

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, AUGUST 22, 2022

22-0014

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

PRESENT: [7] Thomas, Moreno, \*Arnold, \*Blackmon, Mendelsohn (\*\*9:33 a.m.), Schultz, Ridley

ABSENT: [0]

The meeting was called to order at 9:24 a.m. with a quorum of the committee present.

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

The meeting recessed at 9:29 a.m. and reconvened to open session at 9:33 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:00 p.m.

\_\_\_\_\_  
Chair

ATTEST:

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

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

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

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, AUGUST 22, 2022

EXHIBIT A

**RECEIVED**

2022 AUG 18 PM 4:27

**CITY SECRETARY  
DALLAS, TEXAS**

## **City of Dallas**

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

## **Public Notice**

**220778**

**POSTED** CITY SECRETARY  
DALLAS, TX



### **Housing and Homelessness Solutions Committee**

**August 22, 2022**

**9:00 AM**

## 2022 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

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

## **General Information**

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

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

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

## **Rules of Courtesy**

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

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

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

## **Información General**

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

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

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

## **Reglas de Cortesía**

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

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

"Los ciudadanos y visitantes presentes durante las

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

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

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

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

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

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

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

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

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

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

The public is encourage to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallastv](https://cityofdallas.tv).

The public may also listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m194d278d5eb49d08949c6394d08e0ffb>

## **Call to Order**

### **MINUTES**

1. 22-1876 Approval of the June 27, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

### **BRIEFING ITEMS**

- A 22-1889 Policy and Plan to Achieve City's Housing Goals [David Noguera, Director, Department of Housing & Neighborhood Revitalization]
- B 22-1877 FY 22-23 Budget Listening Session Feedback [Christine Crossley, Director, Office of Homeless Solutions]
- C 22-1879 Housing for Unsheltered Youth (ages 18-24) With Preference Given to LGBTQIA+ Youth [Christine Crossley, Director, Office of Homeless Solutions]
- D 22-1910 Proposed OHS Office of Homeless Solutions and HOU Department of Housing and Neighborhood Revitalization Legislative Priorities for the 88th Session of the Texas Legislature [Christine Crossley, Director, Office of Homeless Solutions and David Noguera, Director, Department of Housing & Neighborhood Revitalization]

### **REPORTS**

- E 22-1880 Department of Housing & Neighborhood Revitalization Performance Measure Update [Jessica MacKinnon, Department of Housing & Neighborhood Revitalization]

### **MEMORANDUMS**



- F 22-1881 Overview of Council Agenda Items to 1) Authorize Funding for Austin Street Center, Bridge Steps, and CitySquare for Access to Homeless Recovery Services; 2) Authorize an Interlocal Agreement with Dallas County to Accept \$1,000,000.00, to be Granted to Bridge Steps for Homelessness Assistance Services to be Provided at The Bridge; and 3) Authorize the First of Two, One-year Renewal Options of a Service Price Agreement Between the City of Dallas and Catholic Charities of Dallas, Inc. for Access to Supportive Housing for Seniors.
- G 22-1883 Upcoming Agenda Item: Authorize a four-year consulting contract, with one four-year renewal option, with Reinvestment Fund to (1) provide an update to the Market Value Analysis (MVA), (2) complete a Displacement Risk Ratio (DRR) for the City of Dallas, and (3) provide associated research and technical support
- H 22-1885 Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Jefferson University Hills, to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road
- I 22-1887 Upcoming Agenda Item: Authorize a One-Year Professional Services Agreement with Two, One-year Renewal Options for the Title Clearing and Clouded Title Prevention Program with ProSource Technologies, LLC
- J 22-1890 Upcoming Agenda Item: Authorize a Resolution Authorizing the Dallas Housing Finance Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own The Briscoe, An Existing Multifamily Property Located at 12639 Coit Road
- K 22-1891 Upcoming Agenda Item: Authorize a Resolution Approving a 1) the Sale of City Owned Property Located at 4515 South Lancaster Boulevard to the Dallas Public Facility Corporation (DPFC); and 2) a Development Agreement Between the DPFC and Lavoro Acquisitions, LLC (Lavoro), Under Which the City Will be a Third Party Beneficiary, for the Development of Trove Valor, a Mixed- Income Multifamily Development, as part of the 1,000- Unit Affordable Housing Challenge

**ADJOURNMENT**

**EXECUTIVE SESSION NOTICE**

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, AUGUST 22, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 22, 2022

Item 1:           Approval of the June 27, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Ridley moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 22, 2022

BRIEFING ITEMS

Item A: Policy and Plan to Achieve City's Housing Goals

The following individuals briefed the committee on the item:

- David Noguera, Director, Department of Housing & Neighborhood Revitalization;
- Michele Williams, Executive Director – Corporate Social Responsibility & Social Impact Executive, Fintech In Action;
- John Gilvar; Principal, Gilvar Consulting; and
- Christine Campbell, Administrative Assistant Regional Supervisor, RTI/Community Management Associates, Inc.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 22, 2022

BRIEFING ITEMS

Item B: FY 22-23 Budget Listening Session Feedback

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions; and
- Kimberly Tolbert, Deputy City Manager; City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 22, 2022

BRIEFING ITEMS

Item C:           Housing for Unsheltered Youth (ages 18-24) With Preference Given to  
                      LGBTQIA+ Youth

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions; and
- Kimberly Tolbert, Deputy City Manager; City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 22, 2022

BRIEFING ITEMS

Item D:           Proposed OHS Office of Homeless Solutions and HOU Department of  
Housing and Neighborhood Revitalization Legislative Priorities for the 88th  
Session of the Texas Legislature

The committee discussed the item.



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 22, 2022

REPORTS

Item E: Department of Housing & Neighborhood Revitalization Performance  
Measure Update

The committee discussed the item.

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 22, 2022

## MEMORANDUMS

- Item F: Overview of Council Agenda Items to 1) Authorize Funding for Austin Street Center, Bridge Steps, and CitySquare for Access to Homeless Recovery Services; 2) Authorize an Interlocal Agreement with Dallas County to Accept \$1,000,000.00, to be Granted to Bridge Steps for Homelessness Assistance Services to be Provided at The Bridge; and 3) Authorize the First of Two, One-year Renewal Options of a Service Price Agreement Between the City of Dallas and Catholic Charities of Dallas, Inc. for Access to Supportive Housing for Seniors.
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- Item H: Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Jefferson University Hills, to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road
- Item I: Upcoming Agenda Item: Authorize a One-Year Professional Services Agreement with Two, One-year Renewal Options for the Title Clearing and Clouded Title Prevention Program with ProSource Technologies, LLC
- Item J: Upcoming Agenda Item: Authorize a Resolution Authorizing the Dallas Housing Finance Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own The Briscoe, An Existing Multifamily Property Located at 12639 Coit Road
- Item K: Upcoming Agenda Item: Authorize a Resolution Approving a 1) the Sale of City Owned Property Located at 4515 South Lancaster Boulevard to the Dallas Public Facility Corporation (DPFC); and 2) a Development Agreement Between the DPFC and Lavoro Acquisitions, LLC (Lavoro), Under Which the City Will be a Third Party Beneficiary, for the Development of Trove Valor, a Mixed- Income Multifamily Development, as part of the 1,000- Unit Affordable Housing Challenge

Councilmember Schultz moved to forward the items to city council.

Motion seconded by Councilmember Moreno and unanimously adopted.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, AUGUST 22, 2022

EXHIBIT C



# **POLICY AND PLAN TO ACHIEVE CITY'S HOUSING GOALS**

**Housing and Homelessness  
Solutions Committee  
August 22, 2022**

David Noguera  
**Director**  
Housing & Neighborhood Revitalization

John Gilvar  
Christine Campbell  
Michele Williams  
**Community Equity Strategies**

# PRESENTATION OVERVIEW



- HISTORY AND BACKGROUND 
- CHP CHALLENGES 
- RACIAL EQUITY ASSESSMENT RECOMMENDATIONS 
- APPROACH TO IMPLEMENTATION 
- PROCESS OUTLINE 
- IMPORTANT DATES 



# HISTORY AND BACKGROUND



## Comprehensive Housing Policy (CHP) adopted in 2018

- City's plan for:
  - Investing in mixed income housing
  - Redeveloping communities through Reinvestment Strategy Areas
  - Recycling city resources through repayable loans or non-financial assistance
- A compliance framework to prevent the misuse of resources

## Since CHP adoption Dallas has generated a pipeline of:

- 5,600+ units through Mixed Income Housing Development Bonus Program
- 4,300+ units through Low-Income Housing Tax Credit Program (LIHTC)





## Market Flexibility

- Inadequate support for new developers entering the City's housing market
- Insufficient assistance toward growing capacity of home builders and developers
- Delayed reaction time to interest rate changes or price increases

## Compliance Constraints

- Staffing and financial requirements deter nonprofits from City programs
- Federal grant funds limit innovative approaches to neighborhood revitalization

## Community Led Strategies

- Community Input is not reflected in project or program designs
- Programs and resources focus on housing production, not neighborhood revitalization





# RACIAL EQUITY ASSESSMENT RECOMMENDATIONS

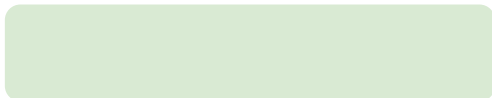


## Building on work-to-date:

- Comprehensive racial equity assessment of the CHP presented to City Council on March 2, 2022
- City Council adopted the assessment recommendations on April 4, 2022
- *Community Equity Strategies (CES)* consultant team that conducted the assessment now contracted to develop a new policy and strategic framework building on its recommendations

## Project Team includes:

- *CES*: Christine Campbell, John Gilvar, and Michele Williams
- Dallas-based *buildingcommunityWORKSHOP*: Benje Feehan and Lisa Neergaard
- Community Collaborators







## A. Foundational Recommendations

### A-1. Community Education:

*Committing to Equity vs. Equality*

### A-2. Community Outreach and Engagement:

*“People support what they help to create”*

### A-3. Vision Statement:

*Level the affordable housing playing field for all racial groups and across the North/South Divide*





