

Urban Land Bank Demonstration Program Plan Fiscal Year 2021-22



City of Dallas

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

December 2, 2021

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 2021-22 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2021-22 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, 2022.

The performance report for the FY 2020-21 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2021.

FY 2021-22 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Eligible Parcels of Property

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

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

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

A list of the eligible properties is attached as **Attachment C**. These properties may be available for sale to the DHADC beginning October 1, 2021. 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 2021-22 will prioritize:

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

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

2. to the extent that eligible parcels are available, acquiring parcels zoned for residential use or suitable for residential use that are located within the Emerging Market and Stabilization Reinvestment Strategy Areas (“RSAs”) adopted by the Dallas City Council as part of the Comprehensive Housing Policy (“Housing Policy”) on May 9, 2018 via Resolution 180704; and
3. acquiring eligible parcels zoned for residential or commercial use that are located near existing or planned mixed-income housing developments, City-owned land, or City-supported economic development projects that, if developed with affordable housing units or a commercial use, would support the City’s affordable housing strategy.

City of Dallas Comprehensive Housing Plan for Affordable Housing Development

Background

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

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

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

Comprehensive Housing Policy Goals

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

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

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

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

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

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

Sale of Property to a Qualified Participating Developer

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

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 2021-22, 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 a maximum price of \$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 2021-22, 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 its 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 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 BOUNDARIES	DATE CERTIFIED
Notre Dame Place Inc. 2920 Forest Lane, Suite 115 Dallas, Texas 75234 (214) 497-9269 wdh@chidallas.org William Hall, Executive Director	City Wide	<i>Contact the Department of Housing and Neighborhood Revitalization for certification date.</i>

ATTACHMENT B
Anticipated FY 2021-22 Sources and Amounts of Funding
for the Development of Affordable Housing

DALLAS HOME BUYER ASSISTANCE PROGRAM (DHAP)

FY 2021-22	\$800,000
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The Dallas Homebuyer Assistance Program assists homebuyers with a total household income of no less than 60% percent of Area Median Family Income, but not to exceed 120% of the Area Median Income, adjusted for household size, at the time of application to the program to purchase a home within the city limits of Dallas. The amount of assistance includes the following activities: principle reduction, down payment and closing costs assistance that will be based on need. The HOME maximum sales price may not exceed \$228,000 for existing properties and \$246,000 for new construction. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

HOUSING DEVELOPMENT ASSISTANCE

Community Housing Development Organization Set-Aside Program (HOME)

FY 2021-22	\$1,050,000
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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 Neighborhood Revitalization at 214-670-5988.

New Construction and Substantial Rehabilitation Program

FY 2021-22	\$4,358,172
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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 2021-2022
(by Zip Code)

75203
2927 ALEX ST
1217 BOSWELL ST
1219 BOSWELL ST
2237 CEDAR CREST BLVD
2322 CEDAR CREST BLVD
2536 CEDAR CREST BLVD
2709 CHILDS ST
1027 CHURCH ST
1403 CHURCH ST
1410 CHURCH ST
1506 CLAUDE ST
1109 COMPTON ST
1115 COMPTON ST
1121 COMPTON ST
1123 COMPTON ST
1125 COMPTON ST
1127 COMPTON ST
1223 COMPTON ST
1228 COMPTON ST
1314 COMPTON ST
1411 DALVIEW AVE
1413 DALVIEW AVE
1425 DALVIEW AVE
1435 DALVIEW AVE
1611 DEAN ST
1303 DICEMAN AVE
1102 E 10TH ST
1214 E 10TH ST
1716 E 11TH ST
1720 E 11TH ST
406 E 8TH ST
2945 GLOYD ST
1321 HUTCHINS AVE
1403 HUTCHINS AVE
1 HUTCHINS RD
216 LANDIS ST
720 LASALLE DR
1015 MILDRED ST
1307 MORRELL AVE
2206 MOUSER ST
1006 PACKARD ST
1014 PACKARD ST
808 PONTIAC AVE
1204 REVEREND CBT SMITH ST
2203 ROCKEFELLER BLVD
234 S CORINTH ST RD
635 S DENLEY DR
1031 SABINE ST
1001 SARGENT RD
1715 SICILY ST
1535 SOUTHERLAND AVE
1627 WARSAW ST
75204
1010 ALLEN ST
3300 BLACKBURN ST
75206
3700 MCMILLAN AVE
5013 MILAM ST

