

Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024



City of Dallas

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

November 30, 2023

OVERVIEW

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

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

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

The City of Dallas (the “City”) proposes to present, adopt, and implement a FY 2023-24 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2023-24 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations (“CHDO”) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City will make copies of the proposed Plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Housing and Neighborhood Revitalization Department no later than November 1, 2024.

The performance report for the FY 2022-23 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2023.

FY 2023-24 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Eligible Parcels of Property

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

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

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

A list of the eligible properties is attached as **Attachment C**. These properties may be available for sale to the DHADC beginning October 1, 2023. The DHADC anticipates that it will refer up to 25 properties per month for tax foreclosure. However, the annual number of referred parcels will not likely exceed 150 parcels due to funding constraints. Referring parcels on a monthly basis will help the DHADC implement a more strategic acquisition and disposition process and better monitor the parcel acquisition process.

The DHADC’s acquisition strategy for FY 2023-24 will prioritize:

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

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

2. to the extent that eligible parcels are available, acquiring parcels zoned for residential use or suitable for residential use that are located within the Emerging Market and Stabilization Reinvestment Strategy Areas (“RSAs”) adopted by the Dallas City Council as part of the Comprehensive Housing Policy on May 9, 2018, via Resolution 18-0704; and restated in the Dallas Housing Policy 2033 adopted by Dallas City Council on April 12, 2023.
3. acquiring eligible parcels zoned for residential or commercial use that are located near existing or planned mixed-income housing developments, City-owned land, or City-supported economic development projects that, if developed with affordable housing units or a commercial use, would support the City’s affordable housing strategy.

City of Dallas Comprehensive Housing Plan for Affordable Housing Development

Background

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

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

City Council adopted a Comprehensive Housing Policy (CHP) that set citywide production goals for homeownership and rental units for the next three years along with respective income bands that will be prioritized within the production goals and also set forth various programs, tools and strategies to be used to meet the production goals while also overcoming concentrations of poverty and racial segregation by Resolution No. 18-0704 on May 9, 2018.

On April 12, 2023, City Council adopted a Dallas Housing Policy 2033 to replace the CHP by Resolution No. 23-627, and the Dallas Housing Resource Catalog to include the approved programs from the CHP by Resolution No. 23-628. The Department of Housing and Neighborhood Revitalization continues operating its programs, previously authorized and adopted under the CHP, now as restated in the Dallas Housing Resource Catalog.

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

Dallas Housing Policy 2033 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents. While there are interconnections between the seven pillars, each pillar has its own distinct aim that defines how it will contribute to increasing housing equity and affordability. The seven pillars will ensure the grounding of all collaboration and program management in:

- Directing housing and neighborhood revitalization resources administered by the City
- Addressing disparities that negatively impact historically disadvantaged communities
- Provide affordable mixed-income housing initiatives across the City

The Urban Land Bank Demonstration Program aims to support pillar 2 Citywide Production. The strategy overview for Citywide Production is to increase the number of dedicated affordable housing units and market-rate units affordable to a broad mix of incomes levels by adapting existing tools and developing new tools. It also requires a comprehensive approach to reducing barriers that hamper the efforts of both nonprofit and for-profit developers. To build credibility with community stakeholders and leverage private investments for housing developments the City will collaborate with:

- The development community, including both private and nonprofit developers
- Philanthropic entities
- Advocacy groups
- Neighborhood residents
- Other City departments

To increase City-wide production, the City will:

- Maximize housing choice by investing in the development of a range of housing types
- Ensure that affordable housing production does not concentrate dedicated affordable units
- Invest in cultivating the capacity of affordable housing nonprofit and small for-profit developers
- Support all affordable housing projects that include infill and master-planned developments

Sale of Property to a Qualified Participating Developer

Pursuant to the Code, only “qualified participating developers” (“Qualified Participating Developers”) may participate in the Program and purchase parcels from the DHADC,