## B. Strategic Recommendations

### B-1. A Comprehensive, Whole-City Strategic Roadmap

*Citywide coordination and community partnerships*

### B-2. Dedicated Funding and Resources

*Human and financial resources to achieve our goals*

### B.3. Displacement Prevention

*Comprehensive, integrated, effective strategies*





## C. Tactical Recommendations

### C-1. Generational wealth in historically Black and Brown communities

*Expand and strengthen displacement mitigation toolbox*

### C.2 “All 14 Districts” Strategy

*Moving forward together*

### C.3. Community Education Campaign

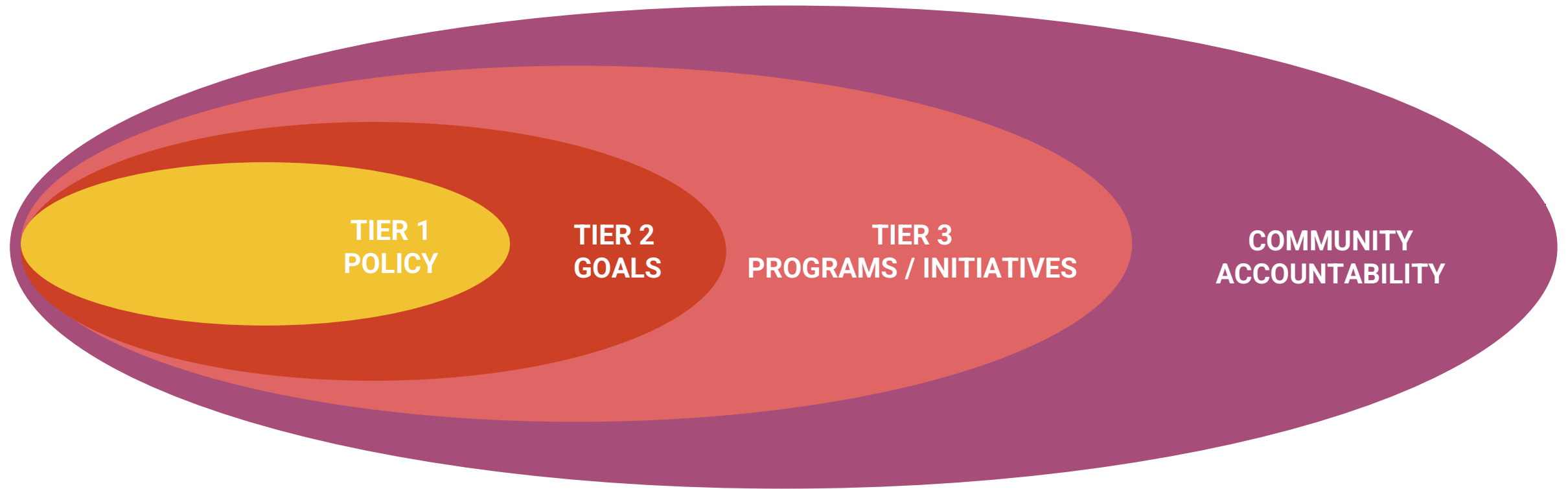
*Dispel myths about affordable housing that fuel NIMBYism (“not in my backyard”)*

### C-4. Strategic use of Housing Programs

*LIHTC and other financing tools in both high opportunity areas with low poverty rates and distressed areas with higher rates*



# APPROACH TO IMPLEMENTATION





## TIER 1 POLICY

Policy strategies will be proposed to:

- Bring the vision statement to life
- Guide goal setting
- Drive adjustments to City programs, initiatives, and processes to close identified gaps or correct any misalignment
- Establish the framework for transparent and accountable progress measurement





## TIER 2 GOALS

### SMARTIE GOALS

*Specific*

*Measurable*

*Achievable*

*Relevant*

*Time-Bound*

*Inclusive*

*Equitable*

**SMARTIE** goals clearly spell out:

- Measurable targets
- Due dates
- Specific impact on equity

*Reports, dashboards, or scorecards provide a transparent view of progress toward SMARTIE goals and related metrics for City officials and the public*







## TIER 3 PROGRAMS / INITIATIVES

Existing and new programs will be aligned with policy priorities, strategies, and goals to promote:

- Needed program expansions or adjustments
- Sunsetting of misaligned programs

*New initiatives can be designed to augment programs, close gaps, and enhance movement toward the goals*





## COMMUNITY ACCOUNTABILITY

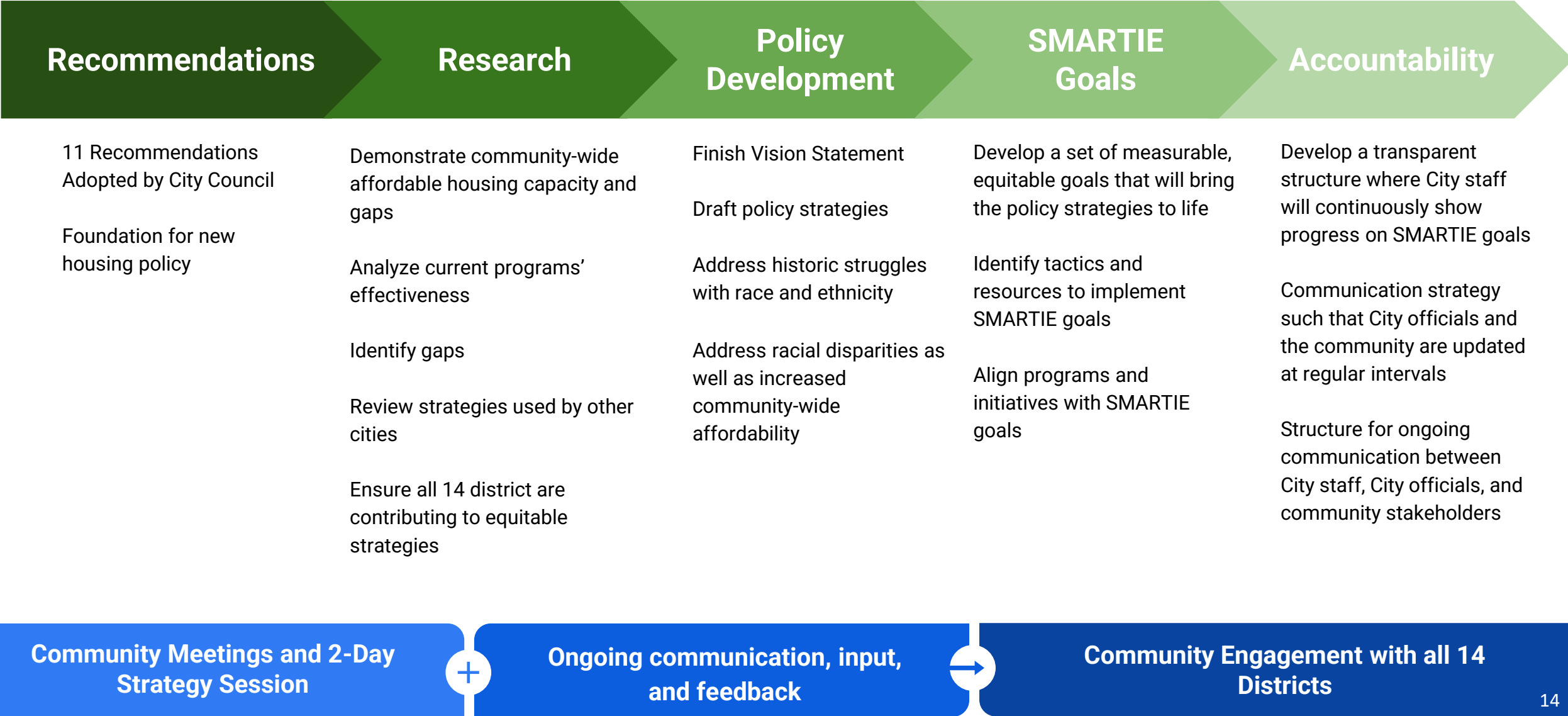
Community stakeholders will help create:

- Policy
- Goals
- Recommendations regarding programs and initiatives
- Progress measurement process and accountability structure





# PROCESS OUTLINE



# IMPORTANT DATES



- August 22, 2022: *Overview of New Housing Policy Framework*
- *August 21-23, 2022:* *CES individual meetings with Mayor, City Council members and City Manager.*
- July-October, 2022: *Community Prep Meetings for Engagement Summit*
- October 21-23, 2022: *Community Engagement Summit (2-Day Strategy Session)*
- December 7, 2022: *Full Council Briefing*





# POLICY AND PLAN TO ACHIEVE CITY'S HOUSING GOALS

**City Council Meeting  
August 22, 2022**

David Noguera  
**Director**  
**Housing & Neighborhood Revitalization**

John Gilvar  
Christine Campbell  
Michele Williams  
**Community Equity Strategies**





**City of Dallas**

# **Office of Homeless Solutions FY 22-23 Budget Listening Session Feedback**

**Housing and Homelessness Solutions  
Committee**

**August 22, 2022**

Christine Crossley, Director  
Office of Homeless Solutions  
City of Dallas



# Presentation Overview



- OHS Four-Track Strategy
- FY 22-23 OHS Listening Sessions
- Feedback Across Sessions
- Major Needs Identified
- Proposed Modifications - OHS Four-Track Strategy
- CHC Feedback
- Next Steps



# OHS Four-Track Strategy



- Developed in consultation with the Citizen Homelessness Commission and Dallas City Council
- Approved by the Dallas City Council on August 1, 2018
- Funding for new developments (Track 4) was intended for implementation of Proposition J of the 2017 bond program

## TRACK 1 | INCREASE SHELTER CAPACITY

Expand capacity of existing providers through contracted pay-to-stay shelter beds

## TRACK 2 | INCLEMENT WEATHER SHELTERS

Allow private & faith-based organizations to provide shelter on days when the actual temperature is less than 36° (in winter months) or above 100° during the day with an evening temperature higher than 80 degrees (in summer months)

## TRACK 3 | LANDLORD SUBSIDIZED LEASING PROGRAM

Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords

## TRACK 4 | NEW DEVELOPMENTS

Funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services



# FY 22-23 OHS Listening Sessions



## Topics

- OHS Four-Track Strategy
- FY 21-22 OHS Budget Overview
- FY 21-22 OHS Listening Sessions
- Major Needs Identified FY 21-22
- OHS Four-Track Strategy Updates
- Vouchers and Point-In-Time Count Timeline 2016-2022
- Homeless Services Initiatives By City Council District