75215
2343 SCOTT ST
2515 SOUTHLAND ST
2607 SOUTHLAND ST
2623 SOUTHLAND ST
2823 SOUTHLAND ST
3807 SPENCE ST
3818 SPENCE ST
3819 SPENCE ST
3335 SPRING AVE
2413 ST CLAIR DR
2428 ST CLAIR DR
2437 ST CLAIR DR
2438 ST CLAIR DR
2439 ST CLAIR DR
2517 STEPHENSON ST
1714 STONEMAN ST
1724 STONEMAN ST
3129 VANNERSON DR
3141 VANNERSON DR
4635 VERDUN AVE
75216
1818 ADELAIDE DR
2200 ALABAMA AVE
2641 ALABAMA AVE
2847 ALABAMA AVE
3014 ALABAMA AVE
1631 ALASKA AVE
2726 ALASKA AVE
2609 ARIZONA AVE
2947 ARIZONA AVE
4161 BALL ST
2304 BONNIE VIEW RD
3921 BONNIE VIEW RD
8450 CARBONDALE ST
8450 CARBONDALE ST
3231 DAHLIA DR
3234 DAHLIA DR
1522 E ANN ARBOR AVE
2756 E ANN ARBOR AVE
1016 E ELMORE AVE
1542 E ELMORE AVE
1121 E ILLINOIS AVE
2902 E ILLINOIS AVE
1048 E LEDBETTER DR
3400 E LEDBETTER DR
3421 E LEDBETTER DR
3427 E LEDBETTER DR
210 E LOUISIANA AVE
1415 E LOUISIANA AVE
1567 E OHIO AVE
1426 E OVERTON RD
1618 E OVERTON RD
2307 E OVERTON RD
2803 E OVERTON RD
2875 E OVERTON RD
2927 EAGLE DR
1502 EXETER DR
1550 EXETER DR

75217
2564 SUNBEAM AVE
10356 TAMWORTH DR
8773 TEAGARDEN RD
909 THELMA ST
2329 TUNE AVE
2402 TUNE AVE
2434 TUNE AVE
2446 TUNE AVE
2471 TUNE AVE
2544 TUNE AVE
2561 TUNE AVE
2565 TUNE AVE
2566 TUNE AVE
2568 TUNE AVE
2574 TUNE AVE
1720 UDAL AVE
1903 UDAL AVE
1907 UDAL AVE
515 WOODMONT DR
75218
11001 GARLAND RD
11001 GARLAND RD
75219
4800 FAIRMOUNT ST
4106 NEWTON AVE
75220
10241 HARRY HINES BLVD
9800 HARWELL DR
75223
1114 BANK ST
3322 BEALL ST
3326 BEALL ST
3330 BEALL ST
4714 DOLPHIN RD
1310 FOLEY ST
3511 FORNEY RD
1555 HARRIS CT
1579 HARRIS CT
1602 HARRIS CT
4731 MILITARY PKWY
3331 MINGO ST
3547 MINGO ST
3500 OSAGE CIR
4721 OWENWOOD AVE
1205 S HASKELL AVE
1644 S HASKELL AVE
3311 S HASKELL AVE
7125 SANTA FE AVE
4800 SILVER AVE
3431 TERRELL AVE
75224
3444 CONWAY ST
3402 MARVIN D LOVE FWY
6036 NO NAME ST
3900 S POLK ST
4000 S R L THORNTON FWY
3815 S TYLER ST
3819 S TYLER ST

