

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, FEBRUARY 27, 2023

23-0014

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

PRESENT: [7] Thomas, Moreno (\*\*9:36 a.m.), Arnold, \*Blackmon, Mendelsohn (\*\*9:36 a.m.), Schultz, Ridley

ABSENT: [0]

The meeting was called to order at 9:30 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.

The meeting recessed to closed session at 9:36 a.m. and reconvened to open session at 10:08 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:05 p.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  
MONDAY, FEBRUARY 27, 2023

EXHIBIT A

**RECEIVED**

**2023 FEB 24 PM 9: 18**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**2 30 19 6**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Housing & Homelessness Solutions Committee**

**February 27, 2023**

**9:30 AM**

**REVISED**

## 2022 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

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

## General Information

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

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

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

## Rules of Courtesy

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

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

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

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

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

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

## Reglas de Cortesía

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

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

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

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

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

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

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

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

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

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

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

The public is encourage to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallastv](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=mbafa24e52e14b0fb67b9851f558a35b2>

### Call to Order

### MINUTES

- 1      23-656      Approval of the January 23, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

### BRIEFING ITEMS

- A      23-652      Dallas Anti-Displacement Toolkit Progress Update [James Armstrong, President & CEO of Builders of Hope Community Development Corporation, David Noguera, Director, Department of Housing & Neighborhood Revitalization]
- B      23-655      Dallas R.E.A.L Time Rapid Rehousing Update [Christine Crossley, Director, Office of Homeless Solutions & Joli Robinson, CEO, Housing Forward & Matt White, Senior Technical Assistance Provider, U.S. Department of Housing and Urban Development]
- C      23-651      Upcoming Agenda Item: Dallas Housing Resource Catalog [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

### BRIEFING MEMOS

- D      23-653      Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Cypress Creek at Forest Lane, to be located at 11520 North Central Expressway [David Noguera, Director, Department of Housing & Neighborhood Revitalization]
- E      23-654      The Sale of Eight Land Transfer Program Lots to Andrews Development and Holdings, LLC, for the Development of Eight Affordable Housing Units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**REPORTS**

- F 23-650 Monthly Performance Measures Report [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

**UPCOMING AGENDA ITEMS**

- G Authorize the execution of a Memorandum of Understanding (MOU) with Builders of Hope Community Development Corporation (BOHCDC) to allow the City to participate in the creation of an Anti-Displacement Toolkit - Financing: No cost consideration to the City
- H Authorize (1) the sale of up to eight Land Transfer Program lots to Andrews Development & Holdings, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to eight Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to eight single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$11,843.91 Revenue Foregone: General Fund \$79,314.87 (see Fiscal Information)
- I Authorize the Dallas Public Facility Corporation to acquire, develop, and own Cypress Creek at Forest Lane, a mixed-income, multifamily development to be located at 11520 North Central Expressway (Project) and enter into a seventy-five-year lease agreement with Sycamore Strategies, LLC, or its affiliate, for the development of the Project – Estimated Revenue Foregone: General Funds \$343,803.00 (15 Years of Estimated Taxes)
- J Upcoming Agenda Item: Authorize a Resolution Approving the Acquisition of Land by the City of Dallas at 11520 North Central Expressway for the Proposed Development of Cypress Creek at Forest Lane, a Low to Middle Income Multifamily Apartment Complex

**ADJOURNMENT**



**EXECUTIVE SESSION NOTICE**

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, FEBRUARY 27, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 27, 2023

Item 1: Approval of the January 23, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Schultz moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 27, 2023

BRIEFING ITEMS

Item A: Dallas Anti-Displacement Toolkit Progress Update

The following individuals briefed the committee on the item:

- James Armstrong, President & CEO, Builders of Hope Community Development Corporation;
- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Stephanie Champion, Chief Community Development & Policy Officer, Builders of Hope Community Development Corporation; and
- Heather Way, Clinical Professor, University of Texas at Austin School of Law

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 27, 2023

BRIEFING ITEMS

Item B: Dallas R.E.A.L Time Rapid Rehousing Update

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions;
- Joli Robinson, CEO, Housing Forward;
- Matt White, Senior Technical Assistance Provider, U.S. Department of Housing and Urban Development; and
- Kim Tolbert, Deputy City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 27, 2023

BRIEFING ITEMS

Item C: Upcoming Agenda Item: Dallas Housing Resource Catalog

The committee did not discuss the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 27, 2023

BRIEFING MEMORANDUMS

Item D: Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Cypress Creek at Forest Lane, to be located at 11520 North Central Expressway

Item E: The Sale of Eight Land Transfer Program Lots to Andrews Development and Holdings, LLC, for the Development of Eight Affordable Housing Units.

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 27, 2023

REPORTS

Item F: Monthly Performance Measures Report

The committee discussed the item.



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 27, 2023

UPCOMING AGENDA ITEMS

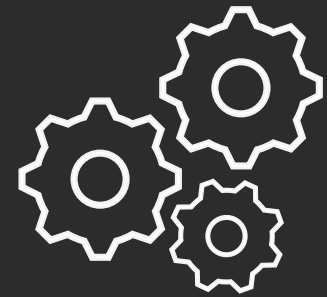
- Item G: Authorize the execution of a Memorandum of Understanding (MOU) with Builders of Hope Community Development Corporation (BOHCDC) to allow the City to participate in the creation of an Anti-Displacement Toolkit - Financing: No cost consideration to the City
- Item H: Authorize (1) the sale of up to eight Land Transfer Program lots to Andrews Development & Holdings, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to eight Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to eight single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$11,843.91 Revenue Foregone: General Fund \$79,314.87 (see Fiscal Information)
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- Item J: Upcoming Agenda Item: Authorize a Resolution Approving the Acquisition of Land by the City of Dallas at 11520 North Central Expressway for the Proposed Development of Cypress Creek at Forest Lane, a Low to Middle Income Multifamily Apartment Complex

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
FEBRUARY 27, 2023

EXHIBIT C

# DALLAS ANTI-DISPLACEMENT TOOLKIT PROGRESS UPDATE



Builders of Hope CDC

# PRESENTATION OVERVIEW

- Intro to Builders of Hope CDC
- Project Background
- Draft Vision Statement
- Other Texas Cities
- Project Scope
- Research Methodology and Case Study Selections
- Project Timeline

# BUILDERS OF HOPE CDC



- Dallas-based non-profit affordable housing and community development organization
- We aim to cultivate neighborhoods where quality affordable housing options are accessible for all incomes, new development is equitable, inclusive and non-disruptive, and residents have the right to self-determination and to be free from displacement
- We accomplish this by:
  - 1) Constructing and preserving affordable housing
  - 2) Building community
  - 3) Cultivating public policy
  - 4) Creating pathways to economic mobility

# PROJECT BACKGROUND

## Market Influences Impacting BOH Communities

Investors  
New Developments  
Increases in Rents  
Increases in Property Values  
New Residents  
Cultural Shifts

# PROJECT BACKGROUND

## **BOH Response to Preserving Community Integrity**

- Secure financial resources from donors
- Collaborate with policy experts, data professionals and community stakeholders across the city to determine resources and techniques needed
- Establish agreement with City of Dallas to incorporate proposed techniques into housing policies and investment plans.
- Initiate development of Anti-Displacement Toolkit tailored to Dallas neighborhoods experiencing gentrification or at risk of displacement

# PROJECT BACKGROUND

Financial Donors

**JPMORGAN CHASE & Co.**

\$250,000



**The Dallas Foundation**

\$150,000



# PROJECT BACKGROUND

## Project Partners

### Data Partners:

- Dallas College Labor Market Intelligence Center (LMIC)
  - Camille Gilchriest and Tana Hicks

### Policy Advisors:

- Heather Way
- Dr. Cullum Clark

### Community Engagement Partners:

- CoSpero Consulting
  - Harold Hogue and Lauren Coppedge

# PROJECT BACKGROUND

## Advisory Committee

- Carina Arellano
- Priscilla Escobedo
- Matt Houston
- Jonathan Maples
- Mark Melton
- Maggie Parker
- Don Payton
- Diane Ragsdale
- Joli Robinson
- Giovanni Valderas
- Hosanna Yemiru
- *(+ 3-5 Community Reps TBD\*)*

# DRAFT VISION STATEMENT

The Dallas Anti-Displacement Toolkit aims to create lasting and impactful policy change within the City of Dallas that ensures that:

- Vulnerable residents in historically marginalized communities have the **right to stay** and the **opportunity to return** to their neighborhoods in the face of rapid development and rising housing costs;
- Over time, opportunities remain for new low-income residents to move into the community; and
- All residents, but especially those most vulnerable to displacement, have a meaningful role in shaping the future of their neighborhoods.

# WHAT ARE OTHER TEXAS CITIES DOING?

## AUSTIN:

- Strategic Housing Blueprint (2017) and Blueprint Implementation Plan (2019)
- **\$300 million** for Anti-Displacement Fund passed in 2020
- *Program Highlight: Short-term 1-2 year Displacement Mitigation Strategy* that prioritizes recommendations based on impact and effort/resources required

## SAN ANTONIO:

- Housing Policy Framework (2018) and Strategic Housing Implementation Plan (2021)
- **\$150 million** Affordable Housing Bond passed in 2022
- *Program Highlight: Displacement Impact Assessment* for all new construction projects seeking Housing Bond funds

# PROJECT SCOPE

- **Part I: Defining Gentrification & Displacement**
  - Recount the historical background of residential displacement in Dallas
  - Define and contextualize gentrification & displacement as it currently impacts Dallas residents and neighborhoods
  - Describe and illustrate the detrimental impact of residential displacement on Dallas residents, neighborhoods, and the city at large
- **Part II: Citywide Neighborhood Mapping**
  - Identify, categorize and map Dallas neighborhoods at varying stages of neighborhood change based on specific typologies of gentrification
  - Provide an interactive, web-based dashboard where stakeholders can engage with the data that correlates to their specific neighborhoods
- **Part III: Neighborhood Case Studies (“Drilldowns”)**
  - Deep-dive look into the relevant socioeconomic and housing market conditions affecting vulnerable residents within a specific neighborhood
  - Illustrate key drivers and indicators of gentrification at each stage
  - Match policies and strategies to the specific needs of case study neighborhoods
- **Part IV: Policy Review & Recommendations**
  - Outline, analyze, and prioritize potential policies and strategies for preventing displacement
  - Distinguish between city-wide and placed-based strategies
  - Provide a framework for evaluating and targeting future policies and programs
- **Part V: Education and Advocacy**
  - Workshops, presentations, and training materials targeted to various audiences

# PROJECT SCOPE

**Gentrification** is a *process of neighborhood change* where:

- New investment floods a historically marginalized neighborhood;
- Property values rise, increasing housing costs and reducing the supply of affordable units;
- The neighborhood is physically transformed through the influx of new, higher-end construction;
- Neighborhood demographics shift as new, higher-income residents move in;
- Existing low-income residents, often Black or Latinx, are directly or indirectly displaced; and
- The cultural character of the neighborhood is fundamentally altered.

# PROJECT SCOPE



## Direct Displacement

Occurs when residents can no longer afford to remain in their homes due to rising housing costs.



## Indirect Displacement

Refers to changes in demographics with regards to who can afford to move into a neighborhood as low-income residents move out.



## Cultural Displacement

The experience of long-term residents who feel unwelcome and alienated in their own neighborhoods because of the new changes that have occurred.

