Hills Phase 1 Single Family	8		OED (TIF and PPP)		Lancaster Road at Wheatland Road	TBD	0	540	540
	Trinity West Villas	6	Builders of Hope CDC	NOFA	Conventional MF	3457 Normandy Brook Rd	\$7,279,182	9	27	36
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5914 Carlton Garrett Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	6302 Carlton Garrett Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Bethurum Avenue	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2324 Bethurum Avenue	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2305 Bethurum Avenue	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Dyson Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2313 Dyson Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2316 Dyson Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2517 Lowery Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2503 Lowery Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2510 Lowery Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2504 Lowery Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2512 Wells Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5007 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5023 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5215 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5031 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5041 Malcolm X Boulevard	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2723 Council Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2710 Council Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5107 Echo Avenue	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5122 Echo Avenue	\$173,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5018 Echo Avenue	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5015 Echo Avenue	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	4930 Echo Avenue	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5102 Marne Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5021 Marne Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5006 Marne Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2815 Marder Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2708 Brigham Lane	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2461 Starks Avenue	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2457 Starks Avenue	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2415 Starks Avenue	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2404 Starks Avenue	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2402 Starks Avenue	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2429 Starks Avenue	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Macon Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2230 Macon Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2254 Macon Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2210 Garden Drive	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2246 Garden Drive	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2238 Garden Drive	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2411 Garden Drive	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2407 Garden Drive	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2335 Harding Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2700 Lawrence Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2227 Lawrence Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2218 Lawrence Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2318 Lawrence Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2410 Lawrence Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2530 Lawrence Street	\$173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	4930 Crozier Street	\$208,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2506 Elsie Faye Heggins Street	\$173,000	1	0	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	1610 Kinmore Street	\$208,000	1	0	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	1632 Kinmore Street	\$208,000	1	0	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	5238 Beeman Avenue	\$208,000	1	0	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	3239 Reynolds Avenue	\$208,000	1	0	1
	Land Transfer Program	8	Camden Homes	HOU, PW	Private	5714 Bon Air Drive	\$208,000	1	0	1
	Land Transfer Program	8	Camden Homes	HOU, PW	Private	5662 Bon Air Drive	\$208,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4614 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4607 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4523 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4415 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4422 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4863 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4869 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4806 Baldwin Street	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4423 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4507 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4726 Frank Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4531 Frank Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Frank Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4410 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4343 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4211 Hamilton Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4309 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4318 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3706 Hamilton Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2906 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2814 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2820 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2902 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4346 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4406 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4431 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1611 Hudspeth Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 Hudspeth Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1714 Hudspeth Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1619 E Overton Road	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 E Overton Road	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1502 Marfa Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1527 Marfa Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1523 Garza Avenue	\$215,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1823 Garza Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4402 Landrum Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4217 Landrum Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4221 Landrum Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2908 Pennsylvania Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3004 Warren Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3021 Warren Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2625 Peabody Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2627 Peabody Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1423 Rowan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1554 Caldwell Avenue	\$184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1423 Caldwell Avenue	\$184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1217 Caldwell Avenue	\$215,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1530 Caldwell Avenue	\$184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	4415 Rose Street	\$184,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	1502 Hortense Avenue	\$225,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	3317 Biglow Drive	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2727 Maurine F Bailey Way	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2807 Farragut Street	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2850 Farragut Street	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2459 Macon Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2455 Macon Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2303 Starks Avenue	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2344 Starks Avenue	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2223 Garden Drive	\$194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	2615 Birdsong Drive	\$225,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	1222 Noah Street	\$225,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	819 Lambert Street	\$225,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	210 Cottonwood Parkway	\$225,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	530 Woodbine Avenue	\$225,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	612 S Moore Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4226 Canal Street	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4235 Canal Street	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4233 Canal Street	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4335 Spring Avenue	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2719 Frazier Street	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4230 Carl Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3635 Carl Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3802 Carl Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3642 Carl Street	\$194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4319 Elsie Faye Heggins Street	\$225,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Moore Street	\$194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	507 N Moore Street	\$194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Denley Drive	\$194,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1356 S Denley Drive	\$184,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1806 Morrell Avenue	\$244,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	2722 E Overton Road	\$244,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1619 E Woodin Boulevard	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5504 Bexar Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5502 Bexar Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2604 Brigham Lane	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2718 Council Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2424 Garden Drive	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2425 Garden Drive	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2615 Hooper Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2726 Lawrence Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5006 Linder Avenue	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5002 Linder Avenue	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2711 Maurine F Bailey Way	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7735 Brownsville Avenue	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7736 Brownsville Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7721 Brownsville Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4549 Cherbourg Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4632 Corregidor Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7944 Hull Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7935 Hull Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4720 Stokes Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4331 Copeland Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4518 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4226 York Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2245 Anderson Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5814 Carlton Garrett Street	\$184,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2732 Keeler Street	\$184,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3331 Beall Street	\$205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3322 Beall Street	\$205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3327 Beall Street	\$205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3310 Detonte Street	\$205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	4714 Dolphin Road	\$215,000	1	0	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1522 E Ann Arbor Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1506 Presidio Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1403 Maywood Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	2524 Marjorie Avenue	\$215,000	1	0	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	2436 Hudspeth Avenue	\$215,000	1	0	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	426 Bonnie View Road	\$215,000	1	0	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	1204 Claude Street	\$215,000	1	0	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	216 Landis Street	\$215,000	1	0	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	112 N Cliff Street	\$215,000	1	0	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	623 Woodbine Avenue	\$215,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4210 Copeland Avenue	\$215,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4227 Copeland Avenue	\$215,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4302 Copeland Avenue	\$206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4302 Marshall Street	\$206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4335 Marshall Street	\$206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4615 Canal Street	\$206,000	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2453 Starks Ave	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2412 Starks Ave	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	5012 Marne Street	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	5039 Marne Street	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2338 Macon Street	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2510 Hooper Street	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	1916 J B Jackson Jr Blvd	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3723 Kenilworth Street	\$218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3504 Roberts Avenue	\$190,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2215 Stoneman Street	\$190,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2643 Tanner Street	\$190,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3814 Atlanta Street	\$190,500	1	0	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	1242 E Ohio Ave	\$190,500	1	0	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	3723 Opal Avenue	\$190,500	1	0	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	4234 Opal Avenue	\$190,500	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	402 Bobbie Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	402 Cleaves Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	408 Cleaves Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	431 Cleave Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	438 Cleave Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	401 Hart Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	411 Hart Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	424 N Moore Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	501 N Moore Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	406 N Moore Street	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	421 N Denley Drive	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	408 Pecan Drive	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	411 Pecan Drive	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	405 Sparks Street	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	441 Sparks Street	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	442 Sparks Street	\$180,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	611 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	607 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	603 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	527 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	505 N Denley Drive	\$172,500	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	427 N Denley Drive	\$172,500	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2631 Warren Avenue	\$170,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2424 Birmingham Avenue	\$170,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2734 Exline Street	\$198,500	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2730 Exline Street	\$198,500	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	1918 E Overton Road	\$170,000	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	3135 Harlandale Avenue	\$170,000	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	3735 Humphrey Drive	\$198,500	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	3607 Humphrey Drive	\$198,500	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	1530 Fordham Road	\$198,500	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	4611 Bonnie View Road	\$198,500	1	0	1
							<b>\$1,811,992,445</b>	<b>4,299</b>	<b>4,863</b>	<b>9,162</b>