## Listening Sessions

- June 9, 2022: Citizen Homelessness Commission
- June 13 – 30, 2022: Local Communities by City Council District
- June 29, 2022: Unsheltered individuals at The Bridge
- July 11, 2022: Homelessness Service Providers



# Feedback Across Sessions



Track 1	Track 2	Track 3	Track 4
Increase shelter capacity through funding overflow shelter at hotels. This is an existing practice used by some shelters with private funding that needs more support.	Change phrasing from religious orgs and non-profits to "Allow entities with Ch 45 TIWS permit...as led by the City." to shift focus to match progress	Expand to encompass all Supportive Housing. Should be about deposits, fees, rent, incentives to landlords, and wrap around services	<ul style="list-style-type: none"> <li>Expand to "Investments in Facilities that Combat Homelessness"</li> <li>More permanent supportive housing needed</li> </ul>
Can more hygiene services be offered to those in encampments like: showers and permanent public restrooms?		Heavier focus on supportive services tied to a stable exit out of homelessness, i.e., increasing income for the individuals	More housing for people with pets and partners (not legally married)
Need for an LGBTQIA+ focused shelter		Ensure services are applicable to the overall goal and not just stabilizing, but lifting people out of poverty (at or below 30% AMI)	More housing for people with criminal backgrounds
		More housing location and transportation services	Tiny homes should be looked at by the City as a part of the overall solution





# Major Needs Identified



## Focused Expansion

- Services alleviating poverty
- Housing with financial supports and fewer barriers to entry
- **Services**
  - City-subsidized shelter overflow
  - Supportive services that lift people out of and move them beyond poverty
- **Housing**
  - Additional permanent supportive housing needed for the aging and chronically unsheltered population
  - Housing should be low barrier for people with criminal backgrounds
  - More couples housing for those not legally married



# Proposed Modifications - OHS Four-Track Strategy



## Current Four-Track Strategy

### Track 1: Increase Shelter Capacity

- Expand capacity of existing providers through contracted pay-to-stay shelter beds

### Track 2: Inclement Weather Shelters

- Allow private & faith-based organizations to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months)

### Track 3: Landlord Subsidized Leasing

- Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords

### Track 4: New Developments, Prop J 2017 Bond

- Funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services

## Proposed Four-Track Strategy

### Track 1: Increase Shelter Capacity

- Expand capacity of existing providers through contracted **shelter overflow programs**

### Track 2: Inclement Weather Shelters

- Allow **entities with Chapter 45 Temporary Inclement Weather Shelter permits** to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) **as led by the City**

### Track 3: **Subsidized Supportive Housing**

- Provide security deposits, rent, utilities, incentives, **and supportive services to further the alleviation of poverty** to tenants as well as incentives and risk mitigation services to participating landlords

### Track 4: **Investments in Facilities Combatting Homelessness**

- Funding for **low barrier housing types, to include permanent supportive housing**, targeting targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services



## August 11, 2022: Citizen Homelessness Commission Feedback

What is the status of Veteran resources?

- OHS went over the array of veteran resources through the Continuum of Care, including housing vouchers

How much funding is needed to support the shelter need per the change to Track 1?

- OHS proposes to fund shelter overflow through an Request For Proposal, utilizing existing funding of roughly \$1 million. OHS will collect the data netted by this program and come back with an adjusted funding request as needed in the next budget cycle

Is expanding shelter capacity via hotels a viable option concerning occupancy rates?

- OHS confirmed that this is a currently successful model utilized by several shelter providers

What do providers need more of?

- Housing
- Resources for care managers to sustain relationships with unsheltered neighbors and landlords

Track 3's expanded scope is critical in terms of specifically calling out the needs it now highlights, especially concerning building relationships with landlords. Master leasing is also needed

Supports the explicit focus on the specific types of housing in Track 4

# Next Steps



- ~~August 11, 2022: Citizen Homelessness Commission~~
- August 22, 2022: City Council Housing and Homeless Solutions Committee
- September 1, 2022: Dallas Area Partnership
- September 29, 2022: Memo on finalized changes to City Council Housing and Homeless Solutions Committee
- October 12, 2022: City Council vote on any proposed changes to the Four-Track Strategy







**City of Dallas**

# **Office of Homeless Solutions FY 22-23 Budget Listening Session Feedback**

**Housing and Homelessness Solutions  
Committee**

**August 22, 2022**

Christine Crossley, Director  
Office of Homeless Solutions  
City of Dallas



**City of Dallas**

# **Housing for Unsheltered Youth (ages 18-24) With Preference Given to LGBTQIA+ Youth**

**Housing and Homelessness Solutions  
Committee**

**August 22, 2022**

Christine Crossley, Director  
Office of Homeless Solutions  
City of Dallas



# Presentation Overview



- Background
- The Need for Housing for Unsheltered Youth
- Information Requested in RFI
- Purpose of the Request for Interest (RFI)
- Feedback Received
- Staff Recommendation
- Next Steps/Timeline



# Background



- Providing housing for young adults is included in Track 4 of the Office of Homeless Solutions Four-Track Strategy approved by the City Council on August 1, 2018
- On November 7, 2019, OHS staff joined one council member and another council member's representative at a meeting with the Philadelphia Mayor's Office of LGBT Affairs
- The Philadelphia meeting included a tour of three facilities providing services to unsheltered LGBTQIA+ youth
- The success of the services provided for this population in Philadelphia served as an inspiration and guide for City staff to follow in addressing Track 4

## TRACK 1 | INCREASE SHELTER CAPACITY

Expand capacity of existing providers through contracted pay-to-stay shelter beds

## TRACK 2 | INCLEMENT WEATHER SHELTERS

Allow private & faith-based organizations to provide shelter on days when the actual temperature is less than 36° (in winter months) or above 100° during the day with an evening temperature higher than 80 degrees (in summer months)

## TRACK 3 | LANDLORD SUBSIDIZED LEASING PROGRAM

Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords

## TRACK 4 | NEW DEVELOPMENTS

Funding for permanent supportive housing targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children and young adults; Day Centers for seamless wrap-around services





# Background (continued)



- On April 14, 2022, the City issued a Request for Interest (RFI) for housing opportunities for unsheltered youth (ages 18 to 24) with preference given to LGBTQIA+ youth
- Based on feedback received from the RFI and Metro Dallas Homeless Alliance (MDHA), this presentation includes staff's recommended scope for the Request for Competitive Sealed Proposals (RFCSP) for housing and supportive services for unsheltered youth with a for LGBTQIA+ youth



# The Need for Housing for Unsheltered Youth



- **164** Unsheltered and Unstably Housed Youth Identified through the 2022 Point In Time (PIT) Count
- Between September 21, 2021 and May 22, 2022
  - **613** youth (ages 18-24) contacted Promise House regarding housing
  - Of that number, **45** individuals identified as LGBTQIA+

## Dallas-based organizations providing housing for homeless and unstably housed youth (Ages 18 – 24)

Organization	Housing Services Offered	# Beds
City Square Transition Access Resource Center (TRAC)	<ul style="list-style-type: none"> <li>• Rental assistance, transitional and permanent supportive housing for all youth ages 16-24 (youth must be emancipated)</li> <li>• Served 163 individuals (25 identified as LGBT but apply 30% rule) in FY 2021</li> </ul>	6 TH, 6 RRH, 25 PSH
Dallas Hope Center	<ul style="list-style-type: none"> <li>• Serve LGBTQIA+ youth ages 18-24</li> <li>• Emergency/stabilization shelter</li> <li>• One-year transitional living program</li> </ul>	8 TH
Promise House	<ul style="list-style-type: none"> <li>• Operates three transitional living group homes for unsheltered youth ages 16-21 including those who identify as LGBTQIA+ and youth aging out of foster care</li> <li>• Provided emergency shelter to 205 clients and transitional living to 92 clients in FY 2021</li> </ul>	41 ES, 46 TH (22 for youth with children), 31 RRH
Our Friends Place	<ul style="list-style-type: none"> <li>• Provides transitional housing and programming for young women, ages 18-24</li> <li>• Served 38 young women in 2019</li> </ul>	18 TH



# Information Requested in RFI



Topic	Description
Location of Facility	<ul style="list-style-type: none"><li>• Identify a specific geographic area within the city of Dallas that fits the need as a location</li><li>• Address possible service delivery limitations based on location</li></ul>
Maximizing involvement of nonprofit organizations	<ul style="list-style-type: none"><li>• Propose communication channels to improve access to funding for organizations of all sizes</li><li>• Identify project-specific considerations that should be addressed for nonprofit organizations</li></ul>
Experience	<ul style="list-style-type: none"><li>• City experience with youth homelessness (18 – 24), specifically with the LGBTQIA+ community</li></ul>
Ability to meet contractual obligations	<p>Contract awardee must be able to do the following:</p> <ul style="list-style-type: none"><li>• Comply with Federal guidelines</li><li>• Provide services without City funding for operations for five years after project is completed</li><li>• Submit to onsite monitoring visits through five-year service period</li></ul>



# The Purpose of the Request for Interest (RFI)



- The purpose of the RFI was to receive input from non-profit organizations, subject matter experts, and other interested parties on the needs and design of a housing facility serving this segment of the unsheltered population
- The RFI does not constitute a Request for Competitive Sealed Proposal (RFCSP)
  - The RFI is solely for information and planning purposes
  - Not responding to the RFI does not preclude participation in a future RFCSP





# Feedback Received



- **Additional engagement and services needed to address the growing unsheltered youth population with preference given to LGBTQIA+ youth**
  - Outreach activities
  - Housing inventory
  - Expansion of current programming
- **All forms of housing are needed**
  - Transitional (up to 24 months)
  - Crisis Transitional (30-60 days)
  - Rapid Rehousing (up to 24 months)
  - Joint Transitional-Rapid Rehousing



Photo Courtesy of Texas Public Radio



# Feedback Received (continued)



- **Housing should include supportive services**
  - Case management through a trauma-informed, harm reduction approach
  - On-site mental health services with specialized care for LGBTQIA+ clients
  - Educational Support
  - Workforce readiness support
  - Life-skills training
- **Geographic location of services**
  - Centralized with access to public transportation
  - Target areas identified by one provider based on data collected include Oak Lawn, Harry Hines, the West End, Deep Ellum and the Greyhound Bus station on S. Lamar St.