# RESEARCH METHODOLOGY & CASE STUDY SELECTIONS



## Neighborhood Mapping

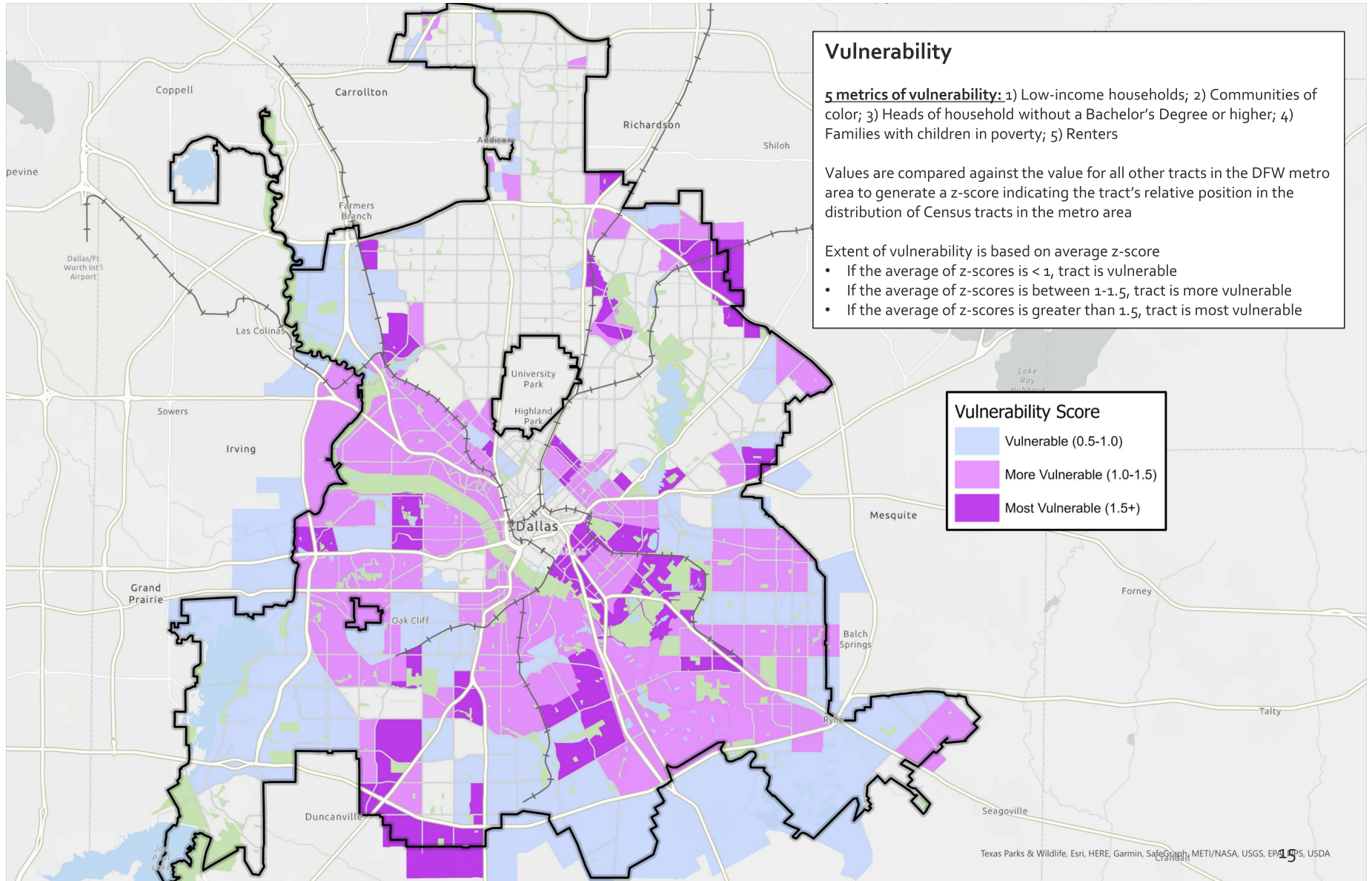
- Measuring neighborhood change at the macro-level
- Using census data to assess: the presence of vulnerable populations, residential market appreciation, and demographic change over time
- Categorizing neighborhoods based on vulnerability/displacement risk and stage of gentrification



## Case Studies

- Deep-dive assessment of socioeconomic and housing market conditions affecting vulnerable residents within specific neighborhoods
- Utilizing both quantitative and qualitative data to share neighborhood history and changes over time amplifying the voices of legacy residents





**Vulnerability**

**5 metrics of vulnerability:** 1) Low-income households; 2) Communities of color; 3) Heads of household without a Bachelor's Degree or higher; 4) Families with children in poverty; 5) Renters

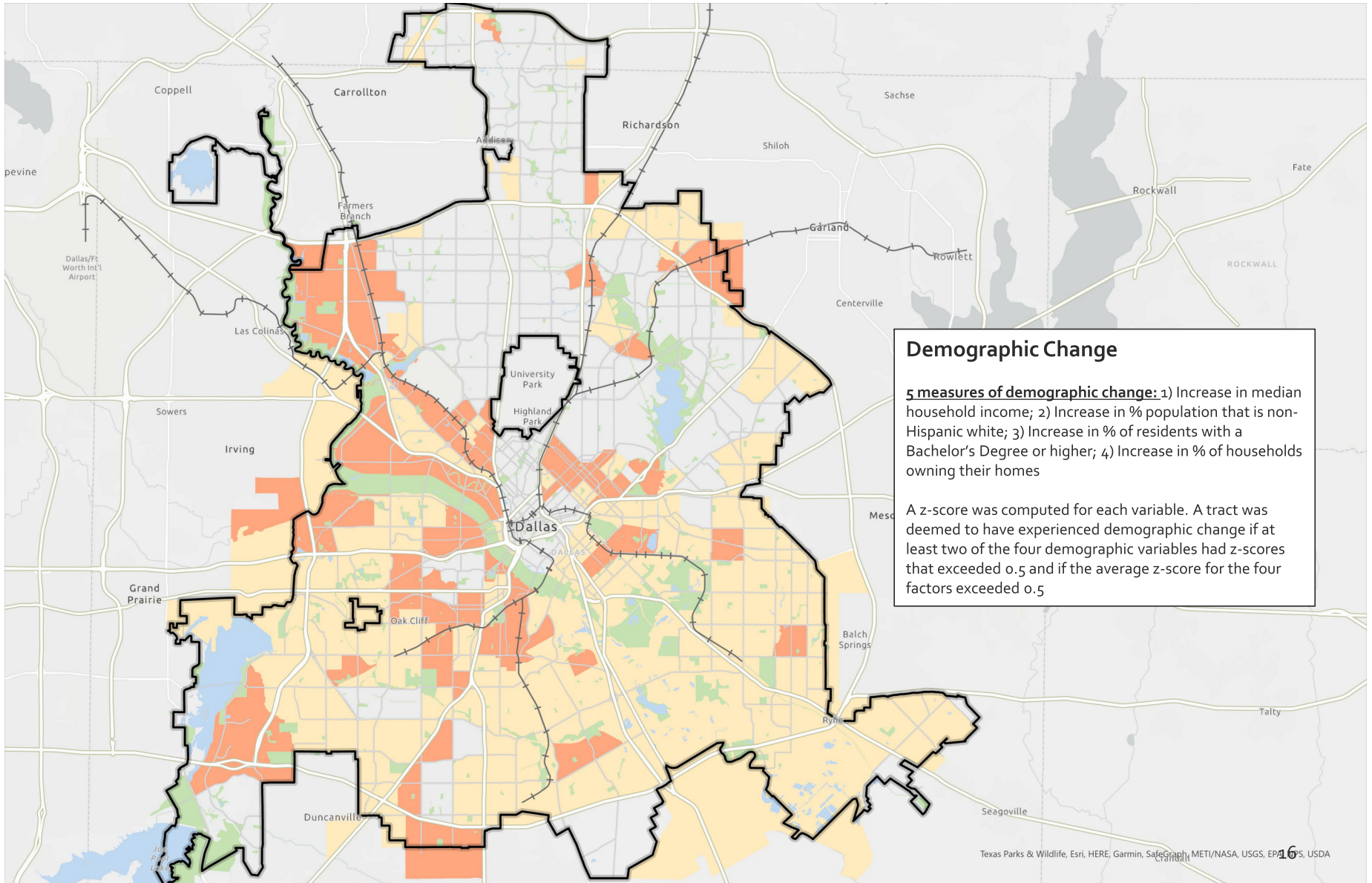
Values are compared against the value for all other tracts in the DFW metro area to generate a z-score indicating the tract's relative position in the distribution of Census tracts in the metro area

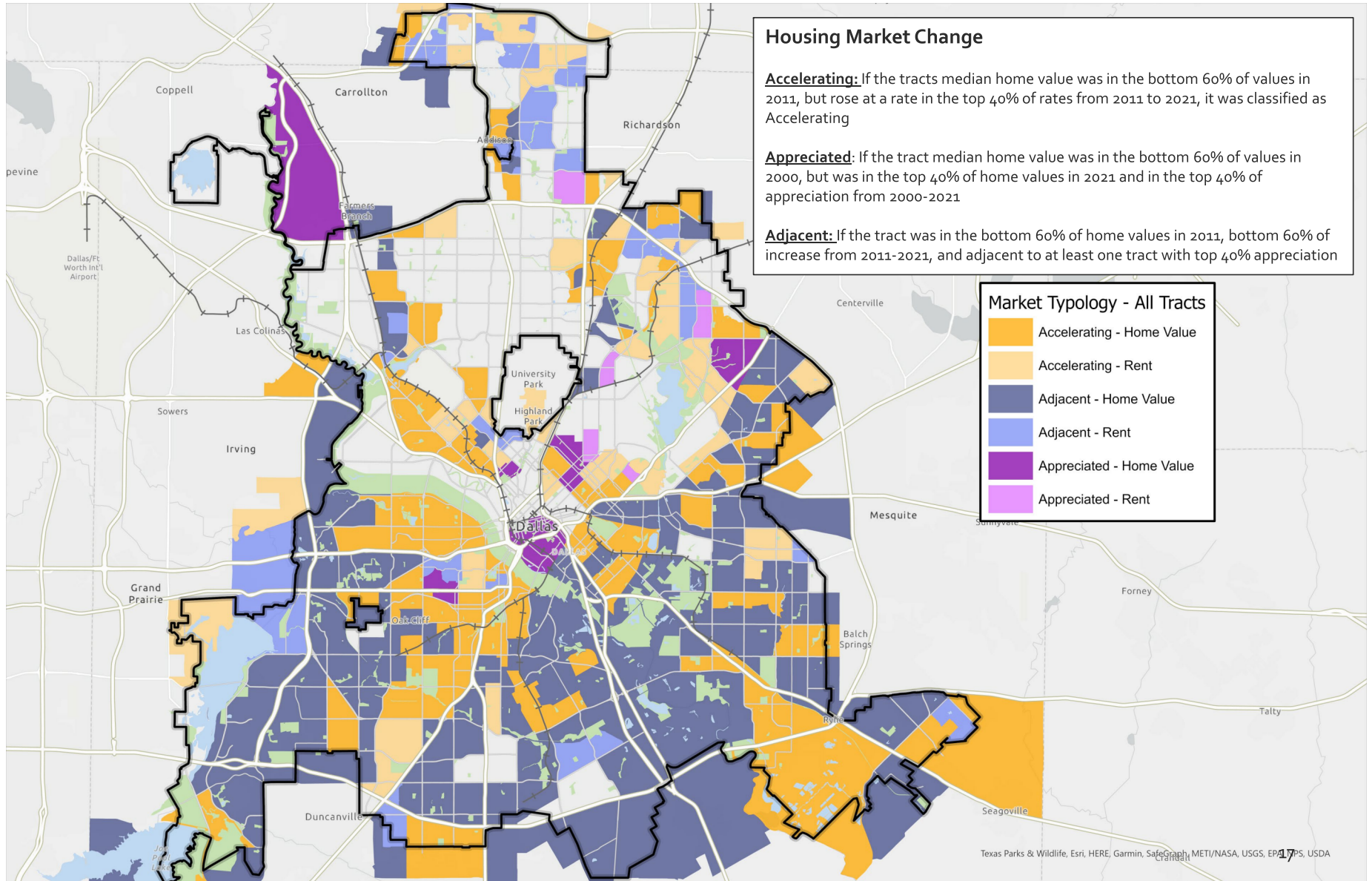
Extent of vulnerability is based on average z-score

- If the average of z-scores is < 1, tract is vulnerable
- If the average of z-scores is between 1-1.5, tract is more vulnerable
- If the average of z-scores is greater than 1.5, tract is most vulnerable

**Vulnerability Score**

	Vulnerable (0.5-1.0)
	More Vulnerable (1.0-1.5)
	Most Vulnerable (1.5+)





### Housing Market Change

**Accelerating:** If the tracts median home value was in the bottom 60% of values in 2011, but rose at a rate in the top 40% of rates from 2011 to 2021, it was classified as Accelerating

**Appreciated:** If the tract median home value was in the bottom 60% of values in 2000, but was in the top 40% of home values in 2021 and in the top 40% of appreciation from 2000-2021