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

SUBJECT **Upcoming Agenda Item: Amendment to Targeted Rehabilitation Program**

## **SUMMARY**

An agenda item for the Department of Housing and Neighborhood Revitalization (Housing) will be considered by the City Council on December 14, 2022. This item will authorize an amendment to the City of Dallas Comprehensive Housing Policy (CHP) to amend the Targeted Rehabilitation Program to remove property insurance from property eligibility requirements, allow applicants to reapply to receive additional assistance for property previously assisted with funds through the Targeted Rehabilitation Program, and revise the funding cap amount from \$10,000 to \$20,000 for the Targeted Rehabilitation Program - West Dallas Sub-Program Module.

## **BACKGROUND**

On August 26, 2020, City Council authorized an amendment to the CHP to create the Program by Resolution No. 20-1220. The Program is intended to preserve affordable housing, address issues of housing insecurity and improve the quality of the housing stock in the city. In fiscal year 2019, the City Manager identified use of the Equity Revitalization Capital Fund for this purpose. On September 9, 2021, the Program was amended by Resolution 21-1450 to also use bond funds. The Program provides grants to eligible residents for housing rehabilitation.

## **ISSUE**

Current funding limits and eligibility requirements have caused staff to turn away many residents in need. The CHP currently requires a homeowner to maintain standard property insurance on the property to meet property eligibility requirements for the Targeted Rehabilitation Program. The West Dallas Sub-Program Module alone has received ~170 applications, with ~50 of them being denied for not having homeowners' insurance. The West Dallas Sub-Program Module currently sets the maximum assistance amount at \$10,000 per home for exterior improvements to owner-occupied homes which is often not enough to cover the repairs needed. Households earning at or below 80% AMI are eligible.

DATE November 10, 2022  
SUBJECT **Upcoming Agenda Item: Amendment to Targeted Rehabilitation Program – West Dallas Sub-Program Module**

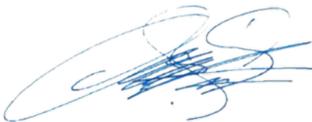
### **STAFF RECOMMENDATION**

Housing has the following amendments for Targeted Rehabilitation Program:

1. Remove the property insurance requirement,
2. Allow applicants to reapply if funds remain when the amount of a program is increased.
3. Increase the maximum assistance amount from \$10,000 to \$20,000 for the West Dallas Sub-Program Module.

Although the proposed amendments will decrease the number of households to be served in the West Dallas Sub-Program Module, they will allow for the program to address needed repairs on each property to a greater extent and reduce barriers to program eligibility. To date, the West Dallas Sub-Program Module has served 87 residents, and if adopted the changes will allow the city to serve 55 more residents.

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



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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – 1508 Mockingbird**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on December 14, 2022 to authorize the Dallas Public Facility Corporation's (DPFC or Corporation) acquisition, development and ownership of 1508 Mockingbird, a 400-unit mixed-income multifamily development to be located at 1508 West Mockingbird Lane (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). 1508 Mockingbird will reserve 40% of the units for residents earning less than 80% AMI and 10% of the units will be reserved for residents earning less than 60% AMI. The other 50% of the units will be non-income restricted. The Corporation's bylaws require Council approval of any development that results in a property tax exemption. The Corporation's Board of Directors approved a term sheet with Provident Realty Advisors, Inc. (Applicant) and staff recommends Council approval of this item.

## BACKGROUND

Provident Realty Advisors, Inc. (Applicant) submitted an application to the Dallas Public Facility Corporation (DPFC or Corporation) for the development of 1508 Mockingbird, a 400-unit mixed income multifamily development to be located at 1508 West Mockingbird Lane (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI, and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Provident Realty Advisors (Provident). Since 1991, Provident has developed and acquired an over \$2 billion portfolio that includes various product types such as mixed-use developments, multifamily communities, master-planned single-family communities, office, industrial, retail, self-storage, hospitality, workforce and affordable housing, medical facilities, and senior housing and healthcare. Provident's previous executions include, but are not limited to,

DATE November 10, 2022  
 SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – 1508 Mockingbird**

24 million square feet of office, industrial, and retail, 12,000 multifamily units, 10,000 master-planned community lots, 15,000 self-storage units, and over 3,400 hotel keys.