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

Sale of Property by DHADC

On **Date**, by **Resolution No.** _____, subject to Contingencies (defined below), Dallas City Council 1) approved the listed vacant lots on **Attachment C** of this Plan ("Vacant Lot(s)" that may become available for sale by DHADC to the developers listed on **Attachment D** of this Plan ("Developer(s)") along with the terms of the developments as further described on **Attachment C** ("Development Plan(s)") of this Plan; 2) authorized the DHADC to execute all documents, including but not limited to sales contract, deed of trust, and deed restrictions necessary to effectuate the sale of the Vacant Lot(s) owned by DHADC to Developer(s) pursuant to the Development Plan(s), approved as to form by the Dallas City Attorney; and 3) authorized the Dallas City Manager to release any non-tax City liens that were filed on the Vacant Lot(s) prior to the Sheriff's deeds transferring the Vacant Lot(s) to the DHADC, approved as to form by the Dallas City Attorney.

Before the sale of the Vacant Lot(s) to Developer(s) may occur, the following requirements (collectively "Contingencies") must be met: (A) the Dallas City Manager or his/her designee must find that the Developer(s) are qualified to participate in the Program under Section 379C.005 of the Act; and (B) the DHADC Board of Directors must approve the sale and development of the Vacant Lot(s) proposed to be sold to Developer(s) pursuant to the Development Plan(s) as further described in Attachment E.

Right of First Refusal to Qualified Organizations

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

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

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

Pursuant to Section 379C.011 of the Code:

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

The DHADC will not give a right of first refusal for the purchase of any parcel that reverted to the DHADC pursuant to the Code. Additionally, the right of first refusal applies only to

properties acquired under the Code for the Program. There is no right of first refusal for properties acquired by the DHADC via other programs or acquisition strategies.

Sale of Land Bank Property to an Eligible Adjacent Property Owner

Notwithstanding any other right of first refusal granted under the Code, if the DHADC determines that a property acquired by the DHADC is not appropriate for residential development, the DHADC first shall offer the property for sale to an eligible adjacent property owner for the lower of either (1) the fair market value of the property as determined by the appraisal district in which the property is located or (2) the sales price recorded in the annual plan. For FY 2023-24, if the DHADC determines that a property owned by the DHADC is not appropriate for residential development, the DHADC may sell the property to an eligible adjacent property owner for whichever value is lower; 1) the fair market value for the property as determined by the appraisal district in which the property is located; or 2) \$1,000.00, provided that the eligible adjacent property owner: (1) owns a parcel of real property located immediately adjacent to the parcel owned by the DHADC, (2) maintains a valid homestead exemption on the parcel located immediately adjacent to the parcel owned by the DHADC, (3) does not owe any delinquent property taxes on any land located within the City of Dallas and is not indebted to the City or is delinquent in any payment owed to the City under a contract or other legal obligation, (4) has not been issued a notice of violation or citation for a violation of a health and safety ordinance within the past three years and (5) agrees to maintain the parcel in compliance with all federal, state and local laws and regulations for a period of three years subject to a right of reverter.

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

Sale of Property for Commercial Use

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

Sales Prices for Land Bank Parcels

Except for parcels sold to eligible adjacent property owners, for FY 2023-24, properties will be initially offered at fair market value (“FMV”), as determined by a comparative market analysis. A discount will be available if project underwriting indicates that the discount is needed to ensure the viable sale to an income-qualified buyer.

Deed Restrictions and Right of Reverter for Land Bank Parcels

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

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

the date the adjacent property owner purchased the parcel from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

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

Reversion of Unsold Land Bank Properties

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

Parcel Exchange and Parcel Swap

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

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

The DHADC may also allow a Developer to swap a parcel previously purchased from the DHADC with a new parcel purchased from the DHADC if the DHADC determines, in its sole discretion, that: (1) the Developer timely made the request, and (2) the cost to develop affordable housing or a commercial use on the previously purchased parcel is prohibitively expensive. In such instances, the Developer must submit a proposal for the new parcel in accordance with the application process.