75207

2800 IRVING BLVD

75208

1515 BURLINGTON BLVD

1520 N CLINTON AVE

1521 N CLINTON AVE

820 N VAN BUREN AVE

1614 N WINNETKA AVE

75210

2118 2ND AVE

2514 2ND AVE

4701 BALDWIN ST

4819 BALDWIN ST

3400 CASWELL ST

4335 COPELAND AVE

2710 CROSS ST

2715 CROSS ST

3801 ELSIE FAYE HEGGINS ST

3814 ELSIE FAYE HEGGINS ST

2627 FOREMAN ST

2738 FOREMAN ST

3510 FRANK ST

3610 FRANK ST

4117 FRANK ST

3909 HAMILTON AVE

4117 HAMILTON AVE

4508 HAMILTON AVE

2720 HECTOR ST

1702 J B JACKSON JR BLVD

1921 J B JACKSON JR BLVD

4349 JAMAICA ST

2623 LAGOW ST

2717 LAGOW ST

2727 LAGOW ST

2802 LAGOW ST

2814 LAGOW ST

2820 LAGOW ST

2902 LAGOW ST

2906 LAGOW ST

3205 METROPOLITAN AVE

4006 METROPOLITAN AVE

4209 METROPOLITAN AVE

3719 PENELOPE ST

3710 PINE ST

3912 PINE ST

5302 RAILROAD AVE

5312 RAILROAD AVE

5316 RAILROAD AVE

5318 RAILROAD AVE

5320 RAILROAD AVE

5322 RAILROAD AVE

5326 RAILROAD AVE

5330 RAILROAD AVE

5332 RAILROAD AVE

5404 RAILROAD AVE

5408 RAILROAD AVE

5412 RAILROAD AVE

5416 RAILROAD AVE

5420 RAILROAD AVE

5424 RAILROAD AVE

5428 RAILROAD AVE

2511 ROBERT B CULLUM BLVD

4222 S FITZHUGH AVE

4107 SPRING AVE

75216

2743 EXETER DR

2519 FERNWOOD AVE

4330 FERNWOOD AVE

1830 FORDHAM RD

2900 FORDHAM RD

2918 FORDHAM RD

3002 FORDHAM RD

2250 FRANK HENDERSON JR DR

1718 GARZA AVE

1238 GEORGIA AVE

3215 GREAT TRINITY FOREST WAY

1401 HENDRICKS AVE

1419 HENDRICKS AVE

1601 HORTENSE AVE

1306 HUDSPETH AVE

2436 HUDSPETH AVE

2546 HUDSPETH AVE

7904 HULL AVE

7912 HULL AVE

3612 IDAHO AVE

1413 IOWA AVE

2125 KATHLEEN AVE

4738 KILDARE AVE

4914 KILDARE AVE

3916 LE FORGE AVE

1905 LEACREST DR

1910 LEACREST DR

3815 LEMAY AVE

3903 LEMAY AVE

3915 LEMAY AVE

4632 LINFIELD RD

4540 LUZON ST

3614 MARYLAND AVE

1610 MENTOR AVE

1610 MICHIGAN AVE

2938 MICHIGAN AVE

2759 MOFFATT AVE

3708 OPAL AVE

3903 OVERTON CT

3907 OVERTON CT

3915 OVERTON CT

4003 OVERTON CT

4011 OVERTON CT

4015 OVERTON CT

1311 PRESIDIO AVE

2218 RAMSEY AVE

3051 RAMSEY AVE

1200 RENNER DR

1315 RENNER DR

1356 S DENLEY DR

2907 S DENLEY DR

1204 S EWING AVE

1226 S EWING AVE

2625 S EWING AVE

4226 S LANCASTER RD

2515 S MARSALIS AVE

2827 SEATON DR

1711 SEEVERS AVE

2522 SEEVERS AVE

2638 SEEVERS AVE

1331 SELKIRK DR