**Adjacent:** If the tract was in the bottom 60% of home values in 2011, bottom 60% of increase from 2011-2021, and adjacent to at least one tract with top 40% appreciation

#### Market Typology - All Tracts

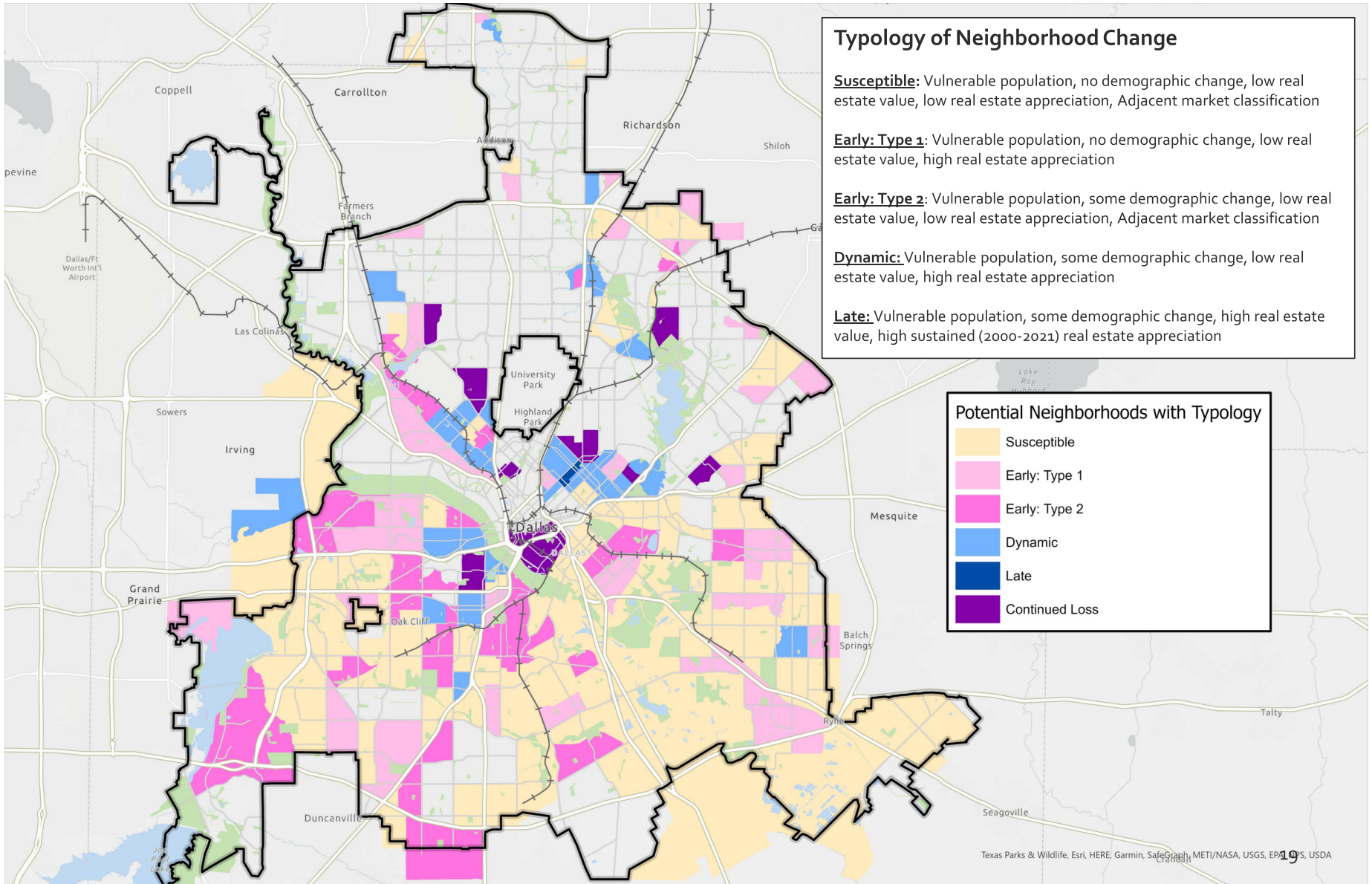
- Accelerating - Home Value
- Accelerating - Rent
- Adjacent - Home Value
- Adjacent - Rent
- Appreciated - Home Value
- Appreciated - Rent

# RESEARCH METHODOLOGY & CASE STUDY SELECTIONS

## Bates' Typology of Neighborhood Change

- **Susceptible:** Vulnerable population, no demographic change, low real estate value, low real estate appreciation, Adjacent market classification
- **Early: Type 1:** Vulnerable population, no demographic change, low real estate value, high real estate appreciation
- **Early: Type 2:** Vulnerable population, some demographic change, low real estate value, low real estate appreciation, Adjacent market classification
- **Dynamic:** Vulnerable population, some demographic change, low real estate value, high real estate appreciation
- **Late:** Vulnerable population, some demographic change, high real estate value, high sustained (2000-2021) real estate appreciation
- **Continued Loss:** High value areas that have experienced demographic change, no longer has large numbers of vulnerable populations, but potential for displacement remains.

*\*Adapted from Lisa Bates, "Gentrification and Displacement Study: Implementing an Equitable Inclusive Development Strategy in the Context of Gentrification"*



# RESEARCH METHODOLOGY & CASE STUDY SELECTIONS

## Case Study Selections

- Use vulnerability Map to select 18 neighborhoods for potential inclusion in case studies.
- Apply varying stages of gentrification to the 18 neighborhoods for drill down on case study selections.
- Evaluate diverse socioeconomic demographics and housing market types/conditions within preliminary neighborhood selections.
- Engage City Council, City Staff and Project Advisory Committee to continue drilling down from 18 to approximately 5 neighborhoods for more intensive examination of gentrification data and redevelopment activity at the parcel level

# PROJECT TIMELINE



## Winter 2022

Assemble Project Team and  
Convene Advisory  
Committee



## January – March 2023

Develop and Refine Citywide  
Mapping and Case Study  
Methodology



## March 2023

Select Case Study  
Neighborhoods



## March – June 2023

Case Study Research,  
Outreach & Engagement



## May – June 2023

Conduct Policy Review and  
Analysis, Develop Policy  
Evaluation Framework



## July – August 2023

Draft and Compile Toolkit,  
Develop Online Dashboard



## September – October 2023

Solicit Committee and Public  
Feedback on Draft Toolkit



## November – December 2023

Submit Final Report for Council  
Consideration & Adoption



# HOMELESS RESPONSE SYSTEM QUARTERLY REPORT

FEBRUARY 2023



# ALL NEIGHBORS COALITION ANNUAL PLANNING PROCESS

- Establish Annual CoC Priorities
- Annual System Funding Alignment
- Annual Action Plans



## Effectively End Veteran Homelessness

- Achieve Federal Declaration w/ United States Interagency Council on Homelessness (USICH)
- Standardize Housing Location and Coordinated Access practices

## Significantly Reduce Chronic Unsheltered Homelessness

- Sustain Expanded Rapid Rehousing and Navigation
- Expand Diversion Across System to Reduce Inflow
- Expand Encampment Decommissioning and Implement Coordinated Outreach
- Revamp and Expand Permanent Supportive Housing

## Significantly Reduce Family and Youth Homelessness

- Expand Diversion to Reduce Inflow
- Sustain Expanded Rapid Rehousing and Navigation
- Centralize Standard Intake and Referral practices
- Develop Comprehensive Strategy to Reduce Youth Homelessness

### Strengthen Landlord Engagement and Explore Large Scale Unit Acquisition Strategies

Improve Availability of and Access to Long Term Housing Vouchers

Test Use of Hotels/Interim Housing as Pathway to Diversion

Promote Racial Equity and Address Disparities in System Outcomes

Fully Integrate People with Lived Experience in CoC Planning/Decision Making

Fully Implement Performance Management and Data Quality Plans

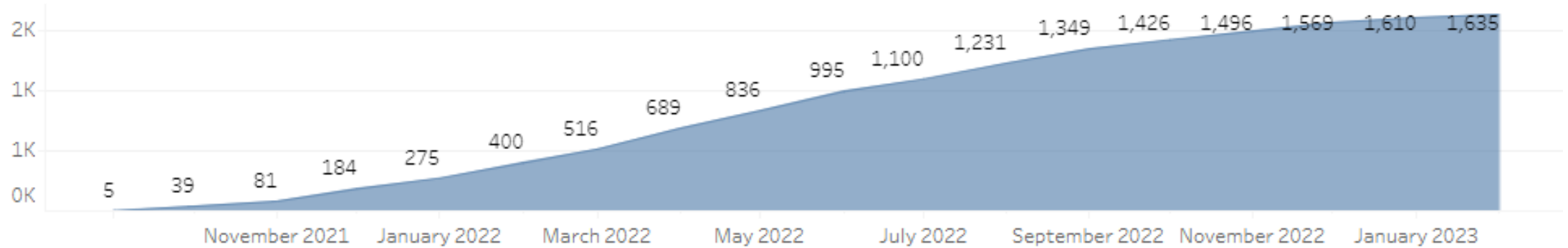
Prepare for Data Sharing for Improved Cross-System Coordination

Sustain Flex Fund



# DALLAS R.E.A.L TIME COLLECTIVE RESULTS

Who has been housed? ***At a glance!***



**1635**  
Individuals  
Housed



**96**  
Avg Days in  
Housing Search



**99%**  
Maintained  
housing after 12  
months

**Black individuals are being housed at higher rates than other groups**

*73% of those housed identify as Black, compared to 54% of general homeless population*

# SYSTEM TRANSFORMATION IMPACTS



## MORE PEOPLE HOUSED

Annual housing placements  
are up **35%** over 2020  
when we began transforming  
the system



## NEW LANDLORD PARTNERSHIPS

Over **180** properties  
partnering to provide units to  
the sector

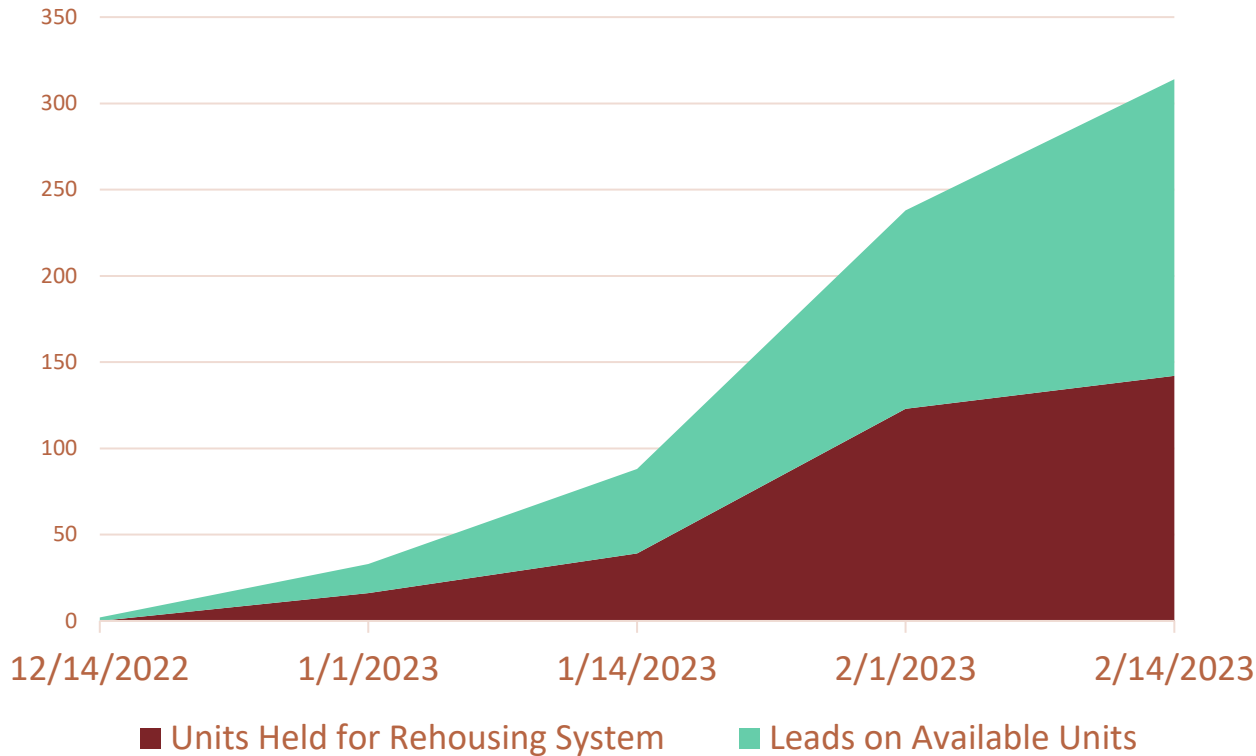


## STRENGTHENED THE REHOUSING WORKFORCE

**80** new case managers &  
navigators joined our sector;  
3,341 + training hours delivered  
to... 620 sector staff

# SYSTEMWIDE UNIT STRATEGY IS SHOWING RESULTS

# of Available Housing Units in Centralized Unit Databased Since Unit Surge Campaign Launch



## Success Factors

- Coordinated, centralized approach
- Landlords are benefiting:
  - Guaranteed rent
  - Single point of contact for support needs
  - Streamlined lease up process
  - Liaison with housing authority