Design Guidelines

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

Supportive Funding

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

ATTACHMENT A

Community Housing Development Organizations

CHDO	Geographic Boundary	Date Certified
Notre Dame Place 2920 Forest Lane, Suite 115 Dallas, Texas 75234 214.497.9269 jwd@orionrealty.com Joseph Dingman	City Wide	contact staff for certification date
Builders of Hope 2215 Canada Drive Dallas, Texas 75212 214.920.9850 jarmstrong@bohcdc.com James Armstrong	City Wide	contact staff for certification date
Brompton Community Development Corporation 3701 Kirby Drive, Ste. 860 Houston, Texas 77098 www.Bromptonchdc.org Eleanor Miles Fanning	City Wide	contact staff for certification date

ATTACHMENT B
Anticipated FY 2023-24 Sources and Amounts of Funding
for the Development of Affordable Housing

HOUSING DEVELOPMENT ASSISTANCE

Community Housing Development Organization Set-Aside Program (HOME)

FY 2023-24	\$1,216,076
------------	-------------

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

New Construction and Substantial Rehabilitation Program

FY 2023-24	\$3,777,307
------------	-------------

The Department of Housing and Neighborhood Revitalization (H&NR) provides various forms of funding to non-profit and for-profit developers. The primary purpose of H&NR's funding is to provide gap financing in the form of a repayable loan to support new developments or substantial rehabilitation of existing developments located within the City limits, with such funding prioritized in the Reinvestment Strategy Areas, as outlined in the City's Comprehensive Housing Policy and the Program Statement for the New Construction and Substantial Rehabilitation Program. Projects must assist the City in meeting the production goals set forth in the policy by proposing to serve households earning between 30%-120% of the Dallas Area Median Income (AMI) with the targeted income bands varying according to the market and development type.

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

Dallas Housing Finance Corporation Multifamily Program

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

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

ATTACHMENT C
List of Properties Eligible for Sale to the Land Bank in FY 2023-2024
(by Projected AMI Target)

AMI 60% and below			AMI 60% and below		
CD		Address	CD		Address
4	1	HUTCHINS RD	7	2236	ANDERSON ST
7	1	MOSSGLEN DR	5	2301	TUNE AVE
8	1	HIDDEN VALLEY DR	5	2402	JABEZ AVE
13	1	SARANASH CT	14	2415	WORTHINGTON ST
9	6	HEATH ST	7	2416	ST CLAIR DR
8	9	UNKNOWN ST	7	2420	ST CLAIR DR
8	22	NO NAME ST	4	2420	ARIZONA AVE
10	51	LAWLER RD	5	2422	CLEO AVE
10	54	WALNUT ST	7	2437	ST CLAIR DR
4	106	BONKIRK LN	7	2439	ST CLAIR DR
3	115	KINROSS LN	8	2445	PARKCLIFF DR
1	214	N FRANCES ST	5	2471	TUNE AVE
5	502	RAYENELL AVE	7	2511	DYSON ST
5	504	RAYENELL AVE	7	2526	ROMINE AVE
5	650	ELWAYNE AVE	9	2530	PEAVY RD
5	803	APACHE LN	7	2600	ELSIE FAYE HEGGINS ST
3	922	WOLF CREEK CIR	7	2602	EUGENE ST
3	1000	WILD BRICK DR	7	2623	SOUTHLAND ST
3	1001	S WALTON WALKER BLVD	4	2751	FORDHAM RD
14	1010	ALLEN ST	1	2833	BYWAY ST
4	1015	MILDRED ST	5	2843	DON ST
4	1048	E LEDBETTER DR	3	2900	MARIDEEN AVE
4	1109	COMPTON ST	4	2918	FORDHAM RD
4	1125	COMPTON ST	5	3018	MCNEIL ST
7	1205	S HASKELL AVE	14	3020	BRYAN ST
6	1288	N BAGLEY ST	7	3216	CLEVELAND ST
4	1402	STRICKLAND ST	6	3221	PUGET ST
7	1605	PINE ST	14	3300	BLACKBURN ST
7	1708	LENWAY ST	14	3700	MCMILLAN AVE
7	1710	LENWAY ST	7	3701	CARPENTER AVE
8	1906	AUTUMN MEADOW TRL	4	3915	SHINDOLL ST
4	1911	HARLANDALE AVE	8	3962	AVOCADO DR
6	2026	GALLAGHER ST	14	4106	NEWTON AVE
4	2106	EBBTIDE LN	7	4716	HUEY ST
7	2235	EUGENE ST	7	4729	STOKES ST