# Feedback Received (continued)



- **Access to Housing and Services**
  - Utilize housing first model with a low barrier intake approach
  - Ensure access for both unaccompanied youth and youth at imminent risk of homelessness
- **Service Provider Qualifications**
  - Provider must have demonstrated experience working with unsheltered youth and/or the LGBTQIA+ community
  - Require staff training on equity, cultural competency, inclusivity and best practices





# Staff Recommendation and CHC Feedback



Based on input received from the RFI, MDHA, and larger CoC, staff recommends a scope containing the following and asks for Advisory Body and Council Committee input:

## Supportive Housing and Services to include but not limited to:

Expansion of existing housing and services or new build with new services

Low barrier rapid rehousing or transitional housing (up to 24 months) with a crisis housing element (30 – 60 days) to allow for a flexible response system

Demonstrated experience working with unsheltered youth/ LGBTQIA+ community, with required staff training on equity, cultural competency, inclusivity, and best practices

Case management through a trauma-informed, harm reduction approach

On-site mental health services with specialized care for LGBTQIA+ clients

Educational Support

Workforce readiness support

Life-skills training

Locational optimization for easy access or connection to a transportation system for the same

**Citizen Homelessness Commission Feedback:** All service and housing sites should have similar privacy protections to those provided for domestic violence shelters to truly protect the vulnerable youth population





# Next Steps/Timeline



## **Briefings: Results of RFI and Staff Recommendation on RFCSP**

- ~~August 11, 2022 – Citizen Homelessness Commission~~
- August 22, 2022 – City Council Housing and Homelessness Solutions Committee
- September 1, 2022 – Dallas Area Partnership to End and Prevent Homelessness

## **Solicitation of Request for Competitive Sealed Proposals (RFCSP)**

- September 2022 – Release RFCSP
- TBD – Deadline for proposal submission

## **Briefings: Contract Award Recommendation**

- February 9, 2023 – Citizen Homelessness Commission
- February 27, 2023 – City Council Housing and Homelessness Solutions Committee
- March 2, 2023 – Dallas Area Partnership to End and Prevent Homelessness
- March 22 or 29, 2023 – Dallas City Council (action item)

\*Regular updates will be provided on the status of the solicitation





**City of Dallas**

# **Housing for Unsheltered Youth (ages 18-24) With A Preference Given To LGBTQIA+ Youth**

**Housing and Homelessness Solutions  
Committee**

**August 22, 2022**

Christine Crossley, Director  
Office of Homeless Solutions  
City of Dallas





**City of Dallas**

# **Proposed OHS and HOU Legislative Priorities for the 88<sup>th</sup> Session of the Texas Legislature**

**Housing and Homelessness Committee  
August 22, 2022**

**Christine Crossley**

**Director, Office of Homeless Solutions**

**David Noguera**

**Director, Housing and Neighborhood Revitalization**

**Jessica Galleshaw**

**Director, Office of Community Care**

Department	Summary
Housing and Neighborhood Revitalization (HOU)	<ul style="list-style-type: none"><li>• Speed up the foreclosure process on nuisance properties</li><li>• Prevent HFC's and PFC's from obtaining property tax exemptions in municipalities outside of the jurisdiction of their local government sponsor</li><li>• Change the LIHTC legislation to address blight factors surrounding the housing site</li><li>• Changes to low-income housing tax credits to help with reputation risk</li><li>• Support legislation to rehabilitate substandard housing stock</li><li>• Oppose any effort to limit flexibility in using HUD and Homeless Assistance Grants/any effort to shift control from local level or decrease admin cap</li></ul>
Office of Homeless Solutions (OHS)	<ul style="list-style-type: none"><li>• Ongoing assistance with housing costs/rent for those receiving disability at/below 30% AMI/families experiencing homelessness to be set as a percentage of their income/bridge the gap to the creation of more affordable housing stock</li><li>• Partnering with landlord community to address legislative policies concerning the right of refusal as pertaining to source of income</li></ul>

# Housing Continued



Department	Summary
Office of Equity and Inclusion (OEI) & Office of Community Care (OCC)	<ul style="list-style-type: none"><li>• Amending state's Texas Property Statute to include penalties for landlords engaging in retaliatory action if a tenant seeks to exercise their rights pursuant to the lease agreement and/or if a tenant seeks protection from a regulatory or enforcement agency such as Code Compliance or a fair housing agency</li><li>• Requiring housing provider/owner to inform tenants of the sale of property at least 60 days in advance of the sale</li></ul>
Mayor, City Council (MCC)	<ul style="list-style-type: none"><li>• Funding per capita for regional emergency homeless shelters and regional inclement weather emergency homeless shelters</li><li>• Funding for study to understand the scope of lead-based paint in Texas housing</li><li>• Funding to remediate lead paint on any home occupied by anyone 17 years old or younger, owner-occupied or rental</li></ul>



# Next Steps



- August 22, 2022: HHS presentation and Solicit Committee feedback
- August 26, 2022: Committee feedback due to Chairman Atkins by memo
- September 8, 2022: Ad Hoc Committee on Legislative Affairs presents proposed legislative priorities
- September 14, 2022: Proposed legislative priorities to City Council







**City of Dallas**

# **Proposed OHS and HOU Legislative Priorities for the 88<sup>th</sup> Session of the Texas Legislature**

**Housing and Homelessness Committee  
August 22, 2022**

**Christine Crossley**

**Director, Office of Homeless Solutions**

**David Noguera**

**Director, Housing and Neighborhood Revitalization**

**Jessica Galleshaw**

**Director, Office of Community Care**

# Memorandum



DATE August 22, 2022

CITY OF DALLAS

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

SUBJECT **Department of Housing Performance Measure Update**

The Department of Housing & Neighborhood Revitalization (Housing) reports project pipelines and accomplishments to the Housing and Homelessness Solutions Committee (HHSC) on a monthly basis. Given the HHSC recess in July, this memo summarizes two months of accomplishments for development, repair programs, the Dallas Homebuyer Assistance Program (DHAP), and housing building permits that occurred in June and July of 2022. This memo includes updated attachments, and more details are below.

## Development

The National Community Development Association recognized the City of Dallas' *Notice of Funding Availability (NOFA)* pipeline process as a best practice to utilize housing funds for affordable housing during its Annual Conference held in St. Paul, Minnesota. Dallas is among a limited number of cities using a standing NOFA pipeline funding tool. The standing NOFA allows flexibility for affordable housing developers to apply for funding at any time resulting in a development pipeline of affordable housing units to be built in the City.

This memo reports on NOFA achievements along with achievements from other Housing programs. The attached development project pipeline includes more detailed information about developments that have been approved by City Council or other approving entities and are in the predevelopment phase, are under construction, or have been completed this fiscal year. Details include property information, location information, funding information, and other details regarding the projects' statuses.

Major changes in June and July are below and also summarized in Exhibit 2.

- City Council approved Trinity West Villas in West Dallas in Council District 6 through the *Notice of Funding Availability (NOFA)* for \$1.9 million in federal funding. This is a 36-unit, mixed-income project developed by Builders of Hope Community Development Corporation.
- As another *NOFA* project, the Catholic Housing Initiative completed construction on 180 units, all reserved as supportive and affordable housing units for the chronically homeless at St. Jude Center - Park Central in Council District 11.



DATE August 22, 2022  
SUBJECT **Department of Housing Performance Measure Update**

- With Phase 1 of infrastructure upgrades complete in The Bottom and Phase 2 underway, Golden S.E.E.D.S. began construction on the first two *NOFA* homes, with 20 more in various stages of predevelopment and permitting. The Bottom is in Council District 4.
- Approved by the *Dallas Public Facility Corporation (DPFC)*, the Standard at Royal in Council District 6 has 300 units under construction, with 50% reserved as affordable housing units and the remaining at market rate.
- The *DPFC* received City Council approval for 400 units at Jefferson University Hills in Council District 3; 50% are affordable units and 50% are market rate.
- The *Dallas Housing Finance Corporation (DHFC)* previously approved *Low Income Housing Tax Credits (LIHTC)* projects of 520 units that are under construction in June/July. Three hundred units are under construction at the Terrace at Southern Oaks in Council District 4 in June/July. More than 50%, or 151 units, are reserved as affordable housing units, and the remaining are market rate. This is a *Mixed Income Housing Development Bonus (MIHDB)* project.
- High Point at Wynnewood, a *DHFC* project, has 220 affordable housing units (100%) under construction in Council District 1.
- The *DHFC* received City Council approval for 322 units at The Briscoe in Council District 11. This project did not incorporate LIHTC for financing as was the case for projects in the past. A majority (89%) or 288 units are reserved as affordable housing and the remaining 34 units are market rate.
- In June/July, one *Land Bank* home and three *Land Transfer* homes received building permits. Construction was completed in three *Land Bank* and two *Land Transfer* homes.
- Two *MIHDB* projects in Council District 2 began the application process, the 70-unit Bluffview Apartments and a 63-unit project on Fitzhugh Avenue.
- In Council District 13, 475 units are under construction at Fairfield Manderville, with 36 units reserved as *MIHDB* affordable housing.
- The developers of Provident McKinney (formerly Vidorra) completed construction of 198 units, with 20 reserved for *MIHDB* affordable housing in Council District 14.

## Repair

In June/July, the *Home Improvement and Preservation Program (HIPP)* started construction on 12 new houses and completed 10 houses. There are currently 45 units under construction under this program and 29 units in predevelopment processes.

Housing launched the annual HIPP application process on August 1, 2022 and collected applications on August 20, 2022 at Hampton-Illinois, Bachman Lake, MLK, and Pleasant Grove branch libraries.