## Ongoing Needs

- More landlords to accept vouchers/subsidies
- More properties to join us to diversify housing options across Dallas and Collin Counties

**314 Units Acquired, Exceeding Unit Campaign Goal of 250 Units By Feb 28th**



# REDUCING THE NUMBER OF ENCAMPMENTS

## KEY INGREDIENTS

- ✓ Dedicated outreach teams, consistent engagement
- ✓ Permanent housing solutions with wrap around services
- ✓ Maintaining the closure of each decommissioned encampment



## KEY RESULTS



**11**  
Encampments Closed  
Including One of City's  
Largest

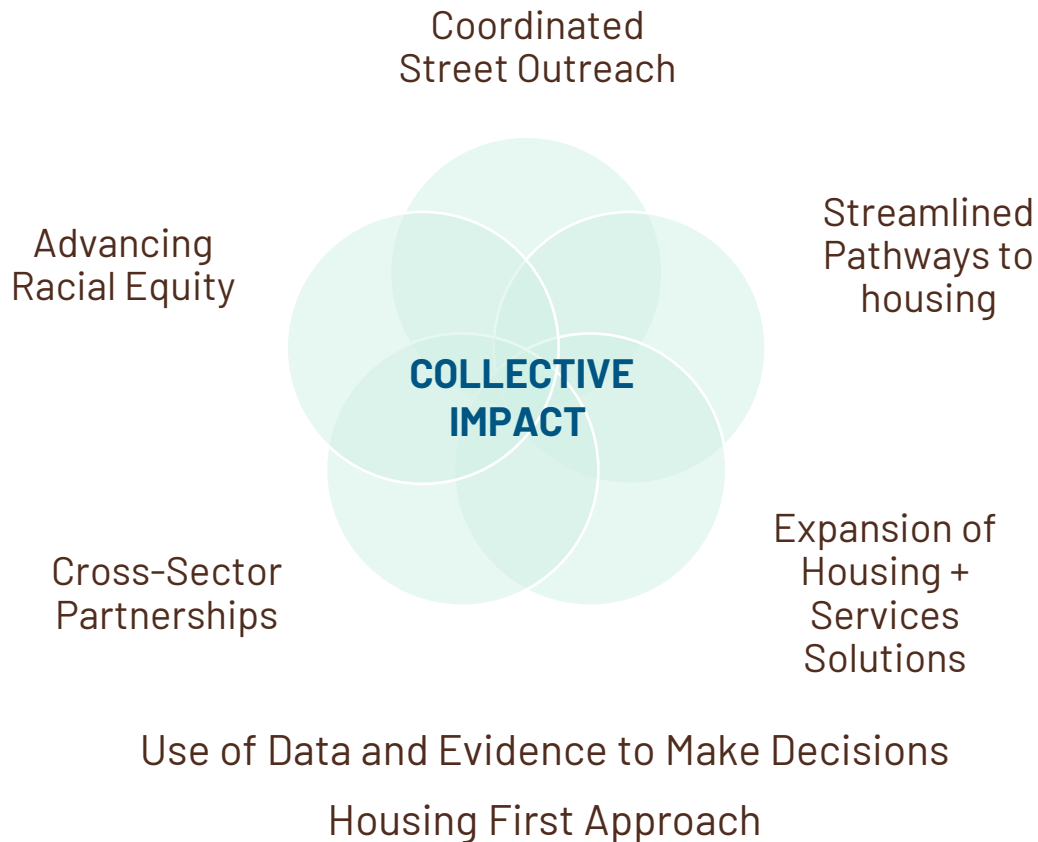
**136**  
Encampment Residents  
Housed, and **93** Actively  
Working on Housing

# LEADING NATIONALLY ON PROVEN STRATEGIES TO REDUCE UNSHELTERED HOMELESSNESS

United States Interagency Council on Homelessness

## Federal Strategic Plan to Prevent and End Homelessness

### ALIGNMENT WITH FEDERAL PRIORITIES



### OPPORTUNITIES FOR DALLAS

- ✓ Advantage in federal funding opportunities (like the \$22.8 M Unsheltered NOFO award)
- ✓ Invited by the White House and USICH to consult on federal unsheltered strategy
- ✓ Invited by HUD and federal partners to share encampment response strategies on the national stage

***“To truly bring Housing First to scale ... communities need access to housing and wraparound services and other supports that can be offered to implement this approach with fidelity to the model”, USICH***



# FRAMEWORK FOR REDUCING UNSHELTERED HOMELESSNESS

## Streamline Pathways Into Housing

1. Expand Encampment Decommissioning and Dedicated Outreach Teams
2. Housing Navigation (help securing IDs etc.)
3. Centralized Unit Location

## Create More Housing Options

1. Expand Diversion to slow inflow, and free up shelter
2. Expand Permanent Supportive Housing (rental assistance + comprehensive wrap around services)
3. Sustain Rapid Rehousing slots created under Dallas REAL Time

## How Will the Unsheltered NOFO Support the Strategy?

***Dallas and Collin Counties Awarded 7.6 M Annually / 22.8 M Over 3 Years***

- 400 new slots of Permanent Supportive Housing (PSH)
- 1.8 M annually for Systemwide Diversion



# SYSTEM TO EFFECTIVELY END HOMELESSNESS AMONG VETERANS

Housed 1570 Veterans since launching in 2019

All Neighbors Coalition has started official process of declaring an effective end to Veteran Homelessness with the United States Interagency Council on Homelessness (USICH) which requires achieving critical benchmarks....

*End Chronic & Long-term Homelessness  
Among Veterans*



**Only 10**  
Veterans  
Experiencing  
Chronic and Long-  
term Homelessness

*Veterans Have Quick Access to  
Permanent Housing within 90 Days*



**87**  
Average Days to  
Resolve  
Homelessness

*Community has Sufficient Permanent  
Housing Capacity*



**50 %**  
Reduction  
in Veterans Awaiting  
a Housing Solution  
Since 2022

# WHAT'S NEXT

## Transformation In Action

### VETERANS

- Work with USICH to declare an effective end to Veteran homelessness

### UNSHELTERED

- **Immediately** fill gaps in encampment outreach teams to ensure pathways into expanded PSH slots coming online

### FAMILIES AND YOUTH

- Design Comprehensive Framework Youth Homelessness

*Launch of the Lived Experience Coalition; Continue centering voices of people with lived experience*

# **FEDERAL STRATEGY FOR PREVENTING AND ENDING HOMELESSNESS**

**MATT WHITE, SENIOR TECHNICAL ASSISTANCE PROVIDER  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**



**City of Dallas**

# **Upcoming Agenda Item: Dallas Housing Resource Catalog**

**Housing and Homelessness  
Solution Committee  
February 27, 2023**

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

# Presentation Overview



- Purpose
- Background/History
- Dallas Housing Resource Catalog Structure
- Operational Process
- Matrix of Authority
- Specific, Measurable, Achievable, Relevant, Time-Bound, Inclusive, Equitable (SMARTIE) Goals
- Staff Recommendation



# Purpose



- To present the difference between the Comprehensive Housing Policy, the Dallas Housing Resource Catalog and the Dallas Housing Policy 2033
- To present why this is separate from the Dallas Housing Policy 2033



# Background/History



## Comprehensive Housing Policy



**2018**  
Comprehensive Housing Policy adopted to address compliance issues

**Jan. 2021**  
Equity Audit  
**Dec. 2021**  
Audit Findings



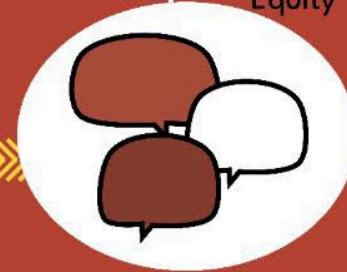
**Equity Audit**

**11 Recommendations**



**April 2022**  
Adopted by City Council

**June 2022**  
Dallas Accountability for Housing Equity



**Community Engagement**

**Dec. 2022**  
7 Pillars



Dallas Housing Policy 2033



# Background/History

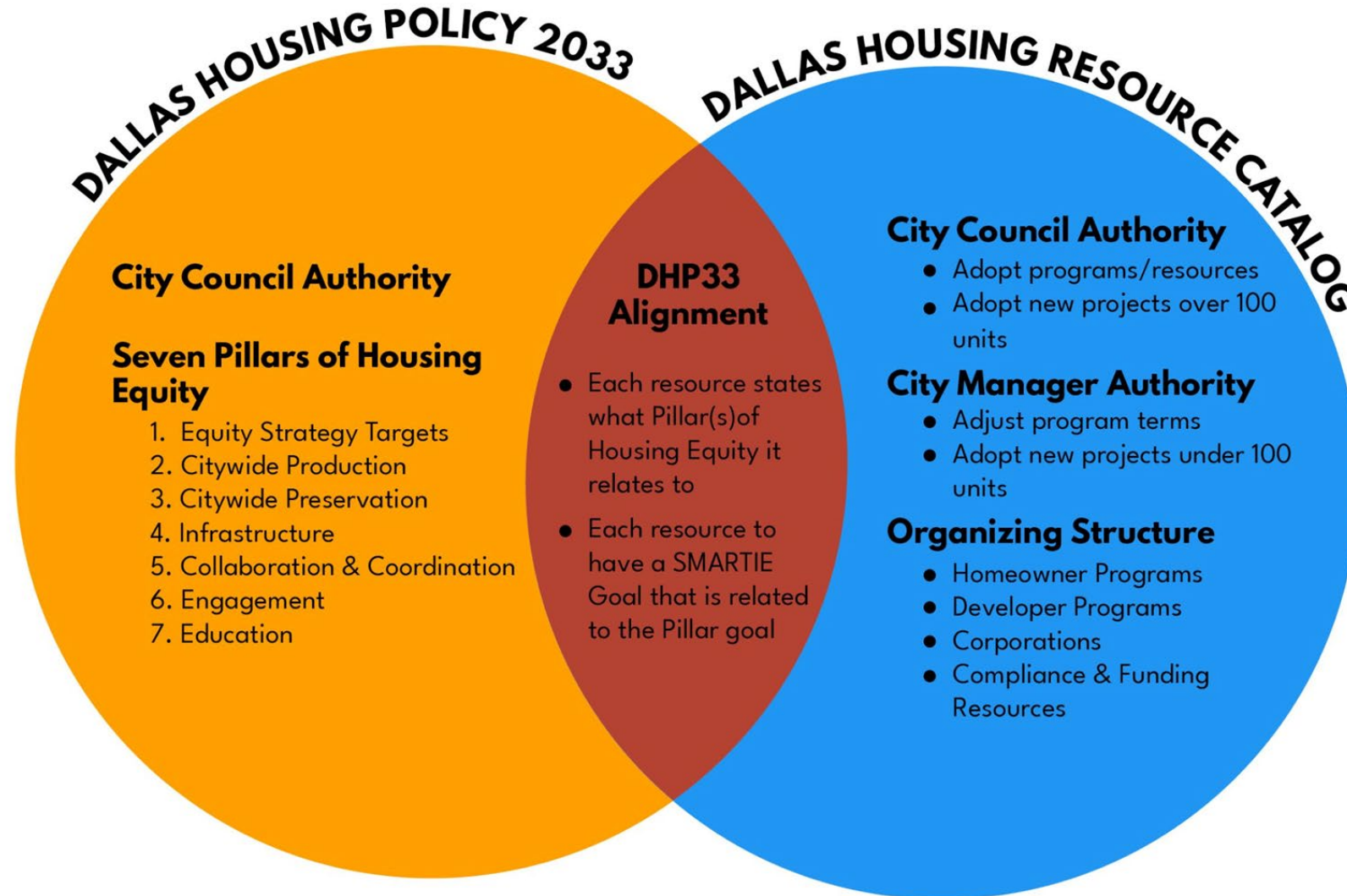


- Dallas Housing Resource Catalog (DHRC) is a document that compiles the programs, corporations, and the compliance and funding resources available
  - The first DHRC is an amended Comprehensive Housing Policy (CHP) removing the policy pieces
- Dallas Housing Policy 2033 (DHP33) will have the housing policy items and this will be briefed to full City Council on March 1, 2023