AMI 60% and below		
CD		Address
7	4935	ECHO AVE
7	5001	MARNE ST
14	5013	MILAM ST
3	5300	KEENLAND PKWY
2	5403	RIVERSIDE DR
2	5405	RIVERSIDE DR
2	5409	RIVERSIDE DR
2	5413	RIVERSIDE DR
2	5417	RIVERSIDE DR
11	6119	ALPHA RD
14	7125	SANTA FE AVE
13	7424	GREENVILLE AVE
7	7701	CARR ST
5	7900	C F HAWN FWY
13	7909	CARUTH CT
13	7916	CORNERSTONE PKWY
13	7918	CORNERSTONE PKWY
13	7920	CORNERSTONE PKWY
7	8200	MOBERLY LN
3	8234	MAX DR
7	8450	CARBONDALE ST
11	9011	EN CORE DR
7	9999	OLDE TOWNE ROWE
10	10010	BUCKINGHAM RD
13	10026	ONTARIO LN
10	10101	WHISPERING TRL
6	10241	HARRY HINES BLVD
5	10356	TAMWORTH DR
5	10700	RYLIE CREST DR
10	10924	AUDELIA RD
6	11327	REEDER RD
8	13122	C F HAWN FWY
10	13219	BRENTTRIDGE DR
8	13328	LENOSA LN
8	13638	BIGGS ST

AMI 60% and below		
CD		Address
8	12330	C F HAWN FWY
11	12603	HILLCREST RD
8	13800	C F HAWN FWY
11	14130	REGENCY PL
8	15323	BUDEUDY DR
AMI 61-80%		
CD		Address
1	1	N VAN BUREN AVE
13	22	LAKESIDE PARK
4	111	W GROVER C WASHINGTON AVE
8	112	S BELTLINE RD
4	234	S CORINTH ST
5	322	N MASTERS DR
8	336	W LAWSON RD
4	402	S CORINTH ST
8	733	CLIFFVIEW DR
8	800	OSLO LN
4	816	STELLA AVE
1	820	N VAN BUREN AVE
3	1001	S WALTON WALKER BLVD
4	1115	COMPTON ST
4	1121	COMPTON ST
4	1123	COMPTON ST
4	1127	COMPTON ST
4	1204	S EWING AVE
4	1222	BLISS ST
4	1223	COMPTON ST
5	1227	HILLBURN DR
4	1305	BADEN ST
4	1526	WACO AVE
4	1531	MARFA AVE
5	1612	CONNER DR
4	1720	E 11TH ST
5	1746	OAK HILL CIR

CD		AMI 61-80% Address
7	1800	CHESTNUT ST
5	1813	PLEASANT DR
8	2010	JORDAN VALLEY RD
8	2207	WOODY RD
5	2317	MOONLIGHT AVE
5	2322	SUNBEAM AVE
5	2324	SUNBEAM AVE
5	2325	SUNBEAM AVE
5	2329	TUNE AVE
5	2400	FETCHET ST
5	2400	ELLINGTON ST
5	2400	CLEO AVE
5	2400	MOONLIGHT AVE
5	2400	FETCHET ST
5	2401	JOEL AVE
5	2401	CLEO AVE
5	2401	DUKE AVE
5	2402	TUNE AVE
5	2403	JOEL AVE
5	2404	FETCHET ST
5	2405	FETCHET ST
5	2406	JABEZ AVE
5	2407	JOEL AVE
5	2408	JOEL AVE
5	2408	JABEZ AVE
5	2409	MILLCENT AVE
5	2409	FETCHET ST
5	2409	DUKE AVE
5	2409	JOEL AVE
7	2411	ST CLAIR DR
5	2412	MOONLIGHT AVE
5	2413	FETCHET ST
5	2413	JOEL AVE
7	2413	ST CLAIR DR
5	2414	MOONLIGHT AVE