The Project will be constructed as a 4-story wrap product with structured parking and will include 400 residential units with 56 studio units, 260 1-bedroom units, and 84 2-bedroom units. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property will also include a swimming pool with outdoor grills and fire pits, fitness center, business and conference rooms, package lockers, dog park, and a common area lounge. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses. A vacant office building currently sits on the property and will be demolished as part of this development to provide a higher and better use of the site. The development is well-located in close proximity to job centers and community amenities such as Love Field Airport, the Medical District, convenient public transportation, and other City investments.

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

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
Studio	60.00%	6	\$1,023.00
Studio	80.00%	22	\$1,364.00
Studio	Market	28	\$1,425.00
1BR	60.00%	13	\$1,096.00
1BR	80.00%	54	\$1,462.00
1BR	Market	67	\$1,725.00
1/1.5BR	60.00%	13	\$1,096.00
1/1.5BR	80.00%	50	\$1,462.00
1/1.5BR	Market	63	\$2,000.00
2BR	60.00%	5	\$1,315.00
2BR	80.00%	22	\$1,754.00
2BR	Market	27	\$2,100.00
2/2.5BR	80.00%	3	\$1,315.00
2/2.5BR	Market	12	\$1,754.00
2/2.5BR	80.00%	15	\$2,250.00

DATE November 10, 2022  
 SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – 1508 Mockingbird**

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

Total development costs are anticipated to be approximately \$106,166,983.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$89,460,625.00, which is \$223,652.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
Mortgage Loan	\$ 69,008,539.00
Developer/Investor Equity	\$ 37,158,444.00
<b>Total</b>	<b>\$106,166,983.00</b>
<b>Proposed Uses</b>	<b>Amount</b>
Development Costs	\$ 89,460,625.00
Developer Fee	\$ 5,308,349.00
Soft Costs	\$ 4,942,087.00
Financial Costs	\$ 6,455,922.00
<b>Total</b>	<b>\$106,166,983.00</b>

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation’s participation in the Project, the Corporation is estimated to receive \$14,247,195.00 over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) a general contractor fee of \$645,264.00 paid at closing; (3) lease payments starting at \$502,000.00 and increasing by 3.00% annually upon stabilization; (4) a 15.00% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project which is anticipated to equal \$4,158,540.00 in Year 5, and (5) a 2.00% sales commission on all future sales. In the event of a sale throughout the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Project will be owned free and clear by the Corporation.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The 2022 City tax bill for this property is \$44,898.00 and the 15-year estimate of foregone taxes is \$835,054.00. However, the workforce housing rental savings of \$15,314,222.00

DATE November 10, 2022  
SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – 1508 Mockingbird**

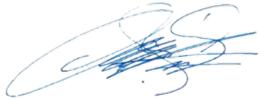
over 15 years and the estimated \$14,247,195.00 in revenues provides the City with almost \$30,000,000.00 in benefits that outweigh the foregone revenue.

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

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

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

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



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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
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Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – The Reserve at Lancaster**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on December 14, 2022 to authorize the Dallas Public Facility Corporation's (DPFC or Corporation) acquisition, development and ownership of The Reserve at Lancaster, a 260-unit mixed-income townhome development to be located at 5703 South Lancaster Road (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Reserve at Lancaster will reserve 50% of the units for residents earning less than 80% AMI and 50% of the units will be non-income restricted. The Corporation's bylaws require City Council approval of any development that results in a property tax exemption. The Corporation's Board of Directors approved a term sheet with LDG Development, LLC (Applicant) and staff recommends City Council approval of this item.

## BACKGROUND

LDG Development, LLC (Applicant or LDG) submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of Reserve at Lancaster, a 260-unit mixed-income townhome development to be located at 5703 South Lancaster Road. The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning less than 80% of the area median income (AMI). The Project will reserve 50% of the units for residents earning less than 80% AMI and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by LDG Development (LDG). The Applicant has successfully completed over 77 multifamily properties totaling 13,673 units and is currently developing two other workforce housing developments in partnership with the City and the Dallas Housing Finance Corporation (DHFC) totaling 480 units. The proposed property manager is Capstone Real Estate Services, Inc. (Capstone). Capstone

DATE November 10, 2022  
SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – The Reserve at Lancaster**

is a professional management company based in Austin, TX that currently manages 35,000 multifamily units including over 21,000 affordable units.

The Project will consist of 260 townhome units including 24 1-bedroom units, 122 2-bedroom units, and 114 3-bedroom units. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property will also include a swimming pool with outdoor grills and fire pits, fitness center, business and conference rooms, and common area lounge. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses.

The Project is the second phase of an ongoing three-phase development by LDG. The first phase, The Ridge at Lancaster, includes a 300-unit multifamily development that is owned by the Dallas Housing Finance Corporation in partnership with LDG. The third phase will include retail/commercial. The City approved the planned development on November 11, 2020.

The Reserve at Lancaster is located in close proximity to other City investments such as the state-of-the-art Singing Hills Recreation Center, the South Central DPD Substation, UNT-Dallas, and the recently approved 270-acre University Hills mixed use development. The transit-oriented development site is within 0.4 miles of the Camp Wisdom DART Rail Station providing future residents with direct transportation service to UNT-Dallas, the VA Hospital, downtown, and elsewhere.

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

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	80.00%	12	\$1,462.00
1BR	Market	12	\$1,745.00
2BR	80.00%	54	\$1,754.00
2BR	Market	68	\$1,990.00
3BR	80.00%	64	\$2,026.00
3BR	Market	50	\$2,175.00

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by

DATE November 10, 2022  
 SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – The Reserve at Lancaster**

market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc.