# Dallas Housing Resource Catalog Structure



# Dallas Housing Resource Catalog Structure: Comprehensive Housing Policy Table of Contents



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# Operational Process



- All existing programs in the CHP will still be in operation as the DHRC is a reformatting and name change of the CHP
  - Where possible, existing programs can be amended by Administrative Action
  - All suggested amendments will include community engagement, and may include Committee briefings as well as Friday memos to inform of changes to programs
- All new programs will seek City Council authority



# Matrix of Authority



A	B	C
	Current Authority	Proposed Authority
<b>New Program Creation</b>		
Program Background / Purpose	Council	Council
Eligibility/Ineligibility - person, structure, expenses ,	Council	Council
Loan / Grant Terms - all items such as: funding source, amount, interest rates, subordination, underwriting, deed restriction/of trust, affordability periods, etc..	Council	Council
Administration - all items such as if the city/third party will administer, application/method, communications, etc...	Council	Council
Contract Authority - who is allowed to execute contracts and amend contracts	Council	Council
Compliance terms that are set by city/state/federal	Council	Council
<b>Annual Action Plan</b>	Council	Council
<b>Five Year Consolidated Plan</b>	Council	Council
<b>Amending Programs:</b>		
<b>Home Improvement &amp; Preservation Program</b>		
Program - Any amendments to the Background / Purpose as long as in compliance with funding sources or city/state/federal regulation	Council	Administrative Action
Eligibility/Ineligibility - any amendments to the person, structure, expenses , location, etc... as long as in compliance with funding source or city/state/federal regulation	Council	Administrative Action



# SMARTIE GOALS



- SMARTIE goals will be established as part of the implementation plan of the DHP33 that:
  - Are program specific
  - Align and achieve the goal of each Pillar
  - Are added to performance reports and dashboard



# Staff Recommendation



- Staff recommends the Housing and Homelessness Solutions Committee forward the following to City Council for consideration and approval:
  - Adoption of the Dallas Housing Resource Catalog on April 12, 2023





**City of Dallas**

# **Upcoming Agenda Item: Dallas Housing Resource Catalog**

**Housing and Homelessness  
Solution Committee  
February 27, 2023**

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



# Memorandum



CITY OF DALLAS

DATE February 24, 2023

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

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Cypress Creek at Forest Lane, to be located at 11520 North Central Expressway**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on March 8, 2023, to authorize the Dallas Public Facility Corporation's (DPFC or Corporation) acquisition, development and ownership of Cypress Creek at Forest Lane, a 189-unit low to moderate mixed-income multifamily development to be located at 11520 North Central Expressway (Project). 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). Cypress Creek at Forest Lane will reserve 7% of the units for residents earning less than 80% AMI, 22% of the units for residents earning less than 70% AMI, 25% of the units for residents earning less than 30% AMI, and 46% of the units will be market rate. The Corporation's bylaws require City Council approval of any development that results in a property tax exemption and staff recommends City Council approval of this item.

## **Background**

Sycamore Strategies, LLC (Applicant), a Texas Corporation, submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of Cypress Creek at Forest Lane, a 189-unit mixed income multifamily development to be located at 11520 North Central Expressway (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 7% of the units for residents earning less than 80% AMI, 22% of the units for residents earning less than 70% AMI, 25% of the units for residents earning less than 30% AMI, and 46% of the units will be market rate.

The Applicant will be a limited liability company owned by Sycamore Strategies, LLC. Sycamore Strategies, LLC specializes in planning and developing multifamily projects for both public and private sector clients. Additionally, they specialize in environmental, social, and corporate governance, strategic communications, and public diplomacy. Sycamore Strategies is a Texas-certified Historically Underutilized Business (HUB) and has decades of experience working in the public and private sectors.

DATE February 24, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Cypress Creek at Forest Lane, to be located at 11520 North Central Expressway**

PAGE **2 of 4**

The Project will be constructed as a 4-story midrise product with a wrapped parking structure and will include 189 residential units. The unit mix will consist of 68 one-bedroom units, 101 two-bedroom units, and 20 three-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 co-working space, dog park, secured access, and 24-hour emergency maintenance. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses. The development is well-located in close proximity to multiple job centers such as Medical City Dallas, big box retailers, grocery stores, and transportation. The Forest Lane DART Station is less than 0.5 miles away. This is a centrally-located development that will be well-suited to serve the needs of the mixed income tenants it intends to serve.

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:

1BR	Market	31	\$1,515.00
2BR	Market	45	\$1,850.00
3BR	Market	10	\$2,254.00
1BR	80%	3	\$1,335.00
2BR	80%	7	\$1,602.00
3BR	80%	1	\$1,852.00
1BR	70%	17	\$1,168.00
2BR	70%	24	\$1,401.00
3BR	70%	4	\$1,620.00
1BR	30%	17	\$ 500.00
2BR	30%	25	\$ 600.00
3BR	30%	5	\$ 694.00

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,920.00 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 30% are included to provide deeper affordability at this property. These incomes range from \$20,450.00 to \$29,200.00 depending on family size.

DATE February 24, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Cypress Creek at Forest Lane, to be located at 11520 North Central Expressway**

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Total development costs are anticipated to be approximately \$50,716,927.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$32,482,583.00, which is \$171,865.00 per unit.

Mortgage Loan	\$36,013,846.00
Tax Credit Equity	\$13,048,695.00
Deferred Developer Fee	\$ 1,654,386.00
Total	\$50,716,927.00
Development Costs	\$32,482,583.00
Reserves	\$ 1,021,969.00
Developer Fee	\$ 5,408,948.00
Land Acquisition	\$ 6,339,063.00
Soft Costs	\$ 5,464,364.00
Total	\$50,716,927.00

This project is being acquired and developed through multiple tools available that are geared toward providing affordable housing in the City. The site was initially planned as a pure tax credit development, but due to some private deed restrictions that cannot be removed through the purchase process, the City of Dallas will purchase the land and deed the land to the Corporation in order to bring the development through to construction completion and make it operationally solvent. This will provide a 100% tax exemption to the property which allows for the deep levels of rent restrictions that will be implemented at the property. The Project will subsequently 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 will receive a 20% share of both the developer fee and the annual cash flows. These revenue shares will be split evenly between the City of Dallas and the Corporation. 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 \$18,485.10 and the 15-year estimate of foregone taxes is \$343,803.00. However, the workforce housing rental savings over 15 years and the estimated \$1,081,789 in development fee proceeds plus any revenues from residual cash flows provides the City with considerable monetary benefits that outweigh the foregone revenue, not to mention the addition of much-needed new housing stock in a strategic area of the city.

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

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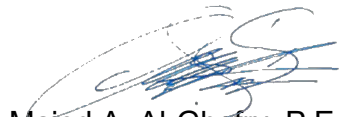
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economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize 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  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

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Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE February 24, 2023

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

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

On Monday, February 27, 2023, the Housing and Homelessness Solutions (HHS) Committee will be briefed on the proposed sale of Land Transfer Program lots to a qualified participating developer.

## Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of 24 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, Andrews Development & Holdings, LLC for the purchase of eight (8) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Andrews Development & Holdings, LLC for HHS Committee consideration.

## Background

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

In December 2022, an eligible developer, Andrews Development & Holdings, LLC submitted an application (proposal) to purchase a total of eight (8) Land Transfer Program lots. Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer

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

The Developer being considered for the sale of eight (8) lots is Andrews Development & Holdings, LLC, based in Dallas, Texas. The Developer is a limited liability corporation formed in Texas in 2020, is licensed with the City of Dallas as a General Contractor, and is Minority/Women Business Enterprise (M/WBE) certified. The company has three (3) years of home building experience. To date, the applicant has constructed and sold market rate homes and affordable housing in Dallas, specifically, the company has experience constructing and selling in southern Dallas to homebuyers in the income range as the Land Transfer Program. The applicant has a current line of credit to support this project 1.02 times. The Managing Partner of the company is Queenetra Andrews.

The proposal indicates the construction of eight (8) single-family units ranging from 1,366 square feet to 1,577 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$204,000.00 - \$250,000.00 targeting homebuyers in an income range of 60% - 120% Area Median Income (AMI), of which five (5) units will be used to target homebuyers in an income range of 80% – 120% AMI and three (3) 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, Texas HUD Metro Fair Market Rent (FMR) Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** Five (5) units will target homebuyers in an income range of 80% - 120% AMI, and three (3) 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

housing unit to an income eligible homebuyer within two (2) years of the date of acquisition of the vacant lot utilized for construction of the unit.

- **Restrictive Covenants:** Developer must: 1) sell each lot to an income eligible household and 2) prior to the sale, must provide to the Department of Housing & Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five (5) years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City 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 eight (8) 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 \$10,643.92. 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 eight (8) housing units the expected property tax revenue is expected to be approximately \$50,457.87 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$79,314.87. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$1,200.00.

DATE February 24, 2023  
SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a  
Qualified Participating Developer**  
PAGE **4 of 5**

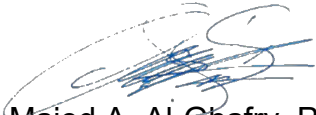
### **Staff Recommendation**

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve of the sale of eight (8) 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  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
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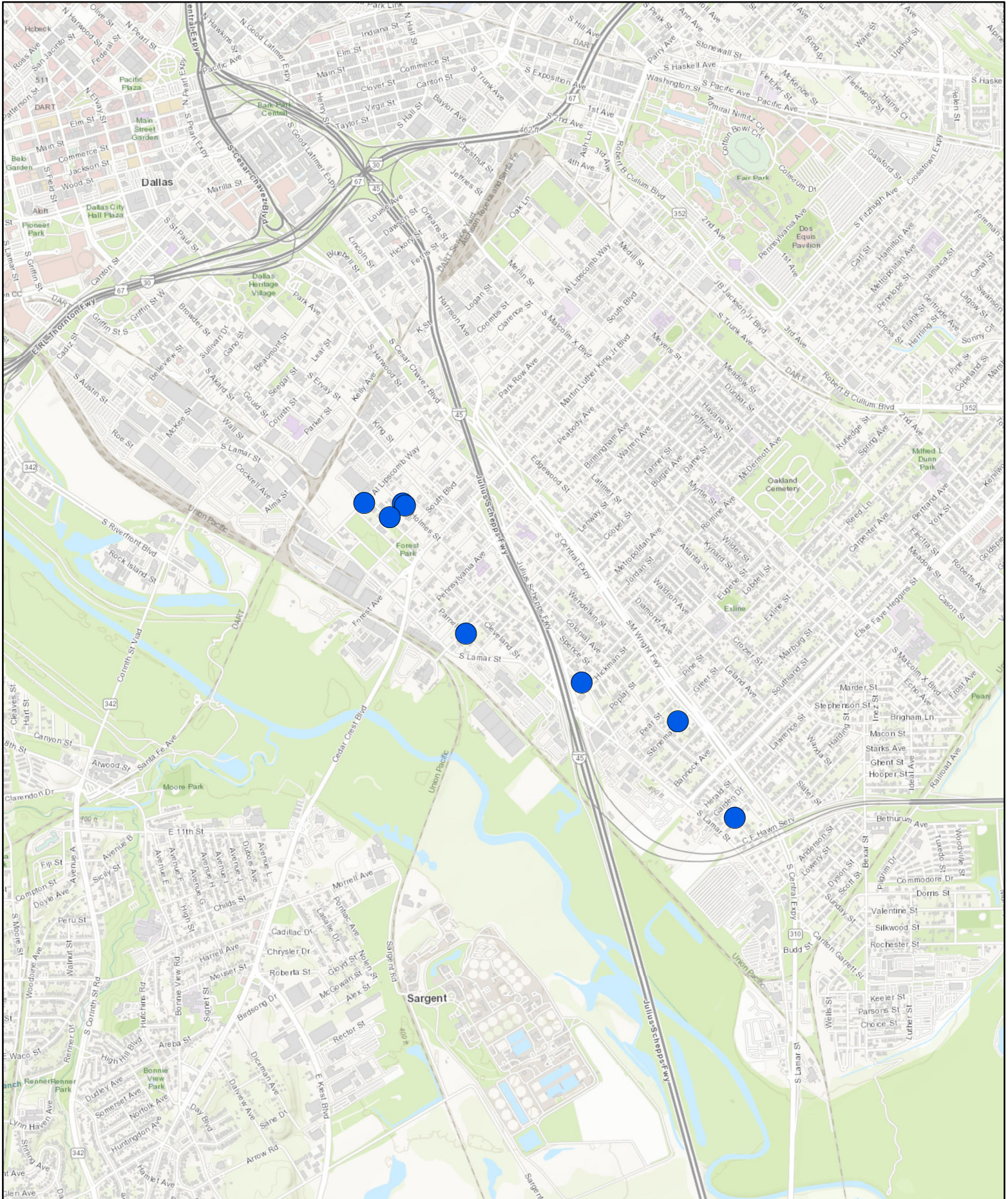