CD		AMI 61-80% Address
5	2414	JABEZ AVE
7	2414	ANDERSON ST
5	2416	FETCHET ST
5	2416	CLEO AVE
5	2417	FETCHET ST
5	2420	FETCHET ST
5	2420	MOONLIGHT AVE
5	2420	MILLCENT AVE
5	2420	JOEL AVE
5	2422	JOEL AVE
8	2423	OAK PLAZA
5	2424	JABEZ AVE
5	2425	FETCHET ST
5	2425	MILLCENT AVE
7	2425	ST CLAIR DR
5	2427	SUNBEAM AVE
5	2428	SUNBEAM AVE
5	2428	ELLINGTON ST
5	2429	MILLCENT AVE
5	2430	JOEL AVE
5	2431	ELLINGTON ST
5	2433	MILLCENT AVE
5	2436	JOEL AVE
5	2436	MILLCENT AVE
5	2438	DUKE AVE
5	2439	ELLINGTON ST
5	2440	FETCHET ST
5	2441	FETCHET ST
7	2515	SOUTHLAND ST
7	2515	GHENT ST
5	2516	SUNBEAM AVE
7	2534	SOUTHLAND ST
5	2544	TUNE AVE
5	2550	SUNBEAM AVE
7	2555	HOOPER ST

CD	AMI 61-80%	Address
5	2561	TUNE AVE
5	2565	TUNE AVE
5	2566	TUNE AVE
5	2568	TUNE AVE
5	2574	TUNE AVE
5	2600	PLEASANT MOUND RD
7	2618	TANNER ST
7	2622	LENWAY ST
7	2623	LAGOW ST
7	2633	MARTIN LUTHER KING JR BLVD
7	2711	HUNTER ST
8	2741	PALO ALTO DR
4	2756	E ANN ARBOR AVE
4	2803	MORRELL AVE
7	3400	ST FRANCIS AVE
4	3444	CONWAY ST
7	3510	FRANK ST
7	3519	MEYERS ST
7	3607	SIDNEY ST
4	3704	BONNIE VIEW RD
4	3708	OPAL AVE
7	3918	MARSHALL ST
7	3945	HANCOCK ST
13	4110	WALNUT MEADOW LN
13	4112	WALNUT GLEN PL
7	4159	TIMBERIDGE ST
13	4176	WALNUT MEADOW LN
7	4300	SCYENE RD
7	4343	BATEMAN AVE
7	4635	VERDUN AVE
2	4800	FAIRMOUNT ST
7	4910	BOTHAM JEAN BLVD
3	4929	DUNCANVILLE RD
7	5007	MARNE ST
7	5106	SLATER ST

CD	AMI 61-80%	Address
3	5226	W LEDBETTER DR
3	5230	W LEDBETTER DR
8	5261	BONNIE VIEW RD
7	5326	RAILROAD AVE
7	5330	RAILROAD AVE
7	5332	RAILROAD AVE
8	5352	PINE ROW
7	5411	PARKDALE DR
7	5424	RAILROAD AVE
6	5704	BERNAL DR
7	5808	CARLTON GARRETT ST
11	5900	CLUB HILL PL
5	6010	C F HAWN FWY
7	6232	HOLLIS AVE
5	6283	DENHAM CIR
6	6304	SINGLETON BLVD
7	6306	CARLTON GARRETT ST
5	6333	DENHAM CT
13	6453	STEFANI DR
11	6566	TURNER WAY
13	6827	W NORTHWEST HWY
8	7001	S LANCASTER RD
11	7100	ARAGLIN CT
5	7202	RED BUD DR
8	7530	S LANCASTER RD
8	7536	S LANCASTER RD
13	7700	KELVINGATE CT
7	7704	CARBONDALE ST
5	7800	SCYENE RD
13	7831	LAKESIDE PARK RD
7	7904	HULL AVE
5	8000	SCYENE RD
8	8010	S POLK ST
7	8400	ENDICOTT LN
5	8517	SAN MARINO AVE

