

Urban Land Bank Demonstration Program Plan Fiscal Year 2024-2025



City of Dallas

**Department of Housing and Community Development
1500 Marilla Street
Room 6CN
Dallas, Texas 75201
December 13, 2024**

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 2024-25 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2024-25 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 Community Development Department no later than November 1, 2025.

The performance report for the FY 2023-24 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2024.

FY 2024-25 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, 2024. 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 2024-25 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 Community Development 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 Community Development 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. The development plan may be approved by the Dallas City Manager and/or the Director of Housing or their designees; 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 2024-25, 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 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, (this provision can be waived by a vote of the DHADC Board of Directors), (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 2024-25, properties will be initially offered at fair market value (“FMV”). Fair market value will be determined by the current assessed value of the Dallas Central Appraisal District. 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.

The Dallas City Manager and/or the Director of Housing or their designee(s) shall have the authority to establish and revise maximum pricing for homes developed on properties purchased through the program in accordance with real estate market conditions in the City of Dallas. 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
Southfair Community Development Corporation 2610 Martin Luther King Blvd. Dallas, TX 75215 www.SouthfairCDC.org Annie Evans	City Wide	contact staff for certification date

ATTACHMENT B
Anticipated FY 2024-25 Sources and Amounts of Funding
for the Development of Affordable Housing

HOUSING DEVELOPMENT ASSISTANCE

**Community Housing Development Organization Development Loan Program
(HOME)**

FY 2024-25	\$765,000
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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 Community Development at 214-670-3644.

MIHDB Fee-in-Lieu Funds for Housing Development

FY 2024-25	\$3,000,000
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The Mixed Income Housing Development Bonus Program (MIHDB) incentivizes mixed income multifamily and mixed-use development through various zoning bonuses. Created in 2019 and amended in 2022, the MIHDB program trades additional development rights (such as height, floor area ratio, density, and reduced parking minimums) in multifamily and mixed-use developments for onsite affordable housing units or a fee in lieu of onsite provision.

These by-right bonuses are available in MF – Multifamily Districts and MU – Mixed Use Districts, specifically MF-1(A), MF-2(A), and MF-3(A) Multifamily Districts and MU-1, MU-2, and MU-3 Mixed Use Districts. Today, these districts represent approximately 15,000 acres across the city. The bonuses are also available by right in planned development districts that refer to Chapter 51A-4.1100, the section of the development code that regulates the MIHDB program.

In all eligible zoning districts, developers may choose to use the bonus and build the unit onsite or they may choose to pay a fee instead of onsite units. All program fees and fees in lieu of affordable housing are added to the MIHDB Fund and intended to be used to produce and preserve affordable housing, further equity, and to promote strong communities.

For more information, contact the Department of Housing and Community Development at 214-670-3644.

Dallas Housing Finance Corporation (DHFC)

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 Community Development at 214-670-3644.

ATTACHMENT C
List of Properties Eligible for Sale to the Land Bank in FY 2024-2025
(By Projected AMI Target)

			AMI 60% and below				AMI 61-80%		
	CD		Address	CD			Address		
1	7	2327	LAWRENCE ST	2	5417		RIVERSIDE DR		1
2	7	4419	CANAL ST	4	1305		BADEN ST		2
3	4	1217	BOSWELL ST	5	502		RAYENELL AVE		3
4	5	559	PLEASANT VISTA DR	4	3708		OPAL AVE		4
5	7	2802	MARDER ST	4	921		WACO AVE		5
6	4	1125	COMPTON ST	4	2918		FORDHAM RD		6
7	7	2731	MACON ST	11	8600		MIDPARK RD		7
8	7	5027	ECHO AVE	5	1227		HILLBURN DR		8
9	7	5106	SLATER ST	7	2746		MAURINE F BAILEY WAY		9
10	4	1204	S EWING AVE	7	5007		MARNE ST		10
11	7	7912	HULL AVE	4	1127		COMPTON ST		11
12	5	2320	SUNBEAM AVE	5	1019		HAYMARKET RD		12
13	7	2345	GARDEN DR	5	2451		MOONLIGHT AVE		13
14	7	2418	LAWRENCE ST	2	5413		RIVERSIDE DR		14
15	5	707	BETHPAGE AVE	7	5808		CARLTON GARRETT ST		15
16	8	7001	S LANCASTER RD	2	5409		RIVERSIDE DR		16
17	5	322	N MASTERS DR	7	6232		HOLLIS AVE		17
18	8	2445	PARKCLIFF DR	7	2439		ST CLAIR DR		18
19	8	5261	BONNIE VIEW RD	8	15323		BUDEUDY DR		19
20	8	3002	STAG RD	6	2331		MANANA DR		20
21	5	5300	CLAYPOOL RD	4	3421		E LEDBETTER DR		21
22	7	4712	HUEY ST	7	2438		ST CLAIR DR		22
23	7	5411	PARKDALE DR	2	1960		HIGHLAND RD		23
24	7	3817	DIXON AVE	7	4508		HAMILTON AVE		24
25	4	1109	COMPTON ST	5	2703		SANTA CRUZ DR		25
26	8	13328	LENOSA LN	3	1001		S WALTON WALKER BLVD		26
27	7	4934	CROZIER ST	7	4729		STOKES ST		27
28	7	3918	MARSHALL ST	4	220		NORTH SHORE DR		28
29	7	2515	GHENT ST	10	8302		FAIR OAKS CROSSING		29
30	4	1123	COMPTON ST	5	5300		CLAYPOOL RD		30
31	7	2420	ST CLAIR DR	4	1223		COMPTON ST		31
32	5	5300	CLAYPOOL RD	4	1401		HENDRICKS AVE		32
33	5	642	BETHPAGE AVE	5	610		ELWAYNE AVE		33
				7	2414		ANDERSON ST		34
				8	2820		MOJAVE DR		35
				7	2437		ST CLAIR DR		36