Total development costs are anticipated to be approximately \$84,063,293.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$59,597,630.00, which is \$229,222.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
Mortgage Loan	\$64,563,000.00
Developer/Investor Equity	\$19,500,293.00
<b>Total</b>	<b>\$84,063,293.00</b>
<b>Proposed Uses</b>	<b>Amount</b>
Development Costs	\$59,597,630.00
Developer Fee	\$ 4,203,000.00
Soft Costs	\$14,877,791.00
Financial Costs	\$ 5,384,872.00
<b>Total</b>	<b>\$84,063,293.00</b>

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation’s participation in the Project, the Corporation is estimated to receive \$5,499,728.00 over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) an estimated general contractor fee of \$600,000 paid at closing; (3) lease payments starting at \$250,000.00 and increasing by 3.00% annually; (4) a 15.00% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project and (5) a 2.00% sales commission on all future sales. In the event of a sale throughout the life of the Project, the Corporation will continue to receive the annual lease payments. Potential sales proceeds are not included in the estimated revenue calculation above as LDG does not anticipate selling its leasehold interest in the Project within the first 15 years of operations.

Upon termination of the 75-year lease, the Project will be owned free and clear by the Corporation. The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. In addition to the lease payments and the estimated sales proceeds, the first 15 years of rental savings to qualified residents is estimated to be \$13,672,158.00.

The Corporation’s estimated revenues were calculated by Staff, the Corporation’s partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs were reasonable for the market. Corporation financial advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and

DATE November 10, 2022  
SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – The Reserve at Lancaster**

equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

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

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

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



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

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

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

SUBJECT **Upcoming Agenda Item: HIPP Major Home Rehabilitation and Home  
Reconstruction Program NOFA Award**

## **SUMMARY**

An agenda item for a contract to award the administration of the Major Home Rehabilitation and Home Reconstruction Programs (Programs) as part of the Home Improvement and Preservation Program (HIPP) for the Department of Housing & Neighborhood Revitalization (Housing) will be considered by the City Council on December 14, 2022.

## **BACKGROUND**

The Home Improvement & Preservation Program is the most popular home repair program offered from Housing. HIPP is funded through Community Development Block Grants (CDBG) and follows all Housing and Urban Development (HUD) regulations.

HUD allows a contractor or subrecipient to administer programs on behalf of the City. A contractor is essentially a for-profit organization that is required to perform most but not all the same processes as the City to administer this program, whereas a sub-recipient is a non-profit organization and is required to perform all the same processes as the City. In either case, a contractor or sub-recipient is utilized to deliver services in a more streamlined manner.

On September 7, 2022, Housing released a Notice of Funding Available (NOFA) to administer the Programs. On September 22, 2022, a pre-submission meeting was held at 1 p.m. via Webex where the criteria for applying to administer the Programs was discussed. On September 28, 2022, City Council authorized an amendment to the City of Dallas Comprehensive Housing Policy (CHP), to amend HIPP to expand the type of third-party organizations that may administer the Major Home Rehabilitation Program and the Home Reconstruction Program to include contractor and sub-recipient.

On October 5, 2022, at 5 p.m. the NOFA closed and then the submissions were reviewed by an evaluation panel and Housing staff selected the most advantages.

DATE November 10, 2022  
SUBJECT Upcoming Agenda Item: HIPP Major Home Rehabilitation and Home Reconstruction Program NOFA Award

## **ISSUE**

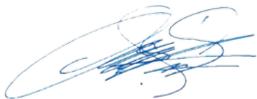
Administration of HIPP is staff intensive across multiple departments and can take more than a year from time of application to construction completion given City processing requirements. This includes marketing, eligibility reviews, home inspections, procurement, and contract execution. As a result, service delivery and overall program capacity is constrained.

## **STAFF RECOMMENDATION**

Staff estimates that outsourcing HIPP can save time and potentially grow the program. Housing will use the first year to monitor performance with the selected organization and anticipates that the program will run more efficiently and grow over time.

On December 15, 2022, Housing staff will seek City Council approval of the selection of the highest scoring proposal and authorization for the City Manager (through the Department of Housing & Neighborhood Revitalization) to negotiate and execute a contract or sub-recipient agreement. **Please note that this solicitation is still ongoing, and further details cannot be discussed per the City's Code of Ethics and Administrative Directive 4-5 until a selection is approved by City Council.**

Should you have any questions please contact David Noguera, Director of Housing & Neighborhood Revitalization at [david.noguera@dallas.gov](mailto:david.noguera@dallas.gov) or (214) 670-3619.



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Assistant City Manager

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# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

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

On Tuesday, November 15, 2022, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer Program lots to a qualified participating developer.

## Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 29 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Titan and Associates, Inc. for the purchase of fifteen (15) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Titan and Associates, Inc. for HHS committee consideration.

## Background

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

In September 2022, a qualified participating developer, Titan and Associates, Inc. submitted an application (proposal) to purchase a total of 15 Land Transfer Program lots. The Department of Housing & Neighborhood Revitalization (Housing) evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines,

DATE November 10, 2022  
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

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

The Developer being considered for the sale of 15 lots is Titan and Associates, Inc. The Developer is a domestic for-profit corporation formed in Texas in 2014 and is Minority/Women Business Enterprise (M/WBE) certified, licensed with the City of Dallas and is a participant in the City’s Home Improvement and Preservation Program. The company has eight years of home building experience as well as home renovation experience. To date, the applicant has constructed and sold market rate homes in Dallas and the surrounding area. The company does have experience constructing and selling in the target area of South Dallas to homebuyers in the income range as the Land Transfer Program. In addition, the Developer is a past participant in the Land Transfer Program, constructing 11 affordable housing units in Districts 4 and 7. The applicant has a current line of credit to support this project 1.43 times. The Chief Executive Officer of the company is Kwame Ellis.