		AMI 61-80%
CD		Address
8	8617	HONEYSUCKLE LN
13	8848	MCCRAW DR
13	9011	NO NAME ST
6	9800	HARWELL DR
13	9901	JOURDAN WAY
8	9999	VIDA LN
13	10000	ONTARIO LN
10	11000	SWITZER AVE
8	11526	C F HAWN FWY
9	11570	DRUMMOND DR
11	11800	FOREST LAKES LN
11	11801	FOREST LAKES LN
6	11900	FORD RD

		AMI 81-115%
CD		Address
7	1	PRAIRIE FLOWER TRL
8	150	CREEK COVE DR
4	229	LANDIS ST
5	425	CHEYENNE RD
5	559	PLEASANT VISTA DR
5	610	ELWAYNE AVE
5	707	BETHPAGE AVE
4	720	LASALLE DR
5	754	EZEKIAL AVE
4	921	WACO AVE
4	1000	FRONT ST
5	1019	HAYMARKET RD
8	1100	S BELTLINE RD
2	1262	SLEEPY HOLLOW DR
6	1300	LEVEE ST
8	1305	LEAFWOOD DR
5	1324	FRIENDSHIP DR
8	1325	STARK RD
4	1401	HENDRICKS AVE

		AMI 81-115%
CD		Address
4	1411	STRICKLAND ST
4	1415	E LOUISIANA AVE
1	1520	N CLINTON AVE
1	1521	N CLINTON AVE
8	1601	W WHEATLAND RD
1	1614	N WINNETKA AVE
7	1640	MARBURG ST
7	1702	J B JACKSON JR BLVD
7	1709	GARDEN DR
8	1911	EDD RD
9	1960	HIGHLAND RD
8	2158	BEN HUR ST
7	2225	DATHE ST
7	2226	GREER ST
8	2247	HANDLIN ST
7	2254	GARDEN DR
5	2307	MOONLIGHT AVE
7	2311	DYSON ST
7	2311	BETHURUM AVE
5	2320	SUNBEAM AVE
5	2322	MOONLIGHT AVE
6	2331	MANANA DR
5	2402	JOEL AVE
7	2428	ST CLAIR DR
5	2430	JABEZ AVE
7	2438	ST CLAIR DR
7	2530	ROMINE AVE
5	2627	KIRVEN DR
7	2640	SOUTHLAND ST
7	2701	SILKWOOD ST
5	2703	SANTA CRUZ DR
7	2710	ANDERSON ST
7	2726	BOTHAM JEAN BLVD
7	2731	MACON ST
4	2735	HUDSPETH AVE

CD		AMI 81-115% Address
7	2746	MAURINE F BAILEY WAY
4	2753	PROSPERITY AVE
4	2769	PROSPERITY AVE
7	2802	MARDER ST
7	2814	BRIGHAM LN
1	2815	BYWAY ST
7	2815	COLONIAL AVE
7	2820	HOLMES ST
7	2825	NAMUR ST
7	2837	OAKDALE ST
7	2845	FARRAGUT ST
7	2923	PARNELL ST
3	2934	MARIDEEN AVE
3	2938	MARIDEEN AVE
3	2940	S COCKRELL HILL RD
8	3002	STAG RD
7	3010	ROCHESTER ST
8	3035	SIMPSON STUART RD
3	3100	S WALTON WALKER BLVD
7	3212	LATIMER ST
4	3402	MARVIN D LOVE FWY
7	3500	OSAGE CIR
7	3512	CLEVELAND ST
7	3711	CARPENTER AVE
7	3719	PENELOPE ST
7	3807	SPENCE ST
7	3817	DIXON AVE
4	3914	BALCH DR
7	3915	DIAMOND AVE
7	4007	CANAL ST
7	4019	COLONIAL AVE
7	4135	WOODLARK ST
7	4301	SPRING AVE
7	4335	COPELAND AVE
3	4445	W LEDBETTER DR