The *West Dallas Targeted Repair Program (TRP)* continues to receive new applications. In June/July, Housing qualified five households, applicants signed five agreements, and the program completed five houses. There are currently 19 units under construction for this program and 37 units in predevelopment processes. The *Dallas Tomorrow Fund*

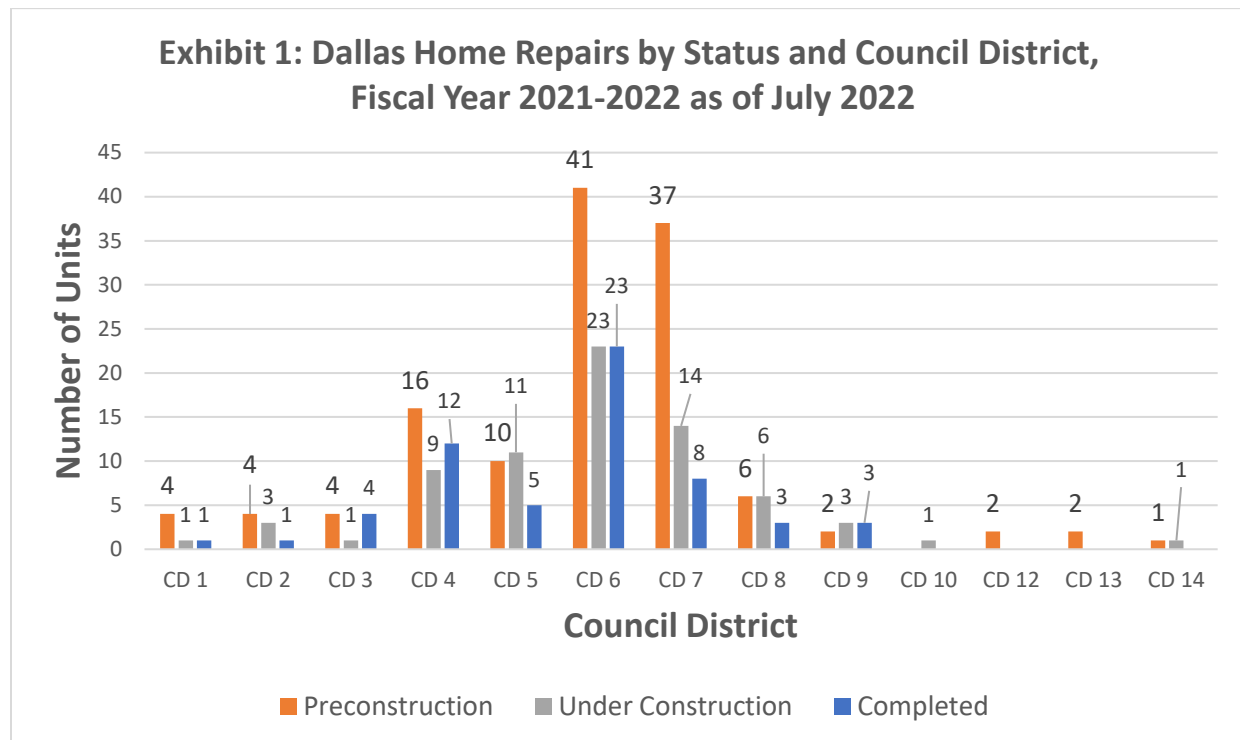
DATE August 22, 2022  
SUBJECT **Department of Housing Performance Measure Update**

(DTF) continues to receive new applications. Housing logged 11 new households approved in June/July, one agreement signed, and five completed home repairs. There are currently 19 units under construction for this program and 23 units in predevelopment processes.

The *Healthy Homes Lead Reduction (HHLR) Program* approved one new application. Eleven homes are in the predevelopment processes.

The *American Rescue Plan Act Neighborhood Revitalization Program (ARPA NRP)* is accepting applications for home repairs in the Joppa, Historic Tenth Street, and Five Mile neighborhoods. The program has received 11 applications in June/July. There are currently 29 units in the predevelopment processes for all *ARPA* programs. Housing staff conducted canvassing in July and there were community meetings in August in the three neighborhoods.

There are 262 units in the complete Dallas housing repair pipeline which includes units in preconstruction, under construction, and completed. Exhibit 1 shows the number of units in the repair pipeline by Council District and program status. Some Council Districts have targeted home repair programs and thus see more activity than others.



DATE August 22, 2022  
SUBJECT Department of Housing Performance Measure Update

## DHAP

One contract in the *Dallas Homebuyer Assistance Program (DHAP)* closed in June/July. As home prices and mortgage interest rates continue to rise, buyers and lenders found that the \$40,000.00 allowable in this program is increasingly not enough to cover the gap in household income and monthly housing costs.

*DHAP* staff anticipates that partner *NOFA* housing developers will be finishing construction on additional inventory in the fall and winter 2022. *DHAP* attended an outreach event in July with the Southern Dallas Progress Community Development Corporation for a community homebuyer fair. Two hundred people attended the fair and *DHAP* staff spoke with attendees and distributed fliers at the *DHAP* outreach table.

## Housing Building Permits

Dallas issued new construction permits on 2,257 new housing units in June/July for a total of 8,603 new units in FY 2021-2022. This fiscal year to date, 2,894 units supported by Housing have received a permit, meaning that more than 33% of housing units permitted in Dallas so far this year have received support from the City.

Exhibit 2: Highlights of Housing Programs in June/July 2022		
Program	Number	Notes
<b>Development</b>		
NOFA	36 units 2 homes 180 units	Approved by City Council Under construction Completed construction
DPFC	400 units 300 units	Approved by City Council Under construction
DHFC/LIHTC	322 units 520 units	Approved by City Council Under construction
Land Bank	1 home 3 homes	Received building permit Completed construction
Land Transfer	3 homes 2 homes	Received building permit Completed construction
MIHDB	133 units 475 units 198 units	MIHDB participation approved Under construction Completed construction
<b>Repair</b>		
HIPP	12 homes 10 homes	Agreements signed Completed repairs
West Dallas	5 homes 5 homes 5 homes	Applicants qualified Agreements signed Completed repairs
HHLR	1 home	Applicant qualified
DTF	11 homes	Households qualified

DATE August 22, 2022  
SUBJECT **Department of Housing Performance Measure Update**

	1 home 5 homes	Agreement signed Completed repairs
ARPA NRP	11 homes	Applications received
<b>Other</b>		
DHAP	1 home	Closed
Building Permits	2,257 units	Residential units permitted

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



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

**Attachments:**

City Council-Approved Development Pipeline  
Home Repair Pipeline  
Homebuyer Assistance Pipeline