3911 SHINDOLL ST

3915 SHINDOLL ST

75224

3819 S TYLER ST

116 TERRACE DR

322 W BROWNEE AVE

338 W ELMORE AVE

111 W GROVER C WASHINGTON AVE

300 W LOUISIANA AVE

114 W OHIO AVE

75225

7800 CARUTH CT

7801 CARUTH CT

7801 CARUTH CT

7808 CARUTH CT

7808 CARUTH CT

7822 CARUTH CT

7900 CARUTH CT

7909 CARUTH CT

7916 CORNERSTONE PKWY

7918 CORNERSTONE PKWY

7920 CORNERSTONE PKWY

7801 E CARUTH CT

7700 KELVINGATE CT

22 LAKESIDE PARK

7826 LAKESIDE PARK

7831 LAKESIDE PARK

7901 PARK LN

1 SARAHNASH CT

1 SARANASH CT

6827 W NORTHWEST HWY

75226

2020 BOURBON ST

2814 DAWSON ST

75227

7701 CARR ST

5300 CLAYPOOL RD

5300 CLAYPOOL RD

5300 CLAYPOOL RD

5300 CLAYPOOL RD

5300 CLAYPOOL RD

5300 CLAYPOOL RD

5300 CLAYPOOL RD

2843 DON ST

8400 ENDICOTT LN

2627 KIRVEN DR

8200 MOBERLY LN

4708 N JIM MILLER RD

2825 NAMUR ST

2825 NAMUR ST

10311 NANTUCKET VILLAGE DR

9999 OLDE TOWNE ROWE

5407 PARKDALE DR

5411 PARKDALE DR

2600 PLEASANT MOUND

1 PRAIRIE FLOWER TRL

2731 SCAMMEL DR

15 SCARSDALE LN

7800 SCYENE RD

8000 SCYENE RD

2521 SUNBEAM AVE

75228

11570 DRUMMOND DR

2012 GROSS RD

1960 HIGHLAND RD

0 PEAVY RD

75210

4803 SPRING AVE
2807 SUTTON ST
4535 WAHOO ST
4319 YORK ST

75211

3301 BARNARD BLVD
5300 KEENLAND PKWY
5300 KEENLAND PKWY
5300 KEENLAND PKWY
1310 N COCKRELL HILL RD
214 N FRANCES ST
22 NO NAME ST
2830 S LEDBETTER DR
1001 S WALTON WALKER BLVD
1001 S WALTON WALKER BLVD
3100 S WALTON WALKER BLVD
3100 S WALTON WALKER BLVD
2800 W JEFFERSON BLVD
2905 W JEFFERSON BLVD
5301 W JEFFERSON BLVD

75212

5704 BERNAL DR
5726 BERNAL DR
3431 BICKERS ST
3507 CANADA DR
3220 CLAIBOURNE BLVD
3222 CLAIBOURNE BLVD
3300 CLAIBOURNE BLVD
2026 GALLAGHER ST

75214

6 HEATH ST

75215

1710 BANNOCK AVE
2311 BETHURUM AVE
2316 BETHURUM AVE
2401 BIRMINGHAM AVE
2408 BIRMINGHAM AVE
2825 BIRMINGHAM AVE
3025 BIRMINGHAM AVE
2724 BOTHAM JEAN BLVD
2726 BOTHAM JEAN BLVD
4910 BOTHAM JEAN BLVD
2611 BRIGHAM LN
2814 BRIGHAM LN
2606 BURGER AVE
2626 BURGER AVE
2609 CARPENTER AVE
2715 CARPENTER AVE
2908 CARPENTER AVE
3206 CARPENTER AVE
3303 CARPENTER AVE
3216 CLEVELAND ST
3512 CLEVELAND ST
1220 COLEMAN AVE
4904 COLLINS AVE
3830 COLONIAL AVE
4019 COLONIAL AVE
5303 COLONIAL AVE
4524 CROZIER ST
2225 DATHE ST
3714 DILDOCK ST
2311 DYSON ST
5027 ECHO AVE