CD		AMI 81-115% Address
7	4508	HAMILTON AVE
13	4650	WALNUT MEADOW LN
13	4654	WALNUT MEADOW LN
7	4714	DOLPHIN RD
7	4934	CROZIER ST
7	5027	ECHO AVE
3	5300	KEENLAND PKWY
5	5300	CLAYPOOL RD
4	5500	MARGARITA DR
3	5520	MC CAIN CT
3	5627	PALADIUM DR
5	5700	C F HAWN FWY
8	6130	J J LEMMON RD
3	6501	AMERICAN WAY
8	6516	SEBRING DR
8	7402	S COCKRELL HILL RD
8	7700	LOS ALAMITOS DR
13	7901	PARK LN
8	8002	S NASSAU CIR
3	8100	MAX DR
10	8302	FAIR OAKS CROSSING
11	8600	MIDPARK RD
5	8621	ODOM DR
8	8709	S HAMPTON RD
7	9205	BRUTON RD
8	9601	JULIUS SCHEPPS FWY
10	10701	PLANO RD
5	10898	STINSON ST
9	11323	WOODMEADOW PKWY
8	13557	SHORTLEAF DR
8	13943	INDIAN WELLS RD
11	15101	PRESTON RD

ATTACHMENT D
List of Potential Developers Eligible for the Purchase of Land Bank lots
in FY 2023-2024

1. Builders of Hope CDC
2. Confia Homes, LLC
3. Dallas Area Habitat for Humanity, Inc.
4. Marcer Construction Company, LLC
5. Hedgestone Investments, LLC
6. Black Island, LLC
7. Affluency Homes, LLC
8. CTE Homes, LLC
9. Beharry Homes, Inc.
10. Titan and Associates, Inc.
11. Oland Living, LLC
12. Masa Design Build, LLC
13. Texas Heavenly Homes, LTD
14. Covenant Homes Construction & Renovation, LLC
15. Andrews Development & Holdings, LLC
16. Fair Park Central, LLC
17. Muleshoe Properties, Inc.
18. Camden Homes, LLC
19. KH Solutions, Inc.
20. Citybuild CDC
21. SG Provision, LLC
22. BJT Homes, LLC
23. Sankofa Building Group, LLC
24. BC Workshop, Inc.
25. KAH Holdings, Inc.
26. Southfair CDC
27. Mill City NA
28. Texas Community Builders
29. Notre Dame Place, Inc.
30. Invest in South Dallas, LLC
31. The Golden Seeds Foundation
32. New Vision Properties and Land Inc.
33. AE Equity Group

ATTACHMENT E
Proposed Development Plan for Affordable Housing Developments
on Land Bank Properties in FY 2023-2024

AMFI Restrictions

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes 81% and 115% of AMFI.

Development Guidelines

Units constructed should have access to public sewer, public water, public road and any other necessary utilities. Units constructed should be a minimum of 1200 square feet with a minimum of 2 bedrooms and 1 bath. Housing units constructed should meet certain physical standards intended to provide quality affordable housing that is durable and energy efficient. Construction must meet all local codes. Units must be equipped with the following Energy Star rated appliances: refrigerator, range/oven, dishwasher and garbage disposal.

Design Guidelines

The Land Bank Program strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. Developers should obtain feedback from Planning and Urban Design, with assistance from the Land Bank Program Manager, to ensure that designs are compatible with existing housing and development patterns.

Development Timeframe

All purchasers of property from the Land Bank must apply for a construction permit within 18 months from recording the Deed without Warranty and close on any construction financing within three (3) years from recording the Deed without Warranty. Developer must complete the sale of a unit to an income eligible homebuyer within four (4) years from the filing date of the deed transferring the lot from DHADC to the eligible developer.