The proposal indicates the construction of fifteen (15) single-family units ranging from 1,416 square feet to 1,815 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$191,000.00 - \$246,000.00 targeting homebuyers in an income range of 60 - 120% of the area median income (AMI). Nine (9) units will be used to target homebuyers in an income range of 80 – 120% AMI and six (6) units will be used to target homebuyers in an income range of 60 - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60 - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as **Exhibit A**.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the Dallas, TX HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** Nine (9) units will target homebuyers in an income range of 80 - 120% AMI, and six (6) units will target homebuyers in an income range of 60 - 80% AMI.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In

DATE November 10, 2022  
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

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

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

### **Issues**

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the 15 vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

### **Fiscal Impact**

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$15,133.00. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed 15 housing units the expected property tax revenue is expected to be approximately \$85,425.67 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$43,210.60. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded.

DATE November 10, 2022  
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

### **Staff Recommendation**

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve of the sale of 15 vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

### **Next Steps**

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

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



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

### **Attachment: Project Map**

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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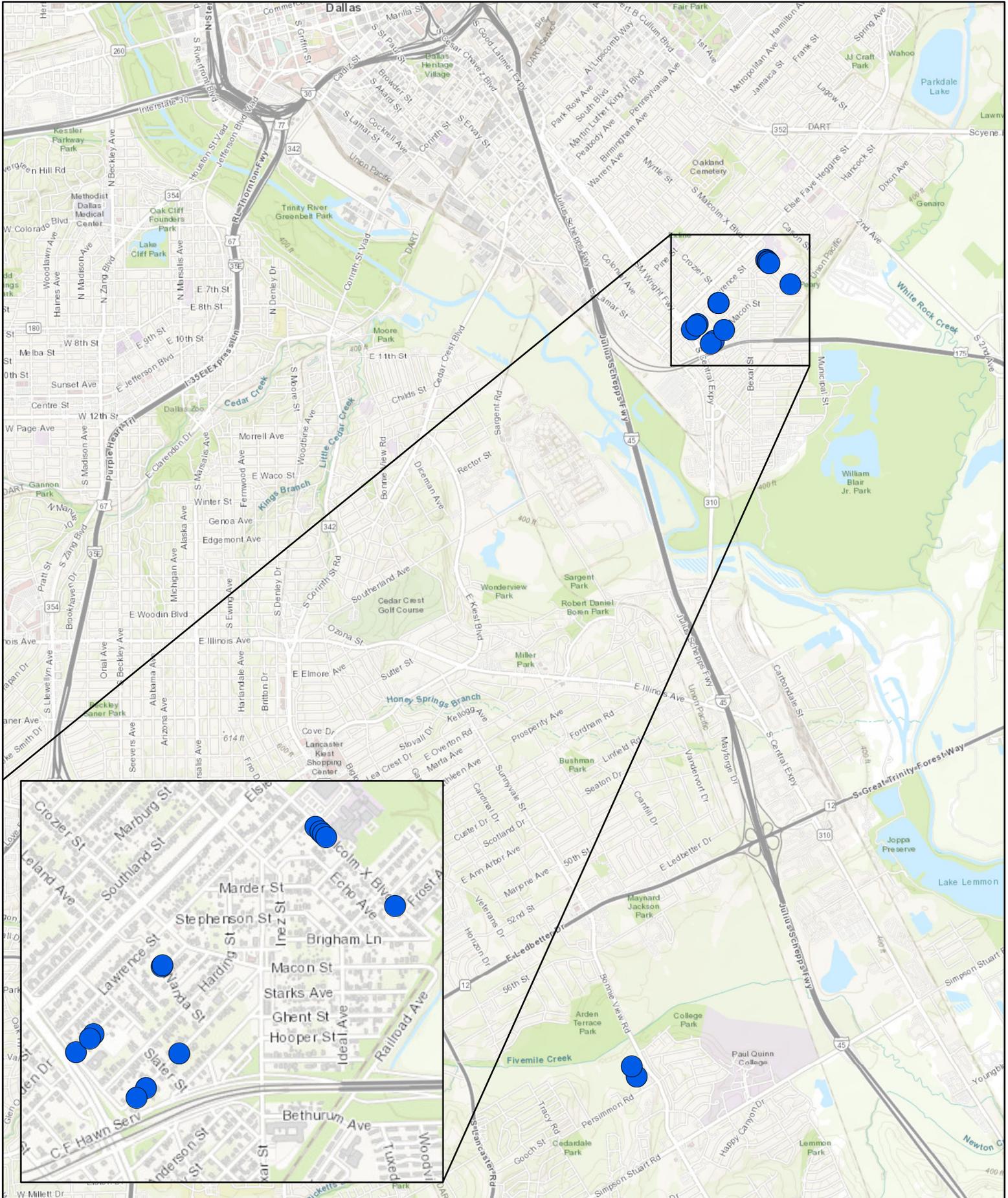
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DATE November 10, 2022  
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

**Exhibit A  
Titan and Associates, Inc.**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	2210	GARDEN DR	Ideal	7	5510	\$ 1,000.00	tax foreclosed	60-120%	\$ -
2	2246	GARDEN DR	Ideal	7	5046	\$ 1,000.00	tax foreclosed	60-120%	\$ 10,336.03
3	2238	GARDEN DR	Ideal	7	5211	\$ 1,000.00	tax foreclosed	60-120%	\$ -
4	2411	GARDEN DR	Ideal	7	4724	\$ 1,000.00	tax foreclosed	60-120%	\$ 2,702.46
5	2407	GARDEN DR	Ideal	7	5120	\$ 1,000.00	tax foreclosed	60-120%	\$ 3,667.49
6	2334	MACON ST	Ideal	7	6849	\$ 1,000.00	tax foreclosed	60-120%	\$ -
7	2230	MACON ST	Ideal	7	6777	\$ 1,000.00	tax foreclosed	60-120%	\$ 2,043.13
8	2254	MACON ST	Ideal	7	7248	\$ 1,000.00	tax foreclosed	60-120%	\$ -
9	5714	BON AIR DR	Paul Quinn	8	8000	\$ 1,066.50	tax foreclosed	60-120%	\$ 756.63
10	5662	BON AIR DR	Paul Quinn	8	8000	\$ 1,066.50	tax foreclosed	60-120%	\$ 7,325.02
11	5007	S MALCOLM X BLVD	Ideal	7	5481	\$ 1,000.00	tax foreclosed	60-120%	\$ 6,250.67
12	5023	S MALCOLM X BLVD	Ideal	7	5619	\$ 1,000.00	tax foreclosed	60-120%	\$ 9,451.50
13	5215	S MALCOLM X BLVD	Ideal	7	5438	\$ 1,000.00	tax foreclosed	60-120%	\$ 677.67
14	5031	S MALCOLM X BLVD	Ideal	7	5370	\$ 1,000.00	tax foreclosed	60-120%	\$ -
15	5041	S MALCOLM X BLVD	Ideal	7	6510	\$ 1,000.00	tax foreclosed	60-120%	\$ -
<b>Total Purchase Price</b>						<b>\$ 15,133.00</b>	<b>Total Non-Tax Lien Amount</b>		<b>\$ 43,210.60</b>