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

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

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Completed	Palladium Redbird	8	Palladium	DHFC, HOU, MIHDB, OED	4% Tax Credit	7202 South Westmoreland Road	\$ 60,806,749	210	90	300
	Darby Knox District	14	Alliance	MIHDB	MIHDB Zoning	4444 Cole Ave	NA	34	299	333
	Aster at Uptown	14	Toll Brothers	MIHDB	MIHDB Zoning	3611 Congress	NA	9	261	270
	Provident McKinney (Vidorra)	14	Provident Realty	MIHDB	MIHDB Zoning	4700 McKinney	NA	20	178	198
	St Jude - Park Central	11	Catholic Housing Initiative	NOFA	PSH	8102 LBJ Freeway	\$ 15,050,000	180	0	180
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	4744 Burma Road	\$ 195,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	4002 Marshall Drive	\$ 185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2723 Choice Street	\$ 175,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4535 Frank Street	\$ 170,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	4105 Hamilton Avenue	\$ 180,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	4321 Hamilton Avenue	\$ 180,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	3925 Hamilton Avenue	\$ 170,000	1	0	1
	Land Bank Program	4	Marcer Construction	DHADC	Private	1423 E. Louisiana Avenue	\$ 190,000	1	0	1
	Land Bank Program	4	Marcer Construction	DHADC	Private	2763 Prosperity Avenue	\$ 190,000	1	0	1
	Land Bank Program	4	Marcer Construction	DHADC	Private	1707 Sicily Street	\$ 165,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	2239 Anderson Street	\$ 190,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	2241 Anderson Street	\$ 190,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	3907 Cauthorn Drive	\$ 165,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	3501 Roberts Avenue	\$ 190,000	1	0	1
	Land Bank Program	7	Marcer Construction	DHADC	Private	2331 Starks Avenue	\$ 165,000	1	0	1
							<b>\$ 76,556,749</b>	<b>468</b>	<b>828</b>	<b>1296</b>
Under Construction/ Contract Executed	2400 Bryan	14	Matthews Southwest	DHFC, HOU, OED	9% Tax Credit	2400 Bryan Street	\$ 77,746,799	111	106	217
	Estates at Shiloh (Senior)	9	Generation Housing	DHFC, HOU	4% Tax Credit	2649 Centerville Road	\$ 40,781,976	239	25	264
	Standard at Royal	6	LDG Development	DPFC	Conventional MF	2737 Royal Lane	\$ 69,245,305	150	150	300
	<b>Terrace at Southern Oaks</b>	4	LDG Development	DHFC/RONO, MIHDB	Conventional MF	3300 Southern Oaks Blvd.	\$ 60,538,517	151	149	300
	Ridgecrest Terrace Apartments (Rehab)	3	Steele Properties	DHFC	4% Tax Credit	526 S. Walton Walker Blvd.	\$ 57,361,222	250	0	250
	HighPoint at Wynnewood	1	MVAH Partners	DHFC/RONO	4% Tax Credit	1911 Pratt Street	\$ 46,845,856	220	0	220
	<b>The Ridge at Lancaster</b>	8	LDG Development	DHFC, MIHDB	4% Tax Credit	5995 Crouch Road	\$ 59,560,307	270	30	300
	Gateway Oak Cliff	1	St. Margaret, Inc.	DHFC, MIHDB, OED	4% Tax Credit	400 S. Beckley	\$ 47,131,511	184	46	230
	Midpark Towers (Rehab)	11	Elizabeth Property Group	DHFC	4% Tax Credit	8550 Midpark Road	\$ 29,255,004	202	0	202
	Dallas Stemmons Apartments	6	Palladium	ROS	9% Tax Credit	11070 N. Stemmons Freeway	\$ 20,020,169	87	0	87
	Juliette Fowler Residences	2	Juliette Fowler Communities	ROS	9% Tax Credit	South Fulton Str and Eastside Ave	\$ 23,483,750	144	0	144
	Villas @ Western Heights	6	MREC Companies	ROS, CRP, OED	9% Tax Credit	1515 Fort Worth Avenue	\$ 32,888,449	104	26	130
	The Oaks	1	DHA/VOA	RONO, HOU	4% Tax Credit	630 S. Llewellyn Ave	\$ 44,053,609	243	17	260
	<b>Meadowbrook Apartments</b>	8	LDG Development	DHFC/RONO, MIHDB	4% Tax Credit	15251 Seagoville Road	\$ 42,195,523	162	18	180
	Westmoreland Station	3	Generation Housing	DHFC, HOU	4% Tax Credit	2700 S. Westmoreland Road	\$ 51,561,000	223	25	248
	West Dallas - Scattered Sites	6	Builders of Hope	NOFA	Single Family	Scattered Sites	\$ 3,879,663	20	0	20
	Cedar Crest	4	Confia Homes	NOFA	Single Family	Scattered Sites	\$ 3,600,000	19	0	19
	Five Mile	8	Notre Dame Place Inc	NOFA	Single Family	Scattered Sites	\$ 20,965,000	86	0	86
	Jeffries Meyers #1/ #3	7	Dallas Housing Foundation	NOFA	Single Family	Scattered Sites	\$ 6,367,368	34	0	34
	Jeffries Meyers #2	7	Texas Community Builders	NOFA	Single Family	Scattered Sites	\$ 2,380,852	11	0	11
	The Bottoms - Golden S.E.E.D.S	4	Golden S.E.E.D.S	NOFA	Single Family	Scattered Sites	\$ 4,821,423	22	0	22
	Ideal/Joppa	7	Dallas Habitat for Humanity	NOFA	Single Family	Scattered Sites	\$ 7,129,217	33	0	33
	<b>Lenox Oak Lawn</b>	2	Oden Hughes	MIHDB	MIHDB Zoning	2929 Oak Lawn	NA	12	273	285
	<b>Doverhouse at White Rock</b>	9	Slate Properties	MIHDB	MIHDB Zoning	9343 Garland Road BU1 & BU2	NA	11	208	219
	<b>Capitol Flats</b>	2	Larkspur Capital	MIHDB	MIHDB Zoning	5215 Capitol	NA	3	57	60
	<b>5050 Keeneland Project</b>	3	AHS Residential	MIHDB	MIHDB Zoning	5050 Keeneland Pkwy	NA	17	319	336
	<b>Enclave Frankford</b>	12	Integrated Real Estate Group	MIHDB	MIHDB Zoning	3301 Pres George Bush Tpke	NA	27	353	380
	<b>Modera Trinity</b>	6	Mill Creek	MIHDB	MIHDB Zoning	2350 N Beckley Ave	NA	10	194	204
	<b>Alexan Arts III</b>	2	Trammell Crow Residential	MIHDB	MIHDB By Right	5088 Ross & 1601 N Henderson	NA	46	340	386
	<b>Fairfield Manderville</b>	13	Fairfield	MIHDB	MIHDB Zoning	7735 & 7777 Manderville	NA	36	439	475
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4503 Electra Street	\$ 175,000	0	1	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4712 Baldwin Street	\$ 175,000	0	1	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	2818 Le Clerc Avenue	\$ 175,000	0	1	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4006 Carpenter Avenue	\$ 175,000	0	1	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4007 Carpenter Avenue	\$ 175,000	0	1	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4229 Carpenter Avenue	\$ 159,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	4233 Carpenter Avenue	\$ 159,000	1	0	1
	Land Transfer Program	7	Beharry Homes	HOU, PW	Private	3817 Pine Street	\$ 159,000	1	0	1
	Land Transfer Program	4	Black Island	HOU, PW	Private	2969 Cummings Street	\$ 180,000	0	1	1
	Land Transfer Program	4	Black Island	HOU, PW	Private	4207 Opal Avenue	\$ 158,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2473 Wells Street	\$ 160,000	0	1	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	2517 Wells Street	\$ 160,000	0	1	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3435 Beall Street	\$ 160,000	0	1	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3411 Detonte Street	\$ 160,000	0	1	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	3315 Detonte Street	\$ 145,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4822 Owenwood Avenue	\$ 145,000	1	0	1
	Land Transfer Program	7	CTE Homes	HOU, PW	Private	4609 Silver Avenue	\$ 145,000	1	0	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4744 Burma Road	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4726 Burma Road	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4636 Cherbourg Street	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4538 Cherbourg Street	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4534 Cherbourg Street	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	4820 Zealand Street	\$ 180,000	1	0	1
	Land Bank Program	7	Dallas Area Habitat	DHADC	Private	7903 Trojan Street	\$ 180,000	1	0	1
	Land Bank Program	4	Hedgestone Investments	DHADC	Private	1116 Brock Street	\$ 195,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2711 Rochester Street	\$ 185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	4103 Marshall Drive	\$ 185,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2726 Valentine Street	\$ 175,000	1	0	1
	Land Bank Program	7	Confia Homes	DHADC	Private	2926 Valentine Street	\$ 175,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4711 Frank Street	\$ 170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	2538 Starks Avenue	\$ 170,000	1	0	1
	Land Bank Program	6	Builders of Hope	DHADC	Private	2020 Morris Street	\$ 170,000	1	0	1
	Land Bank Program	7	Builders of Hope	DHADC	Private	3425 Pondrom Street	\$ 180,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures	DHADC	Private	4010 Roberts Avenue	\$ 180,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	3807 Frank Street	\$ 170,000	1	0	1
	Land Bank Program	7	Focis Holdings	DHADC	Private	4806 Silver Avenue	\$ 185,000	1	0	1
							<b>\$ 757,977,520</b>	<b>3,153</b>	<b>2,785</b>	<b>5,938</b>
<b>Prelim Inducement/ Council Approved</b>	parcHAUS	8	Provident Realty Advisors	DHFC/RONO	4% Tax Credit	9101 Old Hickory Trail	\$ 84,545,786	291	33	324
	Ash Creek	7	DevCo	DHFC/RONO	4% Tax Credit	2605 John West Rd	\$ 54,892,942	280	0	280
	Estelle Village	8	Community Preservation Partners	DHFC/RONO	4% Tax Credit	5969 Highland Drive	\$ 73,453,904	291	0	291
	Parmore Univ. Hills (Senior)	3	JPI	RONO	4% Tax Credit	University Hills & Camp Wisdom	\$ 43,480,458	200	0	200
	Jaipur Lofts	2	Saigebrook	ROS	9% Tax Credit	2203 N. Fitzhugh & 2102 Annex Ave.	\$ 28,214,074	71	0	71
	Blakely, The	2	Saigebrook	ROS	9% Tax Credit	1607 Carrol Ave. & 1407 Garrett Ave.	\$ 28,292,888	86	6	92
	Cypress Creek at Montfort	11	Sycamore Strategies	ROS	9% Tax Credit	NWC of Montfort & Spring Valley	\$ 44,655,796	116	52	168
	Malcom's Point Scholar House	7	Brinshore & South Fair CDC	ROS, 1,000 UC	9% Tax Credit	3015 Al Lipscomb Way	\$ 27,821,451	68	12	80
	Patriot Pointe at Markville	10	Generation Housing	ROS, DHFC	9% Tax Credit	9222 Markville Road	\$ 44,721,303	100	68	168
	<b>Kiva East</b>	2	Saigebrook	ROS, CRP, MIHDB	9% Tax Credit/MIHDE	4724 East Side Ave.	\$ 21,587,420	71	15	86
	Sadler Circle Senior Apartments	2	Resource Center of Dallas	ROS, CRP, OED	9% Tax Credit	5717 Sadler Circle	\$ 20,416,324	84	0	84
	<b>Skyline at Cedar Crest</b>	4	Brompton CHDO (Houston)	ROS, MIHDB	9% Tax Credit/MIHDE	2720 E. Kiest Blvd.	\$ 22,587,127	87	22	109
	Cypress Creek at Forest Lane	10	Sycamore Strategies	ROS, CRP	9% Tax Credit	11520 N Central Expressway	\$ 47,589,846	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	NOFA	Single Family	6000 Block of Bexar St.	\$ 3,406,500	21	13	34
	Dolphin Heights	7	EDCO	NOFA	Single Family	Scattered Sites	\$ 1,039,433	5	0	5
	St. Phillips Catalyst	7	St Phillips	NOFA	Single Family	Scattered Sites	\$ 1,781,815	7	0	7
	Armonia Apts	6	Dallas City Homes	NOFA	Conventional MF	3115 Topeka Ave	\$ 2,857,004	11	4	15
	Greenleaf Lake June	5	Greenleaf Ventures	NOFA	Single Family	NEC Lake June & St. Augustine	\$ 6,317,000	125	0	125
	Mountain Creek Apartments	3	NRP Group	DPFC	Conventional MF	NWC of I-20 & TX-480	\$ 59,246,341	162	162	324
	Oakhouse at Colorado	1	Mintwood Real Estate	DPFC	Conventional MF	900 E. Colorado Blvd.	\$ 48,230,230	113	102	215
	Standard West Commerce	6	Ojala Partners	DPFC	Conventional MF	1400 West Commerce	\$ 64,763,980	153	147	300
	The Briscoe	11	OHG	DHFC	Conventional MF	12639 Coit Rd	\$ 99,443,740	288	34	322
	Jefferson University Hills	3	JPI Companies	DPFC	Conventional MF	NW Corner of University Hills and Camp W	\$ 99,727,000	200	200	400
	<b>Saint Michael's and All Angels mixed use</b>	13	Episcopal Diocese	MIHDB	MIHDB Zoning	8111 Douglas	NA	NA	NA	NA
	<b>Maple/Kimsey</b>	2	Urban Genesis	MIHDB	MIHDB Zoning	5908 Maple	NA	4	69	73
	<b>Maple/Kimsey</b>	2	Urban Genesis	MIHDB	MIHDB Zoning	5901 Maple Ave	NA	3	56	59
	<b>2811 Maple Ave</b>	14	Crescent	MIHDB	MIHDB Zoning	2811 Maple	NA	6	174	180
	<b>The Lyle</b>	12	Toll Brothers	MIHDB	MIHDB By Right	17727 Addison Rd	NA	17	317	334
	<b>Conor Live Oak</b>	2	Conor Commercial	MIHDB	MIHDB By Right	4931 Live Oak et al	NA	33	294	327
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.	MIHDB	MIHDB Zoning	West quadrant Travis St & Knox St.	NA	TBD	TBD	TBD
	<b>Modera Trailhead</b>	2	Mill Creek	MIHDB	MIHDB Zoning	7532 East Grand Ave	NA	26	280	286
	<b>Bluffview Apartments</b>	2	X Equity Group	MIHDB	MIHDB By Right	3527 Bolivar Drive	NA	4	66	70
	<b>Fitz 2</b>	2	Slate Properties	MIHDB	MIHDB By Right	1513 N. Fitzhugh	NA	4	59	63
	Mockingbird Station East	14	Trammell Crow/High Street Res.	OED		5465 E. Mockingbird	\$ 117,300,000	86	343	429
	Pearl Lofts	2	1100 Pearl Street, Inc.	OED		2100 Jan Pruitt	\$ 33,200,000	30	70	100
	One Newpark	2	One Newpark GP, LLC	OED		Akard and Canton	\$ 379,300,000	54	214	268
	University Hills Phase 1 Multifamily	8	I-20 Lancaster Development, LLC	OED		Lancaster Road at Wheatland Road	TBD	50	200	250
	University Hills Phase 1 Single Family	8		OED		Lancaster Road at Wheatland Road	TBD	0	540	540
	Trinity West Villas	6	Builders of Hope CDC	NOFA	Conventional MF	3457 Normandy Brook Rd	\$ 7,279,182	9	27	36
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5914 Carlton Garrett Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	6302 Carlton Garrett Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Bethurum Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2324 Bethurum Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2305 Bethurum Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Dyson Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2313 Dyson Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2316 Dyson Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2517 Lowery Street	\$ 208,000	0	1	1

Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2503 Lowery Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2510 Lowery Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2504 Lowery Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2512 Wells Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5007 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5023 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5215 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5031 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5041 Malcolm X Boulevard	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2723 Council Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2710 Council Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5107 Echo Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5122 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5018 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5015 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	4930 Echo Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5102 Marne Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5021 Marne Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	5006 Marne Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2815 Marder Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2708 Brigham Lane	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2461 Starks Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2457 Starks Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2415 Starks Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2404 Starks Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2402 Starks Avenue	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2429 Starks Avenue	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2334 Macon Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2230 Macon Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2254 Macon Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2210 Garden Drive	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2246 Garden Drive	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2238 Garden Drive	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2411 Garden Drive	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2407 Garden Drive	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2335 Harding Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2700 Lawrence Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2227 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2218 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2318 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2410 Lawrence Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2530 Lawrence Street	\$ 173,000	1	0	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	4930 Crozier Street	\$ 208,000	0	1	1
	Land Transfer Program	7	Camden Homes	HOU, PW	Private	2506 Elsie Faye Heggins Street	\$ 173,000	1	0	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	1610 Kinmore Street	\$ 208,000	0	1	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	1632 Kinmore Street	\$ 208,000	0	1	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	5238 Beeman Avenue	\$ 208,000	0	1	1
	Land Transfer Program	2	Camden Homes	HOU, PW	Private	3239 Reynolds Avenue	\$ 208,000	0	1	1
	Land Transfer Program	8	Camden Homes	HOU, PW	Private	5714 Bon Air Drive	\$ 208,000	0	1	1
	Land Transfer Program	8	Camden Homes	HOU, PW	Private	5662 Bon Air Drive	\$ 208,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4614 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4607 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4523 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4415 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4422 Metropolitan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4863 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4869 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4806 Baldwin Street	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4423 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4507 Baldwin Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4726 Frank Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4531 Frank Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4606 Frank Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4410 Hamilton Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4343 Hamilton Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4211 Hamilton Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4309 Hamilton Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4318 Hamilton Avenue	\$ 215,000	0	1	1



Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3706 Hamilton Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2906 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2814 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2820 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2902 Lagow Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4346 Jamaica Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4406 Jamaica Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	4431 Jamaica Street	\$ 184,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1611 Hudspeth Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 Hudspeth Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1714 Hudspeth Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1619 E Overton Road	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1607 E Overton Road	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1502 Marfa Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1527 Marfa Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1523 Garza Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	1823 Garza Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4402 Landrum Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4217 Landrum Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Hedgestone Investments	HOU, PW	Private	4221 Landrum Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2908 Pennsylvania Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3004 Warren Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	3021 Warren Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2625 Peabody Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	2627 Peabody Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1423 Rowan Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	Hedgestone Investments	HOU, PW	Private	1554 Caldwell Avenue	\$ 184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1423 Caldwell Avenue	\$ 184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1217 Caldwell Avenue	\$ 215,000	0	1	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	1530 Caldwell Avenue	\$ 184,000	1	0	1
	Land Transfer Program	2	Hedgestone Investments	HOU, PW	Private	4415 Rose Street	\$ 184,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	1502 Hortense Avenue	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	3317 Biglow Drive	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2727 Maurine F Bailey Way	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2807 Farragut Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2850 Farragut Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2459 Macon Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2455 Macon Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2303 Starks Avenue	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2344 Starks Avenue	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2223 Garden Drive	\$ 194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	2615 Birdsong Drive	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	1222 Noah Street	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	819 Lambert Street	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	210 Cottonwood Parkway	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	530 Woodbine Avenue	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	612 S Moore Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2819 Troy Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4226 Canal Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4235 Canal Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4233 Canal Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4335 Spring Avenue	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	2719 Frazier Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4230 Carl Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3635 Carl Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3802 Carl Street	\$ 225,000	0	1	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	3642 Carl Street	\$ 194,000	1	0	1
	Land Transfer Program	7	Marcer Construction	HOU, PW	Private	4319 Elsie Faye Heggins Street	\$ 225,000	0	1	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Moore Street	\$ 194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	507 N Moore Street	\$ 194,000	1	0	1
	Land Transfer Program	4	Marcer Construction	HOU, PW	Private	511 N Denley Drive	\$ 194,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1356 S Denley Drive	\$ 184,000	1	0	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1806 Morrell Avenue	\$ 244,000	0	1	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	2722 E Overton Road	\$ 244,000	0	1	1
	Land Transfer Program	4	Confia Homes	HOU, PW	Private	1619 E Woodin Boulevard	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5504 Bexar Street	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5502 Bexar Street	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2604 Brigham Lane	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2718 Council Street	\$ 244,000	0	1	1



Phase	Project	Council District	Developer	City Involvement	Financial Structure	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2424 Garden Drive	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2425 Garden Drive	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2615 Hooper Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2726 Lawrence Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5006 Linder Avenue	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5002 Linder Avenue	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2711 Maurine F Bailey Way	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7735 Brownsville Avenue	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7736 Brownsville Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7721 Brownsville Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4549 Cherbourg Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4632 Corregidor Street	\$ 244,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7944 Hull Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	7935 Hull Avenue	\$ 184,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4720 Stokes Street	\$ 184,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4331 Copeland Avenue	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4518 Jamaica Street	\$ 184,000	0	1	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	4226 York Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2245 Anderson Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	5814 Carlton Garrett Street	\$ 184,000	1	0	1
	Land Transfer Program	7	Confia Homes	HOU, PW	Private	2732 Keeler Street	\$ 184,000	0	1	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3331 Beall Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3322 Beall Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3327 Beall Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	3310 Detonte Street	\$ 205,000	1	0	1
	Land Transfer Program	7	Titan & Associates	HOU, PW	Private	4714 Dolphin Road	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1522 E Ann Arbor Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1506 Presidio Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	1403 Maywood Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	2524 Marjorie Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	Titan & Associates	HOU, PW	Private	2436 Hudspeth Avenue	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	426 Bonnie View Road	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	1204 Claude Street	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	216 Landis Street	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	112 N Cliff Street	\$ 215,000	0	1	1
	Land Transfer Program	4	KH Solutions	HOU, PW	Private	623 Woodbine Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4210 Copeland Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4227 Copeland Avenue	\$ 215,000	0	1	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4302 Copeland Avenue	\$ 206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4302 Marshall Street	\$ 206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4335 Marshall Street	\$ 206,000	1	0	1
	Land Transfer Program	7	KH Solutions	HOU, PW	Private	4615 Canal Street	\$ 206,000	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2453 Starks Ave	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2412 Starks Ave	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	5012 Marne Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	5039 Marne Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2338 Macon Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2510 Hooper Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	1916 J B Jackson Jr Blvd	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3723 Kenilworth Street	\$ 218,500	1	0	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3504 Roberts Avenue	\$ 190,500	0	1	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2215 Stoneman Street	\$ 190,500	0	1	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	2643 Tanner Street	\$ 190,500	0	1	1
	Land Transfer Program	7	Affluency Homes	HOU, PW	Private	3814 Atlanta Street	\$ 190,500	0	1	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	1242 E Ohio Ave	\$ 190,500	0	1	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	3723 Opal Avenue	\$ 190,500	0	1	1
	Land Transfer Program	4	Affluency Homes	HOU, PW	Private	4234 Opal Avenue	\$ 190,500	0	1	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	402 Bobbie Street	\$ 215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	402 Cleaves Street	\$ 215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	408 Cleaves Street	\$ 215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	431 Cleave Street	\$ 215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	438 Cleave Street	\$ 215,000	1	0	1
	Land Transfer Program	4	Covenant Homes	HOU, PW	Private	401 Hart Street	\$ 215,000	1	0	1