75216

3108 SPRINGVIEW AVE
816 STELLA AVE
1446 STELLA AVE
2433 STOVALL DR
1402 STRICKLAND ST
1411 STRICKLAND ST
4915 STROBEL AVE
1126 VERMONT AVE
921 WACO AVE
1526 WACO AVE
1718 WACO AVE

75217

712 ANGUS DR
6833 ANTLER AVE
642 BETHPAGE AVE
707 BETHPAGE AVE
9205 BRUTON RD
5700 C F HAWN FWY
7900 C F HAWN FWY
8309 C F HAWN FWY
425 CHEYENNE RD
1335 CHEYENNE RD
2400 CLEO AVE
2401 CLEO AVE
2416 CLEO AVE
2422 CLEO AVE
1612 CONNER DR
6283 DENHAM CIR
6333 DENHAM CT
2028 DOWDY FERRY RD
2327 DOWDY FERRY RD
2401 DUKE AVE
2409 DUKE AVE
2438 DUKE AVE
400 ELAM RD
2400 ELLINGTON ST
2424 ELLINGTON ST
2428 ELLINGTON ST
2431 ELLINGTON ST
2439 ELLINGTON ST
750 EZEKIAL AVE
8123 FAIRPORT RD
2400 FETCHET ST
2400 FETCHET ST
2404 FETCHET ST
2405 FETCHET ST
2409 FETCHET ST
2413 FETCHET ST
2416 FETCHET ST
2417 FETCHET ST
2420 FETCHET ST
2421 FETCHET ST
2425 FETCHET ST
2440 FETCHET ST
2441 FETCHET ST
1324 FRIENDSHIP DR
1 GREAT TRINITY FOREST WAY
7455 GREAT TRINITY FOREST WAY
728 HAYMARKET RD
1019 HAYMARKET RD
730 HELENA AVE
1227 HILLBURN DR
1602 HOLCOMB RD

75228

2530 PEAVY RD
3230 SAN PAULA AVE
11323 WOODMEADOW PKWY

75229

4112 WALNUT GLEN PL

75230

7100 ARAGLIN CT
11800 FOREST LAKES LN
11800 FOREST LAKES LN
11801 FOREST LAKES LN
12603 HILLCREST RD
9901 JOURDAN WAY
9011 NO NAME ST
6566 TURNER WAY
26 WOODED GATE DR
28 WOODED GATE DR

75231

8302 FAIR OAKS CROSSING
7459 HOLLY HILL DR

75232

1906 AUTUMN MEADOW TRL
9421 BECKLEYCREST AVE
9999 FOREST MEADOW TRL
215 HAMMERKING RD
7700 LOS ALAMITOS DR
8709 S HAMPTON RD
8010 S POLK ST
922 WOLF CREEK CIR

75233

2974 CLOVIS AVE
2961 EL TOVAR AVE
2969 EL TOVAR AVE
2973 EL TOVAR AVE
3104 LARKSPUR LN

75234

11900 FORD RD

75235

5723 ARLINGTON PARK DR
1208 PURITAN DR
5403 RIVERSIDE DR
5403 RIVERSIDE DR
5405 RIVERSIDE DR
5409 RIVERSIDE DR
5409 RIVERSIDE DR
5409 RIVERSIDE DR
5413 RIVERSIDE DR
5413 RIVERSIDE DR
5417 RIVERSIDE DR
5417 RIVERSIDE DR

75236

4929 DUNCANVILLE RD
2940 S COCKRELL HILL RD
7402 S COCKRELL HILL RD
4445 W LEDBETTER DR

75237

3332 CALHOUN AVE
3431 CALHOUN AVE
3502 CALHOUN AVE
3325 HALLETT AVE
3506 HALLETT AVE
3507 HALLETT AVE
3300 TRINITY GATE DR
3400 TRINITY GATE DR