# Land Transfer Lots Requested by Developer Titan and Associates Inc



# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

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

On Tuesday, November 15, 2022, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer Program lots to a qualified participating developer.

## Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 29 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Marcer Construction Company, L.L.C. for the purchase of eleven (11) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Marcer Construction Company, L.L.C. for HHS committee consideration.

## Background

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

In September 2022, a qualified participating developer, Marcer Construction Company, L.L.C. submitted an application (proposal) to purchase a total of 11 Land Transfer Program lots. The Department of Housing & Neighborhood Revitalization (Housing) evaluated the application pursuant to the standards set forth in the Land Transfer

DATE November 10, 2022  
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and met minimum scoring to be eligible. Housing collaborated with Marcer Construction Company, L.L.C. regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

The Developer being considered for the sale of 11 lots is Marcer Construction Company, L.L.C. The Developer is a domestic limited liability company formed in Texas in 2003 and based in Dallas. The President and Principal Owner of the company is Raul Estrada, who has over 20 years of home building experience as well as home renovation experience. In addition, the applicant has a staff of 9 to support the operations of the company and fully licensed sub-contractors. The Developer has been certified as a Minority/Women Business Enterprise (M/WBE) organization, licensed with the City of Dallas and is a participant in the City’s Land Bank Program. To date, the Developer has constructed and sold 43 affordable housing units for the City of Dallas Land Bank Program since 2017. In addition, the Developer is a past participant in the Land Transfer Program, constructing 22 affordable housing units since 2020.

The proposal indicates the construction of eleven (11) single family units ranging from 1,470 square feet to 1,734 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$190,000.00 - \$246,000.00 targeting homebuyers in an income range of 60 - 120% of the area median income (AMI). Seven (7) units will be used to target homebuyers in an income range of 80 – 120% AMI and four (4) units will be used to target homebuyers in an income range of 60 - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60 - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as **Exhibit A**.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the Dallas, TX HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** Seven (7) units will target homebuyers in an income range of 80 - 120% AMI, and four (4) units will target homebuyers in an income range of 60 - 80% AMI.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable

DATE November 10, 2022  
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

housing unit to an income eligible homebuyer within two years of the date of acquisition of the vacant lot utilized for construction of the unit.

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

## **Issues**

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the 11 vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

## **Fiscal Impact**

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$11,214.00. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed 11 housing units the expected property tax revenue is expected to be approximately \$64,695.26 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$27,282.59. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded.

DATE November 10, 2022  
SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

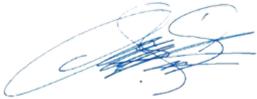
### **Staff Recommendation**

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve of the sale of 11 vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

### **Next Steps**

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

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



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

### **Attachment: Project Map**

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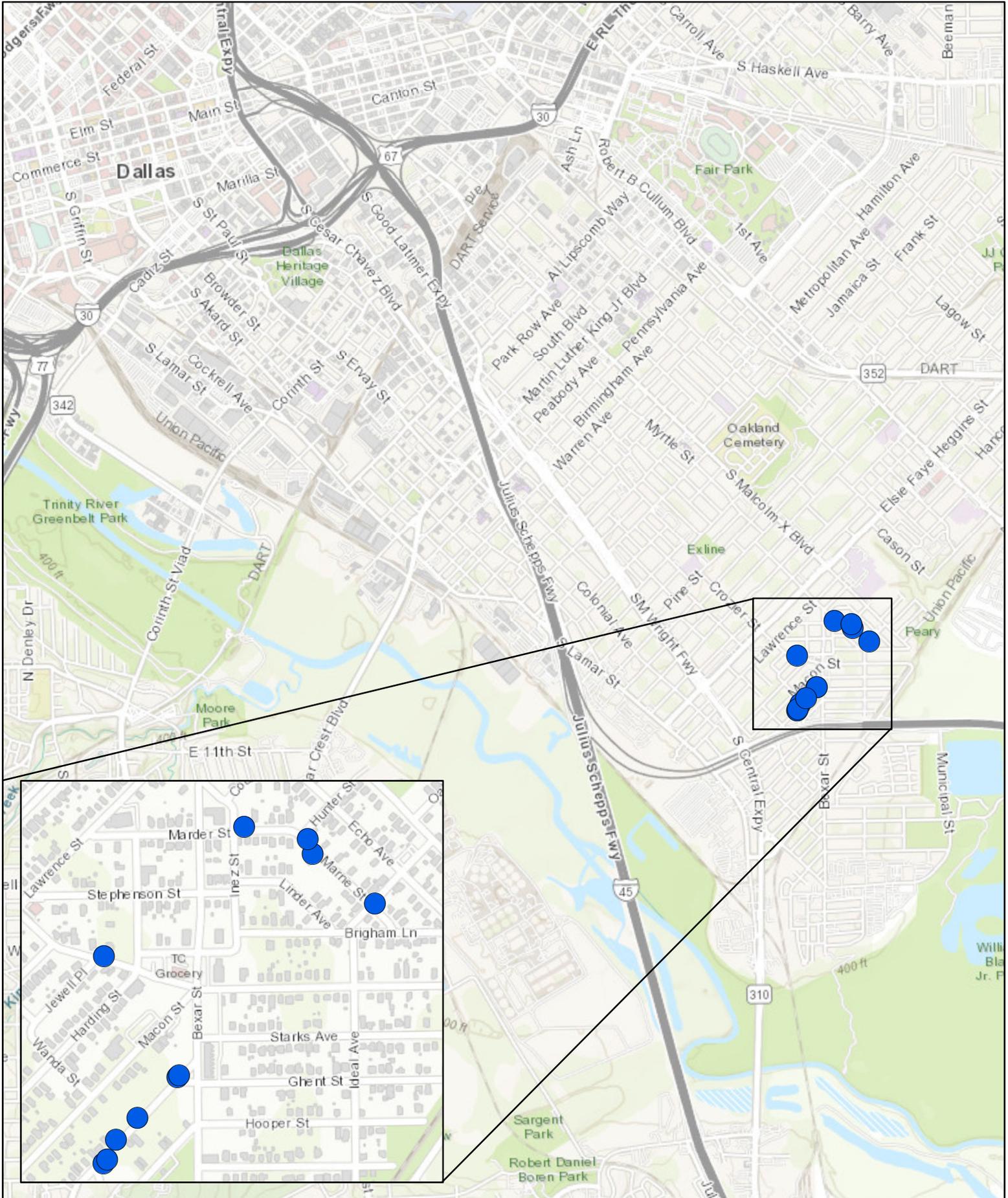
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DATE November 10, 2022  
 SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer

**Exhibit A**  
**Marcer Construction Company, LLC**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	2815	MARDER ST	Ideal	7	5804	\$ 1,000.00	tax foreclosed	60-120%	\$ 5,906.77
2	5102	MARNE ST	Ideal	7	4850	\$ 1,000.00	tax foreclosed	60-120%	\$ -
3	5021	MARNE ST	Ideal	7	4628	\$ 1,000.00	tax foreclosed	60-120%	\$ -
4	5006	MARNE ST	Ideal	7	4651	\$ 1,000.00	tax foreclosed	60-120%	\$ -
5	2461	STARKS AVE	Ideal	7	5449	\$ 1,000.00	surplus	60-120%	\$ 4,172.43
6	2457	STARKS AVE	Ideal	7	5222	\$ 1,000.00	surplus	60-120%	\$ 870.07
7	2415	STARKS AVE	Ideal	7	4967	\$ 1,000.00	tax foreclosed	60-120%	\$ -
8	2404	STARKS AVE	Ideal	7	5106	\$ 1,000.00	tax foreclosed	60-120%	\$ 11,303.42
9	2402	STARKS AVE	Ideal	7	4960	\$ 1,000.00	tax foreclosed	60-120%	\$ 2,138.42
10	2429	STARKS AVE	Ideal	7	5110	\$ 1,000.00	tax foreclosed	60-120%	\$ 1,762.91
11	4930	CROZIER ST	Ideal	7	9109	\$ 1,214.00	tax foreclosed	60-120%	\$ 1,128.57
<b>Total Purchase Price</b>						<b>\$ 11,214.00</b>	<b>Total Non-Tax Lien Amount</b>		<b>\$ 27,282.59</b>

# Land Transfer Lots Requested by Developer Marcer Construction Company



# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

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

On Tuesday, November 15, 2022, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer Program lots to a qualified participating developer.

## Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 29 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Black Island, L.L.C. for the purchase of ten (10) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Black Island, L.L.C. for HHS committee consideration.

## Background

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

In September 2022, a qualified participating developer, Black Island, L.L.C., submitted an application (proposal) to purchase a total of 10 Land Transfer Program lots. The Department of Housing & Neighborhood Revitalization (Housing) evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines,

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

The Developer being considered for the sale of 10 lots is Black Island L.L.C. The Developer is a domestic limited liability company formed in Texas in 2009. The managing director is Anthony Davis. The Developer has been remodeling and constructing homes since 2010 and is a participant in the City’s Home Improvement and Preservation Program. Initially, the company focused primarily on renovation projects, but has since become a custom builder for low to moderate income homeowners. The most recent projects, approximately 30, have been primarily in South Dallas, specifically in the 75215 and 75216 zip codes demonstrating an understanding for the target market in building affordable homes in the proposed clusters. In addition, the Developer is a past participant in the Land Transfer Program, constructing 10 affordable housing units in Districts 4 and 7.

The proposal indicates the construction of ten (10) single-family units ranging from 1,500 square feet to 1,750 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$181,000.00 - \$246,000.00 targeting homebuyers in an income range of 60 - 120% of the area median income (AMI). Six (6) units will be used to target homebuyers in an income range of 80 – 120% AMI and four (4) units will be used to target homebuyers in an income range of 60 - 80% AMI. The developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60 - 80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as **Exhibit A**.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) homeownership sales price for the Dallas, TX HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** Six (6) units will target homebuyers in an income range of 80 - 120% AMI, and four (4) units will target homebuyers in an income range of 60 - 80% AMI.
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable

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housing unit to an income eligible homebuyer within two years of the date of acquisition of the vacant lot utilized for construction of the unit.

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

## **Issues**

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the 10 vacant lots to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory.

## **Fiscal Impact**

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$10,306.70. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed 10 housing units the expected property tax revenue is expected to be approximately \$59,683.25 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$40,978.61. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded.