**Exhibit A**  
**Andrews Development & Holdings, LLC**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	2814	HOLMES ST	St Philips	7	10108	\$ 1,346.86	tax foreclosed	60-120%	\$ 5,575.46
2	2824	HOLMES ST	St Philips	7	7525	\$ 1,003.33	tax foreclosed	60-120%	\$ 25,218.89
3	3833	HOLMES ST	St Philips	7	15115	\$ 2,012.80	tax foreclosed	60-120%	\$ -
4	5012	COLONIAL AVE	St Philips	7	7000	\$ 1,000.00	tax foreclosed	60-120%	\$ 26,167.39
5	3510	PARNELL ST	St Philips	7	8375	\$ 1,116.38	tax foreclosed	60-120%	\$ 14,866.02
6	1741	STONEMAN ST	St Philips	7	5100	\$ 1,000.00	tax foreclosed	60-120%	\$ 7,487.11
7	1430	AL LIPSCOMB WAY	St Philips	7	16256	\$ 2,164.55	surplus	60-120%	\$ -
8	2814	CLEVELAND ST	St Philips	7	6250	\$ 1,000.00	tax foreclosed	60-120%	\$ -
<b>Total Purchase Price<sup>1</sup></b>						<b>\$ 10,643.92</b>	<b>Total Non-Tax Lien Amount<sup>2</sup></b>		<b>\$ 79,314.87</b>
<b>Total Recording Fees</b>						<b>\$ 1,200.00</b>			
<b>Total Purchase Price and Recording Fees</b>						<b>\$ 11,843.92</b>			

<sup>1</sup> Dallas City Code Section 2-26.9  
<sup>2</sup> DWU Revenue and Business Systems Division

# Land Transfer Lots Requested by Developer Andrews Development and Holdings LLC



# Memorandum



CITY OF DALLAS

DATE February 24, 2023

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TO Committee: Casey Thomas II (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold,  
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SUBJECT **Department of Housing Performance Measure Update**

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

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

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

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

## [Attachments]

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

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
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Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served	
<b>Closed FY 22-23</b>	DHAP	7	Inwood National Bank	CDBG, HOME	\$ 240,000	\$ 40,000	74.81%	55	1	
	DHAP, Targeted Occupation	7	JPMorgan Chase Bank, N.A.	CDBG, HOME	\$ 200,000	\$ 45,000	82.14%	28	1	
	DHAP, Targeted Occupation	8	AmCap Mortgage, Ltd	CDBG, HOME	\$ 263,585	\$ 43,394	80.24%	37	1	
	DHAP	1	Simmons Bank	CDBG, HOME	\$ 128,000	\$ 29,500	65.18%	26	1	
					<b>\$ 207,896</b>	<b>\$ 157,894</b>	<b>75.59%</b>	<b>37</b>	<b>4</b>	
<b>Prequalified</b>	DHAP				\$-	\$-	59.64%	58	1	
	DHAP		Simmons Bank		\$-	\$-	78.43%	49	1	
	DHAP				\$-	\$-	57.70%	52	1	
	DHAP				\$-	\$-	32.36%	50	1	
	DHAP				\$-	\$-	70.26%	50	1	
	DHAP				\$-	\$-	45.68%	40	1	
	DHAP, Targeted Occupation				\$-	\$-	106.23%	33	1	
	DHAP				\$-	\$-	69.21%	36	1	
	DHAP				\$-	\$-	79.03%	35	1	
	DHAP		na	Guild Mortgage		\$-	\$-	64.29%	37	1
	DHAP					\$-	\$-	72.71%	56	1
	DHAP, Targeted Occupation			JP Morgan Chase	\$210,000.00	\$-	\$-	119.34%	34	1
	DHAP					\$-	\$-	56.47%	22	1
	DHAP					\$-	\$-	42.45%	65	1
	DHAP					\$-	\$-	57.45%	40	1
	DHAP, Targeted Occupation					\$-	\$-	110.04%	29	1
	DHAP, Targeted Occupation			Bank of America	\$249,900.00	\$-	\$-	115.51%	37	1
	DHAP					\$-	\$-	71.11%	26	1
	DHAP					\$-	\$-	14.80%	53	1
	DHAP, Targeted Occupation					\$-	\$-	106.15%	22	1
	DHAP, Targeted Occupation					\$-	\$-	112.02%	26	1
	DHAP					\$-	\$-	78.38%	51	1
	DHAP					\$-	\$-	76.21%	50	1
	DHAP, Targeted Occupation					\$-	\$-	85.07%	29	1
	DHAP					\$-	\$-	61.94%	39	1
	DHAP					\$-	\$-	66.19%	31	1
	DHAP					\$-	\$-	74.58%	37	1
	DHAP					\$-	\$-	78.55%	70	1
	DHAP			Simmons Bank		\$-	\$-	77.92%	39	1
	DHAP, Targeted Occupation					\$-	\$-	90.44%	24	1
	DHAP			Simmons Bank	\$115,000.00	\$-	\$-	71.48%	25	1
					<b>\$ 191,633</b>		<b>74.25%</b>	<b>40.16</b>	<b>31</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 Bank Program	7	Builders of Hope	DHADC	Private	3425 Pondrom Street	\$180,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	3603 Penelope	\$160,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4806 Silver Avenue	\$185,000	1	0	1
	Land Bank Program	4	PAD Enterprises	HOU, PW	Private	1514 E. Ann Arbor	\$220,000	1	0	1
	Land Transfer Program	4	Black Island	HOU, PW	Private	2928 Eagle Drive	\$180,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4503 Electra Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2818 Le Clerc Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4712 Baldwin	\$184,500	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4631 Silver Ave	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3411 Detonte Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3315 Detonte Street	\$145,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3435 Beall Street	\$160,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4230 Carl Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2807 Farragut Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2223 Garden Drive	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4226 Canal Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4235 Canal Street	\$225,000	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	7	Marcer Construction	HOU, PW	Private	3635 Pine Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3642 Pine Street	\$225,000	1	0	1
The Briscoe	11	OHG	DHFC	Acquisition	12639 Coit Rd	\$99,443,740	288	34	322	
The Dylan	2	AMCAL	DHFC	Acquisition	4533 Cedar Springs Rd	\$42,500,000	63	62	125	
							<b>\$145,847,240</b>	<b>371</b>	<b>96</b>	<b>467</b>
<b>Under Construction</b>	Kiva East	2	Saigebrook	ROS, CRP, MIHDB	9% Tax Credit/MIHDB	4724 East Side Ave.	\$21,587,420	71	16	87
	Pearl Lofts	2	1100 Pearl Street, Inc.	OED (TIF)		2100 Jan Pruitt	\$33,200,000	30	70	100
	2400 Bryan	14	Mathews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$77,746,799	111	106	217
	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
	Terrace at Southern Oaks	4	LDG Development	DHFC/RONO, MIHDB	Conventional MF	3300 Southern Oaks Blvd.	\$60,538,517	151	149	300
	Ridgecrest Terrace Apartments (Rehab)	3	Steele Properties	DHFC	4% Tax Credit	526 S. Walton Walker Blvd.	\$57,361,222	250	0	250
	HighPoint at Wynnewood	1	MVAH Partners	DHFC/RONO	4% Tax Credit	1911 Pratt Street	\$46,845,856	220	0	220
	The Ridge at Lancaster	8	LDG Development	DHFC, MIHDB	4% Tax Credit	5995 Crouch Road	\$59,560,307	270	30	300
	Gateway Oak Cliff	1	St. Margaret, Inc.	DHFC, MIHDB, OED	4% Tax Credit	400 S. Beckley	\$47,131,511	184	46	230
	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
	Meadowbrook Apartments	8	LDG Development	DHFC/RONO, MIHDB	4% Tax Credit	15251 Seagoville Road	\$42,195,523	162	18	180
	Westmoreland Station	3	Generation Housing	DHFC, HOU	4% Tax Credit	2700 S. Westmoreland Road	\$51,561,000	223	25	248
	West Dallas - Scattered Sites	6	Builders of Hope	NOFA	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
	The Alton (fka Lenox Oak Lawn)	2	Oden Hughes	MIHDB	Private	2929 Oak Lawn	NA	12	273	285
	Capitol Flats	2	Larkspur Capital	MIHDB	Private	5215 Capitol	NA	3	57	60
	5050 Keeneland Project	3	AHS Residential	MIHDB	Private	5050 Keeneland Pkwy	NA	17	319	336
	Enclave Frankford	12	Integrated Real Estate Group	MIHDB	Private	3301 Pres George Bush Tpke	NA	27	353	380
	Modera Trinity	6	Mill Creek	MIHDB	Private	2350 N Beckley Ave	NA	10	194	204
	Alexan Arts III	2	Trammell Crow Residential	MIHDB	Private	5088 Ross & 1601 N Henderson	NA	46	340	386
	Fairfield Manderville	13	Fairfield	MIHDB	Private	7735 & 7777 Manderville	NA	36	439	475
	Maple Highline I	2	Urban Genesis	MIHDB	Private	5907 Maple Ave	NA	3	56	59
	The Lyle	12	Toll Brothers	MIHDB	Private	17727 Addison Rd	NA	17	317	334
	Maple/Kimsey II	2	Urban Genesis	MIHDB	Private	5908 Maple	NA	4	69	73
	2811 Maple Ave	14	Crescent	MIHDB	Private	2811 Maple	NA	6	174	180
	Elihu Lofts	7	Karrington & Co	MIHDB	Private	3230 Elihu	NA	0	5	5
	Sadler Circle Senior Apartments	2	Resource Center of Dallas	ROS, CRP, OED	9% Tax Credit	5717 Sadler Circle	\$29,423,942	84	0	84
	Singleton Villas / Trinity West	6	Greenleaf Ventures (Lennar)	HOU	Single Family	3155 Normandy	\$3,000,000	116	0	116
	CityBuild Health Clinic - Land Transfer Program	7	Citybuild CDC	HOU, PW	Private	Carlton Garrett & Canaan Streets	\$2,300,000	0	0	0
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	1116 Brock Street	\$195,000	1	0	1
	Land Bank Program	6	Builders of Hope	DHADC	Private	2020 Morris Street	\$170,000	1	0	1
	Land Bank Program	7	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	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	