75215

3410 EDGEWOOD ST
1624 ELSIE FAYE HEGGINS ST
1632 ELSIE FAYE HEGGINS ST
2600 ELSIE FAYE HEGGINS ST
2823 ELSIE FAYE HEGGINS ST
2226 EUGENE ST
2235 EUGENE ST
2602 EUGENE ST
2514 EXLINE ST
2540 EXLINE ST
2812 FARRAGUT ST
2842 FARRAGUT ST
2845 FARRAGUT ST
1709 GARDEN DR
2254 GARDEN DR
2345 GARDEN DR
2402 GARDEN DR
2404 GARDEN DR
2515 GHENT ST
2621 GHENT ST
2226 GREER ST
2246 HARDING ST
2311 HARDING ST
2418 HARDING ST
5023 HOHEN AVE
2715 HOLMES ST
2401 JEFFRIES ST
2414 JEFFRIES ST
2224 JORDAN ST
2225 JORDAN ST
2235 JORDAN ST
2728 KEELER ST
3212 LATIMER ST
2327 LAWRENCE ST
2418 LAWRENCE ST
2422 LAWRENCE ST
2711 LAWRENCE ST
2723 LAWRENCE ST
1307 LENWAY ST
1811 LENWAY ST
2521 LENWAY ST
2731 MACON ST
2835 MACON ST
1637 MARBURG ST
1640 MARBURG ST
2622 MARBURG ST
2701 MARBURG ST
2827 MARBURG ST
2830 MARBURG ST
2802 MARDER ST
2819 MARDER ST
2633 MARTIN LUTHER KING JR BLVD
2746 MAURINE F BAILEY WAY
3410 MEADOW ST
3414 MEADOW ST
2506 MEYERS ST
3814 MYRTLE ST
3824 MYRTLE ST
2844 OAKDALE ST
2708 PARSONS ST
2712 PARSONS ST
2534 PEABODY AVE
1637 PEAR ST

75217

2402 JABEZ AVE
2406 JABEZ AVE
2408 JABEZ AVE
2414 JABEZ AVE
2418 JABEZ AVE
2424 JABEZ AVE
2430 JABEZ AVE
2401 JOEL AVE
2402 JOEL AVE
2403 JOEL AVE
2407 JOEL AVE
2408 JOEL AVE
2409 JOEL AVE
2413 JOEL AVE
2420 JOEL AVE
2422 JOEL AVE
2430 JOEL AVE
2436 JOEL AVE
703 JONELLE AVE
9030 KISSELL LN
6110 LAKE JUNE PL
2042 LEROY RD
840 LONG ACRE LN
2400 MILLICENT AVE
2409 MILLICENT AVE
2420 MILLICENT AVE
2425 MILLICENT AVE
2429 MILLICENT AVE
2433 MILLICENT AVE
2436 MILLICENT AVE
2308 MOONLIGHT AVE
2317 MOONLIGHT AVE
2322 MOONLIGHT AVE
2400 MOONLIGHT AVE
2412 MOONLIGHT AVE
2414 MOONLIGHT AVE
2420 MOONLIGHT AVE
2443 MOONLIGHT AVE
2455 MOONLIGHT AVE
10019 MUSKOGEE DR
322 N MASTERS DR
9999 NANTUCKET VILLAGE DR
9999 NEW BEDFORD DR
9999 NEW BEDFORD DR
1746 OAK HILL CIR
8621 ODOM DR
308 OKLAUNION DR
7950 OLUSTA DR
800 OSLO LN
542 PEMBERTON HILL RD
546 PEMBERTON HILL RD
1251 PEMBERTON HILL RD
8334 PLAINVIEW DR
8401 PLAINVIEW DR
612 PLEASANT DR
1813 PLEASANT DR
134 PLEASANT MEADOWS DR
559 PLEASANT VISTA DR
8509 PRAIRIE HILL LN
9039 QUINN ST
563 RAYENELL AVE
650 RAYENELL AVE
1502 ROXANA AVE