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### **Staff Recommendation**

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve of the sale of 10 vacant lots held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

### **Next Steps**

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

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



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

### **Attachment: Project Map**

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

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

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

**Exhibit A  
Black Island, LLC**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non-Tax Lien Amount
1	2708	BRIGHAM LN	Ideal	7	9806	\$ 1,306.70	tax foreclosed	60-120%	\$ 2,979.34
2	2723	COUNCIL ST	Ideal	7	5963	\$ 1,000.00	tax foreclosed	60-120%	\$ -
3	2710	COUNCIL ST	Ideal	7	5664	\$ 1,000.00	tax foreclosed	60-120%	\$ 11,615.36
4	2335	HARDING ST	Ideal	7	6359	\$ 1,000.00	tax foreclosed	60-120%	\$ -
5	5107	ECHO AVE	Ideal	7	5080	\$ 1,000.00	tax foreclosed	60-120%	\$ 8,813.32
6	5122	ECHO AVE	Ideal	7	4580	\$ 1,000.00	tax foreclosed	60-120%	\$ 913.79
7	5018	ECHO AVE	Ideal	7	4833	\$ 1,000.00	tax foreclosed	60-120%	\$ 5,311.50
8	5015	ECHO AVE	Ideal	7	4884	\$ 1,000.00	tax foreclosed	60-120%	\$ -
9	4930	ECHO AVE	Ideal	7	4640	\$ 1,000.00	tax foreclosed	60-120%	\$ 449.11
10	2506	ELSIE FAYE HEGGINS ST	Ideal	7	6720	\$ 1,000.00	tax foreclosed	60-120%	\$ 10,896.19
<b>Total Purchase Price</b>						<b>\$ 10,306.70</b>	<b>Total Non-Tax Lien Amount</b>	<b>\$ 40,978.61</b>	



# Memorandum



CITY OF DALLAS

DATE November 10, 2022

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

SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – The Legacy at White Rock**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on December 14, 2022 to authorize the Dallas Public Facility Corporation's (DPFC or Corporation) acquisition, development and ownership of Legacy at White Rock, a 212-unit mixed-income multifamily development to be located at 2825 North Buckner Boulevard (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Legacy at White Rock will reserve 40% of the units for residents earning less than 80% AMI and 10% of the units will be reserved for residents earning less than 60% AMI. The other 50% of the units will be non-income restricted. The Corporation's bylaws require City Council approval of any development that results in a property tax exemption. The Corporation's Board of Directors approved a term sheet with LDG Development, LLC (Applicant) and staff recommends City Council approval of this item.

## BACKGROUND

LDG Development, LLC (Applicant) submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of The Legacy at White Rock, a 212-unit mixed-income multifamily development to be located at 2825 N. Buckner Blvd (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI, and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by LDG Development (LDG). The Applicant has successfully completed over 77 multifamily properties totaling 13,673 units and is currently developing two other workforce housing developments in partnership with the City and the Dallas Housing Finance Corporation (DHFC) totaling 480 units. The proposed property manager is Capstone Real Estate Services, Inc. (Capstone). Capstone

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is a professional management company based in Austin, TX that currently manages 35,000 multifamily units including over 21,000 affordable units.

The Project will consist of 212 residential units including 27 1-bedroom units, 93 2-bedroom units, 80 3-bedroom units, and 12 4-bedroom units. 76 of these units will be in townhome-style buildings instead of traditional apartments. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property will also include a swimming pool with outdoor grills and fire pits, fitness center, business and conference rooms, and common area lounge. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses.

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

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	60.00%	4	\$1,095.00
1BR	80.00%	8	\$1,462.00
1BR	Market	12	\$1,500.00
2BR	60.00%	7	\$1,315.00
2BR	80.00%	18	\$1,754.00
2BR	Market	23	\$1,875.00
3BR	60.00%	8	\$1,519.00
3BR	80.00%	19	\$2,026.00
3BR	Market	25	\$2,150.00
4BR	60.00%	2	\$1,695.00
4BR	80.00%	4	\$2,260.00
4BR	Market	6	\$2,425.00
1BR-TH	80.00%	2	\$1,462.00
1BR-TH	Market	1	\$1,615.00
2BR-TH	80.00%	22	\$1,754.00
2BR-TH	Market	23	\$1,900.00
3BR-TH	80.00%	14	\$2,026.00
3BR-TH	Market	14	\$2,100.00

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-

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 SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – The Legacy at White Rock**

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

Total development costs are anticipated to be approximately \$59,842,980.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$45,335,980.00, which is \$213,849.00 per unit.

<b>Proposed Financing Sources</b>	<b>Amount</b>
Mortgage Loan	\$38,898,000.00
Developer/Investor Equity	\$20,944,629.00
<b>Total</b>	<b>\$59,842,629.00</b>
<b>Proposed Uses</b>	<b>Amount</b>
Development Costs	\$45,335,980.00
Developer Fee	\$ 2,992,000.00
Soft Costs	\$10,041,889.00
Financial Costs	\$ 1,472,760.00
<b>Total</b>	<b>\$59,842,629.00</b>

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation’s participation in the Project, the Corporation is estimated to receive \$6,594,647.00 over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) a general contractor fee of \$575,000 paid at closing; (3) lease payments starting at \$300,000.00 and increasing by 3.00% annually; (4) a 15.00% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project and (5) a 2.00% sales commission on all future sales. In the event of a sale throughout the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Project will be owned free and clear by the Corporation. Potential sales proceeds are not included in the estimated revenue calculation above as LDG does not anticipate selling its leasehold interest in the Project within the first 15 years of operations.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. In addition to the lease payments and the estimated sales proceeds, the first 15 years of rental savings to qualified residents is estimated to be \$11,106,035.00. The estimated foregone revenues for the first 15 years of the project are \$42,331.00.

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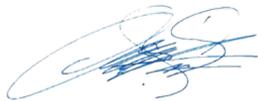
SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – The Legacy at White Rock**

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

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

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

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



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

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