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	2538 Starks Avenue	\$170,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	4010 Roberts Avenue	\$180,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	3807 Frank Street	\$170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	3707 Spence	\$195,000	1	0	1
	Land 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	4	Masa Design Build	HOU, PW	Private	1918 E Overton Road	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3135 Harlandale Avenue	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3735 Humphrey Drive	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	3607 Humphrey Drive	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	1530 Fordham Road	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build	HOU, PW	Private	4611 Bonnie View Road	\$205,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 Hudspeth Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1714 Hudspeth Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1619 E Overton Road	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 E Overton Road	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1502 Marfa Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1527 Marfa Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1523 Garza Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1823 Garza Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4217 Landrum Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4221 Landrum Avenue	\$199,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4006 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4007 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4229 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4233 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3817 Pine Street	\$184,500	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2473 Wells Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2517 Wells Street	\$160,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	4338 Marhsall Street	\$180,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2233 Dyson Street	\$195,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Denley Drive	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2727 Maurine F Bailey Way	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2303 Starks Avenue	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4233 Canal Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2719 Frazier Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4335 Spring Avenue	\$195,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	612 S Moore Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2819 Troy Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2344 Starks Avenue	\$195,000	1	0	1
	Land Transfer Program	7	Masa Design Build	HOU, PW	Private	2631 Warren Avenue	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design Build	HOU, PW	Private	2424 Birmingham Avenue	\$205,000	1	0	1
							<b>\$910,735,723</b>	<b>3,665</b>	<b>3,436</b>	<b>7,101</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
	Bonton Gardens	7	CityBuild	MIHDB	Private	6106 and 6116 Bexar St	NA	6	30	36
	Jaipur Lofts	2	Saigebrook	ROS, MIHDB	9% Tax Credit/MIHDB	2203 N. Fitzhugh & 2102 Annex Ave.	\$22,540,012	71	0	71
	Blakely, The	2	Saigebrook	ROS	9% Tax Credit	1607 Carrol Ave. & 1407 Garrett Ave.	\$28,292,888	86	6	92
	Cypress Creek at Montfort	11	Sycamore Strategies	ROS	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
	Skyline at Cedar Crest	4	Brompton CHDO (Houston)	ROS, MIHDB	9% Tax Credit/MIHDB	2720 E. Kiest Blvd.	\$26,597,686	87	22	109
	Cypress Creek at Forest Lane	10	Sycamore Strategies	ROS, CRP	9% Tax Credit	11520 N Central Expressway	\$44,904,476	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	NOFA	Single Family	6000 Block of Bexar St.	\$3,406,500	21	13	34
	Dolphin Heights	7	EDCO	NOFA	Single Family	Scattered Sites	\$1,039,433	5	0	5
	St. Philips Catalyst	7	St Philips	NOFA	Single Family	Scattered Sites	\$1,781,815	7	0	7
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topeka Ave	\$2,857,004	11	4	15
	Estates at Ferguson	7	Generation Housing	DHFC	4% Tax Credit	9220 Ferguson Road	\$41,494,000	164	0	164
	Rock Island Riverfront	2	Petra Development	DHFC	4% Tax Credit	1027 S. Riverfront Blvd.	\$78,817,000	155	22	177
	The Mondello	7	DevCo	DHFC	4% Tax Credit	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
	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	Private	8111 Douglas	NA	NA	NA	NA
	Conor Live Oak	2	Conor Commercial	MIHDB	Private	4931 Live Oak et al	NA	33	294	327
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.	MIHDB	Private	3311 Knox Ave	NA	0	168	168
	Modera Trailhead	2	Mill Creek	MIHDB	Private	7532 East Grand Ave	NA	26	260	286
	Bluffview Apartments	2	X Equity Group	MIHDB	Private	3527 Bolivar Drive	NA	4	66	70
	Fitz 2	2	Slate Properties	MIHDB	Private	1513 N. Fitzhugh	NA	4	59	63
	Crossing at Clear Creek	8	LDG (fka Covenant Funding)	MIHDB/DHFC	MIHDB Zoning	14201 C F Hawm 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	Private	3255 Carlisle St	NA	24	276	300

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Endeavor McKinney/Boll	14	Endeavor RE	MIHDB	Private	2702 & 2710 McKinney Ave. at Boll St	NA	10	265	275
	Pegasus Ablon Project	2	Pegasus Ablon	MIHDB	Private	3000 Throckmorton	NA	13	238	251
	Legacy at White Rock	7	LDG Development	MIHDB	Private	2825 & 2845 N Buckner Blvd	NA	108	104	212
	The Elms	4	Smart Living Residential, LLC	MIHDB	Private	1710 Morrell Avenue	NA	148	5	153
	Ewing & Morrell	4	Fenton Dallas LLC	MIHDB	Private	850 S Ewing Ave	NA	2	38	40
	2220, 2224, 2228 Mail Ave.	2	Fenton Dallas LLC	MIHDB	Private	2220, 2224, 22248 Mail Ave.	NA	2	33	35
	Mockingbird Station East	14	Trammell Crow/High Street Res.	OED (TIF)		5465 E. Mockingbird	\$117,300,000	86	343	429
	One Newpark	2	One Newpark GP, LLC	OED (TIF and PPP)		Akard and Canton	\$379,300,000	54	214	268
	University Hills Phase 1 Multifamily	8	I-20 Lancaster Development, LLC	OED (TIF and PPP)		Lancaster Road at Wheatland Road	TBD	50	200	250
	University Hills Phase 1 Single Family	8		OED (TIF and PPP)		Lancaster Road at Wheatland Road	TBD	0	540	540
	Trinity West Villas	6	Builders of Hope CDC	NOFA	Conventional MF	3457 Normandy Brook Rd	\$7,279,182	9	27	36
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3930 Elsie Faye Heggins Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3131 Tuskegee Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2529 Peabody Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3331 Spring Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4723 Spring Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4010 Pine Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2911 Gay Street	\$184,500	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4614 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4607 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4523 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4415 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4422 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4863 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4869 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4806 Baldwin Street	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4423 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4507 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4726 Frank Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4531 Frank Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Frank Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4410 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4343 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4211 Hamilton Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4309 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4318 Hamilton Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3706 Hamilton Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2906 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2814 Lagow Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	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	4402 Landrum Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2908 Pennsylvania Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3004 Warren Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3021 Warren Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2625 Peabody Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2627 Peabody Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1423 Rowan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1554 Caldwell Avenue	\$184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1423 Caldwell Avenue	\$184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1217 Caldwell Avenue	\$215,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1530 Caldwell Avenue	\$184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	4415 Rose Street	\$184,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	6220 Canaan Street	\$215,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2444 Easley Street	\$215,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	4334 Marshall Street	\$215,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2718 Mitchell Street	\$215,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	4013 Sonny Circle	\$215,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2436 Easley Street	\$205,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2434 Easley Street	\$205,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4822 Owenwood Avenue	\$205,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4609 Silver Avenue	\$205,000	1	0	1
	Land Transfer Program	4	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	3802 Pine Street	\$225,000	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	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

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	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	7	Women That Soar	HOU, PW	Private	6211 Carlton Garrett Street	\$186,500	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	6209 Carlton Garrett Street	\$186,500	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2517 Samoa Avenue	\$186,500	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2515 Samoa Avenue	\$186,500	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2519 Samoa Avenue	\$186,500	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2305 Bethurum Avenue	\$214,000	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2316 Dyson Street	\$214,000	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2517 Lowery Street	\$214,000	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2503 Lowery Street	\$214,000	1	0	1
	Land Transfer Program	7	Women That Soar	HOU, PW	Private	2510 Lowery Street	\$214,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1806 Morrell Avenue	\$244,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	2722 E Overton Road	\$244,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1619 E Woodin Boulevard	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5504 Bexar Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5502 Bexar Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2604 Brigham Lane	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2718 Council Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2424 Garden Drive	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2425 Garden Drive	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2615 Hooper Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2726 Lawrence Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5006 Linder Avenue	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5002 Linder Avenue	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2711 Maurine F Bailey Way	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7735 Brownsville Avenue	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7736 Brownsville Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7721 Brownsville Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4549 Cherboung Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4632 Corregidor Street	\$244,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7944 Hull Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7935 Hull Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4720 Stokes Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4331 Copeland Avenue	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4518 Jamaica Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4226 York Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2245 Anderson Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5814 Carlton Garrett Street	\$184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2732 Keeler Street	\$184,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3331 Beall Street	\$205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3322 Beall Street	\$205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3327 Beall Street	\$205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3310 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



Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	408 Cleaves Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	431 Cleave Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	438 Cleave Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	401 Hart Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	411 Hart Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	424 N Moore Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	501 N Moore Street	\$215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	406 N Moore Street	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	421 N Denley Drive	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	408 Pecan Drive	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	411 Pecan Drive	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	405 Sparks Street	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	441 Sparks Street	\$180,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	442 Sparks Street	\$180,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	611 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	607 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	603 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	527 N Denley Drive	\$235,000	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	505 N Denley Drive	\$172,500	1	0	1
	Land Transfer Program	4	Texas Heavenly Homes	HOU, PW	Private	427 N Denley Drive	\$172,500	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2734 Exline Street	\$198,500	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2730 Exline Street	\$198,500	1	0	1
	Land Transfer Program	7	Citybuild CDC	HOU, PW	Private	6307 Carlton Garrett Street	\$460,000	1	0	1
	Land Transfer Program	7	Citybuild CDC	HOU, PW	Private	6309 Carlton Garrett Street	\$460,000	0	0	0
	Land Transfer Program	7	Citybuild CDC	HOU, PW	Private	6302 Canaan Street	\$460,000	0	0	0
	Land Transfer Program	7	Citybuild CDC	HOU, PW	Private	6306 Canaan Street	\$460,000	0	0	0
	Land Transfer Program	7	Citybuild CDC	HOU, PW	Private	6310 Canaan Street	\$460,000	0	0	0
	Land Transfer Program	7	Black Island	HOU, PW	Private	2708 Brigham Lane	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2723 Council Street	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2710 Council Street	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	5107 Echo Avenue	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	5122 Echo Avenue	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	5018 Echo Avenue	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	5015 Echo Avenue	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	4930 Echo Avenue	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2335 Harding Street	\$214,000	1	0	1
	Land Transfer Program	7	Black Island	HOU, PW	Private	2506 Elsie Faye Heggins Street	\$214,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	2210 Garden Drive	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	2246 Garden Drive	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	2238 Garden Drive	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	2411 Garden Drive	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	2407 Garden Drive	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	2334 Macon Street	\$218,500	1	0	1
	Land Transfer Program	8	Titan & Associates	HOU, PW	Private	2230 Macon Street	\$218,500	1	0	1
	Land Transfer Program	8	Titan & Associates	HOU, PW	Private	2254 Macon Street	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	5714 Bon Aire Drive	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	5662 Bon Aire Drive	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	5007 S Malcolm X Boulevard	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	5023 S Malcolm X Boulevard	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	5215 S Malcolm X Boulevard	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	5031 S Malcolm X Boulevard	\$218,500	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	5041 S Malcolm X Boulevard	\$218,500	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	5102 Marne Street	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	5021 Marne Street	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	5006 Marne Street	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2815 Marder Street	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2461 Starks Avenue	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2457 Starks Avenue	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2415 Starks Avenue	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2404 Starks Avenue	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2402 Starks Avenue	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2429 Starks Avenue	\$218,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4930 Crozier Street	\$218,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2530 Ghent Street	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	4819 Dolphin Road	\$205,000	1	0	1
	Land Transfer Program	8	Masa Design- Build	HOU, PW	Private	3716 Lovingood Drive	\$205,000	1	0	1
	Land Transfer Program	8	Masa Design- Build	HOU, PW	Private	6515 Palm Island	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	1423 E Overton Road	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design- Build	HOU, PW	Private	2819 Fordham Road	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2717 Lagow Street	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2627 Foreman Street	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	3141 Vannerson Drive	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design- Build	HOU, PW	Private	2707 Charba Street	\$205,000	1	0	1
							<b>\$1,606,284,263</b>	<b>4,082</b>	<b>4,897</b>	<b>8,979</b>