3	4929	DUNCANVILLE RD	37
		W GROVER C WASHINGTON	
4	111	AVE	38
5	750	EZEKIAL AVE	39
4	1222	BLISS ST	40
5	5300	CLAYPOOL RD	41

		AMI 81-115%			AMI 81-115%	
	CD		Address	CD	Address	
1	8	9999	VIDA LN	4	1720	11TH ST 32
2	7	4503	WAHOO ST	7	2254	GARDEN DR 33
3	7	3500	OSAGE CIR	7	2623	SOUTHLAND ST 34
4	8	3962	AVOCADO DR	4	2803	MORRELL AVE 35
5	7	4716	HUEY ST	4	3444	CONWAY ST 36
6	7	2511	DYSON ST	7	3216	CLEVELAND ST 37
7	7	2711	2711 HUNTER ST	7	3114	TUSKEGEE ST 38
8	5	612	612 PLEASANT DR	7	2715	CROSS ST 39
9	7	2413	2413 ST CLAIR DR	7	3510	FRANK ST 40
10	5	8517	SAN MARINO	6	5726	BERNAL DR 41
11	2	5405	RIVERSIDE DR	7	2311	CROSS ST 42
12	8	112	S BELTLINE	7	4635	VERDUN AVE 43
13	7	4319	YORK ST	7	2815	COLONIAL AVE 44
14	7	7904	HULL AVE	7	2640	SOUTHLAND ST 45
15	5	2843	DON ST	7	4335	COPELAND AVE 46
16	4	1115	COMPTON ST	4	2756	E ANN ARBOR AVE 47
17	4	816	STELLA AVE	7	2633	MARTIN LUTHER KING JR BLVD 48
18	5	5300	CLAYPOOL RD	7	2720	HECTOR ST 49
19	7	3945	HANCOCK ST	7	2618	TANNER ST 50
20	4	2433	STOVALL DR	7	3521	PENELOPE ST 51
21	8	800	OSLO LN	7	3112	TUSKEGEE ST 52
22	5	5300	CLAYPOOL RD	3	5512	SINGING HILLS DR 53
23	2	5409	RIVERSIDE DR	7	2909	GAY ST 54
24	7	2814	BRIGHAM LN	7	2530	ROMINE AVE 55
25	5	1324	FRIENDSHIP DR	7	2226	GREER ST 56
26	4	1121	COMPTON ST	4	3234	DAHLIA DR 57
27	8	2247	HANDLIN ST	7	2820	HOLMES ST 58
28	7	3807	SPENCE ST	4	3612	IDAHO AVE 59
29	7	1	MOSSGLEN DR	7	3719	PENELOPE ST 60
30	7	1709	GARDEN DR	7	2602	EUGENE ST 61
31	7	4300	SCYENE RD	5	425	CHEYENNE RD 62

ATTACHMENT D
List of Potential Developers Eligible for the Purchase of Land Bank lots
in FY 2024-2025

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. Beharry Homes, Inc.
9. Titan and Associates, Inc.
10. Oland Living, LLC
11. Masa Design Build, LLC
12. Texas Heavenly Homes, LTD
13. Covenant Homes Construction & Renovation, LLC
14. Andrews Development & Holdings, LLC
15. Fair Park Central, LLC
16. Muleshoe Properties, Inc.
17. Camden Homes, LLC
18. KH Solutions, Inc.
19. Citybuild CDC
20. SG Provision, LLC
21. BJT Homes, LLC
22. BC Workshop, Inc.
23. KAH Holdings, Inc.
24. Southfair CDC
25. Mill City NA
26. Texas Community Builders
27. Notre Dame Place, Inc.
28. Invest in South Dallas, LLC
29. The Golden Seeds Foundation
30. New Vision Properties and Land Inc.
31. AE Equity Group
32. 265 Homes, LLC
33. Open Mindframe Ventures, LLC
34. FOCIS

ATTACHMENT E
Proposed Development Plan for Affordable Housing Developments
on Land Bank Properties in FY 2024-2025

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, and dishwasher. A garbage disposal must also be installed.

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 6 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.