75238

10400 E NORTHWEST HWY
10701 PLANO RD
11000 SWITZER AVE
75240
9011 EN CORE DR
9011 EN CORE DR
8600 MIDPARK RD
75241
2204 ARDEN RD
2815 BENROCK ST
5667 BON AIR DR
5261 BONNIE VIEW RD
1426 CARAVAN TRL
4100 CLEVELAND RD
4100 CLEVELAND RD
1400 FIREBIRD DR
2506 GIVENDALE RD
2508 GOOCH ST
3126 GREGG LN
305 HILLVALE DR
8617 HONEYSUCKLE LN
6130 J J LEMMON RD
5818 JOHNSON LN
9601 JULIUS SCHEPPS FWY
2906 KAVASAR DR
2936 KAVASAR DR
2416 KEMP ST
6207 KEMROCK DR
6484 LA GRANGE CIR
2854 LEBROCK ST
4520 MEMORY LANE BLVD
2820 MOJAVE DR
2519 OAKDALE AVE
6515 PALM ISLAND ST
2741 PALO ALTO DR
3100 PALO ALTO DR
5122 PINE ROW
5352 PINE ROW
7001 S LANCASTER RD
7536 S LANCASTER RD
3035 SIMPSON STUART RD
3709 SIMPSON STUART RD
5512 SINGING HILLS DR
3002 STAG RD
2513 SYLVIA ST
6102 TRACY RD
5200 UNIVERSITY HILLS BLVD
9 UNKNOWN ST
6801 WILD HONEY DR
75243
10924 AUDELIA RD
13219 BRENTRIDGE DR
10101 WHISPERING TRL
75248
5900 CLUB HILL PL
15101 PRESTON RD
75249
7500 MOUNTAIN CREEK PKWY
75253
15305 BUDEUDY DR
15323 BUDEUDY DR
12330 C F HAWN FWY
13800 C F HAWN FWY

75215

2875 PEARY AVE
2812 PENNSYLVANIA AVE
2908 PENNSYLVANIA AVE
3117 PENNSYLVANIA AVE
1603 PINE ST
1605 PINE ST
1609 PINE ST
3218 PINE ST
3235 PINE ST
2835 REED LN
2923 REED LN
3003 REED LN
3018 REED LN
3227 REED LN
3010 ROCHESTER ST
2526 ROMINE AVE
2530 ROMINE AVE
3306 RUTLEDGE ST
2341 SCOTT ST

75217

1616 ROXANA AVE
1633 ROXANA AVE
9557 RYLIE CREST DR
8517 SAN MARINO AVE
134 SEAGOVILLE RD
10898 STINSON ST
8123 STONEHURST ST
1610 SUNBEAM AVE
1914 SUNBEAM AVE
2320 SUNBEAM AVE
2322 SUNBEAM AVE
2324 SUNBEAM AVE
2325 SUNBEAM AVE
2424 SUNBEAM AVE
2426 SUNBEAM AVE
2427 SUNBEAM AVE
2428 SUNBEAM AVE
2516 SUNBEAM AVE
2550 SUNBEAM AVE

75253

2191 COOL MIST LN
12619 FISH RD
1615 GREENLAWN DR
2247 HANDLIN ST
2620 HAYMARKET RD
2010 JORDAN VALLEY RD
2312 OAK PLAZA
2419 OAK PLAZA
2423 OAK PLAZA
2445 PARKCLIFF DR
10638 RYLIE RD
1100 S BELTLINE RD
1100 S BELTLINE RD
14100 SEAGOVILLE RD
1510 SMOKE TREE LN
13000 VIDA LN

75254

14130 REGENCY PL
5508 SPRING VALLEY RD