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
<b>Completed FY 22-23</b>	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,706	\$ -	1	26%	83
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 41,475	\$ -	1	38%	80
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,705	\$ -	1	49%	69
	HIPP	District 5	Torres Construction	CDBG	\$ 56,924	\$ -	1	67%	60
	HIPP	District 7	Titan & Associates Construction, LLC	CDBG	\$ 54,675	\$ -	1	43%	67
	HIPP	District 4	Torres Construction	CDBG	\$ 59,899	\$ -	1	17%	64
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,483	\$ -	1	64%	62
	HIPP	District 12	Scott-King Group, LLC	CDBG	\$ 39,300	\$ 24,990	1	71%	73
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 165,040	\$ 16,504	1	17%	63
	Reconstruction,HIPP	District 7	Opportunity Construction, LLC		\$ 159,999	\$ -	1	26%	83
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	32%	86
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	26%	85
	HIPP	District 8	Torres Construction,Legacy RED Gro	CDBG	\$ 36,988	\$ -	1	21%	72
	HIPP	District 1	Torres Construction,J A Construction	CDBG	\$ 49,673	\$ 49,673	1	59%	39
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71
	HIPP	District 5	Scott-King Group, LLC,Agape Contrac	CDBG	\$ 49,999	\$ -	1	42%	76
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	16%	47
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 41,430	\$ -	1	44%	67
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	15%	62
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	21%	78
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ -	1	40%	70
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ -	1	37%	78
						<b>\$ 1,835,517</b>	<b>\$ 106,761</b>	<b>21</b>	<b>37%</b>
<b>Under Construction</b>	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 174,900	\$ 86,565	1	36%	95
	DTF	District 5	NCN Constructions LLC	DTF	\$ 19,895	\$ 19,895	1	49%	75
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,150	\$ (525)	1	2%	66
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 72,200	\$ 24,680	1		67
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,910	\$ 9,910	1	25%	70
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ -	1	18%	81
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,895	\$ 9,895	1	51%	42
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,370	\$ 7,370	1	47%	56
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	27%	48
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ 9,940	1	25%	70
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 5,225	\$ 5,225	1	19%	56
	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	\$ 9,885	\$ -	1	34%	71
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 78,500	\$ 78,500	1		60
	ARPA (TenthStreet)	District 4	Titan & Associates Construction, LLC	ARPA	\$ 84,900	\$ 84,900	1		64
	ARPA (TenthStreet)	District 4	NCN Constructions LLC	ARPA	\$ 97,300	\$ 97,300	1		62
	ARPA (TenthStreet)	District 4	Dallas Finest Construction LLC	ARPA	\$ 77,500	\$ 77,500	1		98

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,785	\$ 9,785	1	29%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 6,950	\$ 6,950	1	64%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	63
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,748	\$ 9,748	1	29%	52
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,735	\$ 9,735	1	24%	86
	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	\$ -	1	18%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	28%	66
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,550	\$ 19,550	1	36%	52
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,865	\$ 19,865	1	36%	74
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 20,000	\$ -	1	29%	86
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 12,437	\$ -	1		56
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,775	\$ 18,775	1	12%	54
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 60,000	\$ 34,170	1	58%	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 6	Titan & Associates Construction, LLC	CDBG	\$ 58,850	\$ 58,850	1	25%	70
	HIPP	District 4	NCN Constructions LLC	CDBG	\$ 64,793	\$ 45,533	1	18%	68
	HIPP	District 8	Torres Construction	CDBG	\$ 53,037	\$ 53,037	1	30%	77
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 48,005	\$ 48,005	1	16%	66
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 58,825	\$ 58,825	1	64%	71
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,930	\$ 19,930	1	66%	55
	HIPP	District 5	Scott-King Group, LLC	CDBG	\$ 58,500	\$ 21,425	1	22%	73
	HIPP	District 7	Torres Construction	CDBG	\$ 21,000	\$ 21,000	1	69%	70
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	23%	70
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ -	1	29%	76
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	24%	78
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 51,228	\$ 20,268	1	54%	61
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 48,655	\$ 48,655	1	51%	76
	HIPP	District 1	Scott-King Group, LLC	CDBG	\$ 59,455	\$ 59,455	1	23%	82
	HIPP	District 3	Torres Construction	CDBG	\$ 58,673	\$ 58,673	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	\$ 40,975	\$ 40,975	1	26%	67
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,665	\$ -	1	46%	64
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	58
	HIPP	District 9	Torres Construction	CDBG	\$ 52,742	\$ 52,742	1	35%	51
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 42,752	1	17%	76
	HIPP	District 8	REKJ Builders, LLC, Opportunity Cons	CDBG	\$ 160,000	\$ 26,238	1	74%	78
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 95,395	1	34%	69
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,445	\$ 4,445	1	63%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	10%	71
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	45%	68

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 91,300	\$ 91,300	1		67
	ARPA (Joppa)	District 7	NCN Constructions LLC	ARPA	\$ 97,203	\$ 97,203	1		89
	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ 97,803	\$ 80,883	1		72
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 97,725	\$ 97,725	1		69
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 97,625	\$ 97,625	1		54
	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ 94,810	\$ 80,698	1		69
	ARPA (Joppa)	District 7	NCN Constructions LLC	ARPA	\$ 97,857	\$ 97,857	1		69
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 97,702	\$ 97,702	1		
	HIPP 1.0	District 7	Hatley II Roofing Inc, Torres Constructi		\$ 49,628	\$ -	1	18%	68
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 25,652	1	33%	72
	HIPP	District 4	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 160,150	1	12%	53
	HIPP	District 8	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 91,590	1	40%	91
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ 60,725	1	46%	63
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	71
	HIPP	District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 169,114	1	13%	72
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ -	1	32%	85
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	62%	80
					<b>\$ 4,486,805</b>	<b>\$ 3,245,077</b>	<b>77</b>	<b>34%</b>	<b>68</b>

<b>Preconstruction</b>	DTF	District 13	Titan & Associates Construction, LLC	DTF	\$ 19,050	\$ 19,050	1	18%	63
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,985	\$ 9,985	1	21%	82
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,925	\$ 9,925	1	27%	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%	61
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	17%	56
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,758	\$ 9,758	1	32%	74
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,500	\$ 4,500	1	32%	72
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	29%	57
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,890	\$ 9,890	1	28%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	42%	81
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,880	\$ 9,880	1		3
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	21%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	61%	67
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,590	\$ 9,590	1	67%	78
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		76
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	37%	72
	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

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
Lead		District 6		Lead	\$ -	\$ -	1	52%	60
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,880	\$ 19,880	1		59
DTF		District 4		DTF	\$ -	\$ -	1	31%	85
DTF		District 7	REKJ Builders, LLC	DTF	\$ -	\$ -	1	34%	57
DTF		District 2	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	21%	73
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	56%	46
DTF		District 8		DTF	\$ -	\$ -	1	13%	74
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%	71
DTF		District 7		DTF	\$ -	\$ -	1	12%	67
DTF		District 4	REKJ Builders, LLC	DTF	\$ 9,900	\$ 9,900	1	46%	68
West Dallas		District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	17%	68
DTF		District 3	REKJ Builders, LLC	DTF	\$ 19,995	\$ 19,995	1	21%	80
Lead		District 3		Lead	\$ -	\$ -	1	25%	49
Lead		District 2		Lead	\$ -	\$ -	1	17%	52
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
Lead		District 1		Lead	\$ -	\$ -	1	45%	68
DTF		District 5	REKJ Builders, LLC	DTF	\$ 19,968	\$ 19,968	1	41%	65
Lead		District 7		Lead	\$ -	\$ -	1	50%	27
Lead		District 4		Lead	\$ -	\$ -	1	18%	71
Lead		District 4		Lead	\$ -	\$ -	1	13%	65
HIPP		District 2		CDBG	\$ -	\$ -	1	18%	66
HIPP		District 5	Torres Construction	CDBG	\$ 55,719	\$ 55,719	1	24%	83
Lead		District 6		Lead	\$ -	\$ -	1	69%	28
Lead		District 4		Lead	\$ -	\$ -	1	13%	54
ARPA (TenthStreet)		District 7		ARPA	\$ -	\$ -	1		55
DTF		District 7		DTF	\$ -	\$ -	1	26%	58
DTF		District 3	REKJ Builders, LLC	DTF	\$ -	\$ -	1	73%	49
HIPP		District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	70
DTF		District 7	REKJ Builders, LLC	DTF	\$ 18,536	\$ 18,536	1	16%	59
DTF		District 5		DTF	\$ -	\$ -	1	65%	70
DTF		District 5		DTF	\$ -	\$ -	1	24%	74
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,955	\$ 19,955	1	17%	45
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,990	\$ 19,990	1	36%	71
DTF		District 2		DTF	\$ -	\$ -	1	17%	83
DTF		District 7	REKJ Builders, LLC	DTF	\$ 19,900	\$ 19,900	1	19%	64
DTF		District 8		DTF	\$ -	\$ -	1	26%	66
DTF		District 8		DTF	\$ -	\$ -	1	18%	59
DTF		District 7		DTF	\$ -	\$ -	1	33%	60
DTF		District 6	REKJ Builders, LLC	DTF	\$ 13,070	\$ 13,070	1	49%	71
DTF		District 4		DTF	\$ -	\$ -	1	21%	60

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	DTF	District 5		DTF	\$ -	\$ -	1	34%	72
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,625	\$ 8,625	1	40%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	73
	DTF	District 5		DTF	\$ -	\$ -	1	28%	83
	DTF	District 7		DTF	\$ -	\$ -	1	25%	89
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	12%	85
	DTF	District 5		DTF	\$ -	\$ -	1	45%	62
	DTF	District 8		DTF	\$ -	\$ -	1	30%	61
	DTF	District 4		DTF	\$ -	\$ -	1	37%	83
	DTF	District 8		DTF	\$ -	\$ -	1	22%	59
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	29%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	76
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	46%	74
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	62%	48
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	25%	72
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		78
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 61,200	\$ 61,200	1		68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	71%	65
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		60
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		64
	West Dallas	District 5		Equity Fund	\$ -	\$ -	1	72%	66
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	31%	84
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		74
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	78
	DTF	District 4		DTF	\$ -	\$ -	1	9%	86
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	22%	63
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		71
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		66
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	34%	72
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		80
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	68%	67
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		53
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 94,830	\$ 94,830	1		61
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	18%	73
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		65
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		75
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		46
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	24%	78
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		69

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		65
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		57
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		68
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		63
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		72
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		60
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		45
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		34
	HIPP	District 5	REKJ Builders, LLC	CDBG	\$ 61,265	\$ 61,265	1	80%	61
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ -	\$ -	1	68%	63
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ -	\$ -	1	66%	38
	HIPP	District 6		CDBG	\$ -	\$ -	1	70%	70
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	35%	31
	HIPP	District 4		CDBG	\$ -	\$ -	1	76%	41
	HIPP	District 5	Titan & Associates Construction, LLC	CDBG	\$ 194,215	\$ 194,215	1	41%	65
	HIPP	District 8	REKJ Builders, LLC	CDBG	\$ -	\$ -	1	46%	63
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ -	\$ -	1	50%	36
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	19%	85
	HIPP	District 3	Titan & Associates Construction, LLC	CDBG	\$ -	\$ -	1	19%	55
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	16%	74
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		68
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		56
	HIPP	District 2		CDBG	\$ -	\$ -	1	78%	92
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	41%	66
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		69
	HIPP	District 6		CDBG	\$ -	\$ -	1	24%	65
	ARPA (Joppa)	District 7	REKJ Builders, LLC	ARPA	\$ 80,440	\$ 80,440	1		73
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		57
	HIPP	District 7		CDBG	\$ -	\$ -	1	35%	61
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		81
	HIPP	District 3	Dallas Finest Construction LLC	CDBG	\$ 50,000	\$ 50,000	1	21%	71
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		24
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		83
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		76
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		67
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		2
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		48
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		89
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		
	HIPP	District 7		CDBG	\$ -	\$ -	1		

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	DTF	0		DTF	\$ -	\$ -	1	46%	81
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		
	ARPA (TenthStreet)	0		ARPA	\$ -	\$ -	1		35
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		68
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		55
	Minor Home Repair	District 7			\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 8	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 7	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	0	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 5	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 9	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 7	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 8	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community		\$ -	\$ -	1		
	Minor Home Repair	District 4	Southern Dallas Progress Community		\$ -	\$ -	1		
					<b>\$ 1,087,945</b>	<b>\$ 1,087,945</b>	<b>174</b>	<b>35%</b>	<b>64</b>



As of January 2023

Entity	Income	Expenses	Net Income
MIHDB	\$4,463,614	\$0.00	\$4,463,614
Dallas Public Facilities Corp	\$2,966,910	\$0.00	\$2,966.91
Dallas Housing Finance Corp.	\$3,070,899	\$0.00	\$3,070,899
Dallas Housing Acquisition Development Corp.	\$578,111	\$0.00	\$578,111

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