City of Dallas  
Department of Housing and Neighborhood Revitalization

Home Repair Pipeline

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
Completed FY 21-22	DTF	District 7	REKJ Builders, LLC	DTF	\$ 5,575	\$ -	1	20%	73
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 20,000	\$ -	1	31%	65
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,521	\$ -	1	27%	88
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 17,940	\$ -	1	16%	60
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,928	\$ -	1	25%	61
	DTF	District 3	REKJ Builders, LLC	DTF	\$ 19,450	\$ -	1	27%	67
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,930	\$ -	1	65%	63
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,370	\$ 19,370	1	55%	44
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,996	\$ -	1	60%	69
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 6,825	\$ -	1	76%	75
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 10,675	\$ -	1	28%	61
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,963	\$ -	1	27%	59
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,798	\$ -	1	33%	82
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,325	\$ -	1	71%	55
	HIPP	District 1	ANGEL AC & REFRIGERATION	CDBG	\$ 48,685	\$ -	1	62%	33
	HIPP	District 4	Scott-King Group, LLC	CDBG	\$ 49,999	\$ -	1	53%	61
	HIPP	District 8	Scott-King Group, LLC	CDBG	\$ 44,749	\$ 12,034	1	16%	68
	HIPP	District 7	Torres Construction	CDBG	\$ 47,632	\$ -	1	17%	81
	HIPP	District 5	J A Construction	CDBG	\$ 19,780	\$ -	1	48%	67
	HIPP	District 2	Torres Construction	CDBG	\$ 49,921	\$ -	1	45%	67
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 49,399	\$ -	1	56%	42
	HIPP	District 9	ANGEL AC & REFRIGERATION, J A	CDBG	\$ 47,620	\$ -	1	53%	64
	HIPP	District 9	REKJ Builders, LLC	CDBG	\$ 49,900	\$ -	1	27%	68
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	24%	61
	HIPP	District 4	Ever Green Constructions LLC	CDBG	\$ 49,991	\$ -	1	30%	61
	HIPP	District 6	Hinton Services LLC	CDBG	\$ 34,676	\$ 21,513	1	59%	52
	HIPP	District 6	Torres Construction	CDBG	\$ 43,226	\$ -	1	67%	48
	HIPP	District 3	Ever Green Constructions LLC	CDBG	\$ 49,990	\$ -	1	48%	62
	HIPP	District 3	Scott-King Group, LLC	CDBG	\$ 49,999	\$ -	1	57%	82
	HIPP	District 9	Torres Construction	CDBG	\$ 45,607	\$ -	1	19%	78
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	27%	70
	HIPP	District 6	Symone Construction Services, LLC	CDBG	\$ 152,783	\$ -	1	37%	63
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ -	1	28%	67
	HIPP	District 6	Symone Construction Services, LLC	CDBG	\$ 159,999	\$ 16,000	1	20%	90
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 49,910	\$ 20,210	1	23%	94
	HIPP	District 4	J A Construction	CDBG	\$ 49,950	\$ -	1	23%	65
	HIPP	District 3	Legacy RED Group	CDBG	\$ 28,763	\$ -	1	22%	60
	HIPP	District 7	Ever Green Constructions LLC	CDBG	\$ 49,960	\$ 4,996	1	20%	61
	HIPP	District 8	Legacy RED Group	CDBG	\$ 41,053	\$ 41,053	1	61%	38
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	47%	59
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 157,950	\$ -	1	26%	78
	HIPP	District 8	Scott-King Group, LLC	CDBG	\$ 29,750	\$ 4,500	1	39%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,700	\$ -	1	32%	57
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,553	\$ -	1	22%	80
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,900	\$ -	1	59%	51
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,500	\$ -	1	75%	33
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,985	\$ -	1	25%	35
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ -	1	23%	72
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,675	\$ -	1	32%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,980	\$ -	1	55%	64
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,600	\$ -	1	50%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ -	1	23%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ -	1	75%	33
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,895	\$ 9,895	1	51%	41

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 8,700	\$ -	1	9%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	19%	57
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ -	1	14%	69
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,650	\$ -	1	67%	69
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 4,935	\$ -	1	71%	28
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,865	\$ -	1	40%	51
					<b>\$ 2,446,761</b>	<b>\$ 149,570</b>	<b>60</b>	<b>39%</b>	<b>62</b>
<b>Under Construction</b>	DTF	District 5	REKJ Builders, LLC	DTF	\$ 4,030	\$ 4,030	1	29%	76
	DTF	District 8	REKJ Builders, LLC	DTF	\$ 19,997	\$ 19,997	1	33%	74
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 11,800	\$ 11,800	1	25%	75
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,865	\$ 19,865	1	36%	73
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 40,000	\$ 40,000	1	29%	85
	DTF	District 4	REKJ Builders, LLC	DTF	\$ 19,798	\$ -	1	33%	82
	DTF	District 7	REKJ Builders, LLC	DTF	\$ -	\$ -	1		56
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 19,325	\$ -	1	71%	55
	DTF	District 8	REKJ Builders, LLC	DTF	\$ 19,650	\$ 19,650	1	45%	72
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 157,450	\$ 42,858	1	32%	86
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 107,559	1	33%	72
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 42,558	1	26%	84
	HIPP	District 8	Torres Construction, Legacy RED Gro	CDBG	\$ 29,592	\$ 29,592	1	21%	71
	HIPP	District 4	DFW Renovation Solutions	CDBG	\$ 157,000	\$ 142,150	1	12%	52
	HIPP	District 8	Opportunity Construction, LLC	CDBG	\$ 154,450	\$ 133,728	1	40%	90
	HIPP	District 1	Torres Construction, J A Construction	CDBG	\$ 44,323	\$ 44,323	1	59%	38
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 164,800	\$ 164,800	1	46%	62
	HIPP	District 5	Torres Construction, J A Construction	CDBG	\$ 49,880	\$ 49,880	1	66%	81
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 49,915	1	47%	71
	HIPP	District 14	Scott-King Group, LLC	CDBG	\$ 49,350	\$ -	1	74%	48
	HIPP	District 5	Scott-King Group, LLC, Agape Contr	CDBG	\$ 49,999	\$ 49,999	1	42%	76
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 143,832	1	16%	46
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 49,999	\$ 5,765	1	69%	61
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 43,430	\$ 43,430	1	44%	67
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 48,549	1	15%	62
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ 88,958	1	21%	77
	HIPP	District 7	ANGEL AC & REFRIGERATION	CDBG	\$ 45,300	\$ -	1	79%	57
	HIPP	District 7	Torres Construction	CDBG	\$ 37,407	\$ 37,407	1	63%	44
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 49,110	\$ 35,745	1	40%	70
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ 49,650	1	37%	78
	HIPP	District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 169,114	1	13%	71
	HIPP	District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ 59,909	1	56%	75
	HIPP	District 4	Torres Construction	CDBG	\$ 54,914	\$ 54,914	1	17%	63
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 39,775	\$ 39,775	1	38%	80
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,975	\$ 55,975	1	49%	68
	HIPP	District 5	Torres Construction	CDBG	\$ 30,378	\$ 30,378	1	75%	1
	HIPP	District 5	Torres Construction	CDBG	\$ 54,349	\$ 54,349	1	67%	59
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 173,175	1	55%	94
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 173,175	1	16%	
	HIPP	District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 63,599	\$ 63,599	1	25%	79
	HIPP	District 9	Torres Construction	CDBG	\$ 30,378	\$ 30,378	1	89%	69
	HIPP	District 2	Torres Construction	CDBG	\$ 59,945	\$ -	1	66%	30
	HIPP	District 6	Titan & Associates Construction, LLC	CDBG	\$ 58,850	\$ 58,850	1	25%	69
	HIPP	District 4	NCN Constructions LLC	CDBG	\$ 59,793	\$ 59,793	1	18%	68
	HIPP	District 2	NCN Constructions LLC	CDBG	\$ 59,650	\$ 59,650	1	65%	50
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 48,005	\$ 48,005	1	16%	65

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 158,900	\$ 144,050	1	36%	94
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 158,540	\$ 46,809	1	17%	63
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 141,077	1	17%	76
	HIPP	District 8	REKJ Builders, LLC, Opportunity Cons	CDBG	\$ 160,000	\$ 112,997	1	74%	78
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 158,240	\$ -	1	26%	78
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 147,000	\$ 132,150	1	34%	69
	HIPP,DTF	District 5	NCN Constructions LLC		\$ 19,895	\$ 19,895	1	49%	74
	Reconstruction,HIPF	District 7	Opportunity Construction, LLC		\$ 159,999	\$ 72,218	1	26%	83
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,790	\$ 9,790	1	32%	84
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,875	\$ 9,875	1	62%	79
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,953	\$ 9,953	1	74%	49
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,780	\$ 7,780	1	54%	78
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,940	\$ 9,940	1	18%	80
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,990	\$ 7,990	1	56%	60
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 7,370	\$ 7,370	1	47%	56
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,950	\$ 9,950	1	26%	47
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 5,225	\$ 5,225	1	19%	55
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,988	\$ 9,988	1	21%	67
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	44%	43
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,885	\$ 9,885	1	34%	71
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,785	\$ 9,785	1	29%	68
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 3,620	\$ 3,620	1	24%	62
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	40%	69
	West Dallas	District 6		Equity Fund	\$ 9,970	\$ 9,970	1	54%	58
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 9,975	\$ 9,975	1	18%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	28%	66
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ 10,000	\$ 10,000	1	23%	39
					<b>\$ 4,599,555</b>	<b>\$ 3,387,252</b>	<b>73</b>	<b>40%</b>	<b>67</b>

Preconstruction	ARPA (FiveMile)	District 8	NCN Constructions LLC	ARPA	\$ -	\$ -	1		71
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		68
	ARPA (FiveMile)	District 8		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		65
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		78
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		67
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		66
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		89
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		74
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		70
	ARPA (Joppa)	District 7	Torres Construction	ARPA	\$ -	\$ -	1		72
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		73
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		71
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		72
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		68
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		68
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1	15%	52
	ARPA (Joppa)	District 7		ARPA	\$ -	\$ -	1		61
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		59
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		64
	ARPA (TenthStreet)	District 7		ARPA	\$ -	\$ -	1	129%	54
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	93%	66
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1		60

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	85%	63
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	77%	62
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	39%	97
	ARPA (TenthStreet)	District 4		ARPA	\$ -	\$ -	1	32%	76
	DTF	District 7		DTF	\$ -	\$ -	1	26%	57
	DTF	District 3	REKJ Builders, LLC	DTF	\$ -	\$ -	1	73%	49
	DTF	District 7		DTF	\$ -	\$ -	1	16%	59
	DTF	District 7		DTF	\$ -	\$ -	1	17%	44
	DTF	District 7		DTF	\$ -	\$ -	1	36%	71
	DTF	District 7		DTF	\$ -	\$ -	1	19%	63
	DTF	District 6		DTF	\$ -	\$ -	1	49%	70
	DTF	District 7		DTF	\$ -	\$ -	1	2%	65
	DTF	District 13	Titan & Associates Construction, LLC	DTF	\$ 19,050	\$ 19,050	1	18%	63
	DTF	District 7		DTF	\$ -	\$ -	1		58
	DTF	District 7		DTF	\$ -	\$ -	1	34%	57
	DTF	District 7		DTF	\$ -	\$ -	1	36%	51
	DTF	District 2		DTF	\$ -	\$ -	1	21%	72
	DTF	District 7		DTF	\$ -	\$ -	1	78%	67
	DTF	District 5		DTF	\$ -	\$ -	1	14%	70
	DTF	District 4		DTF	\$ -	\$ -	1	46%	67
	DTF	District 7		DTF	\$ -	\$ -	1	31%	69
	DTF	District 7		DTF	\$ -	\$ -	1	12%	54
	DTF	District 7		DTF	\$ -	\$ -	1	28%	80
	DTF	District 3		DTF	\$ -	\$ -	1	21%	79
	DTF	District 12		DTF	\$ -	\$ -	1	9%	69
	DTF	District 7		DTF	\$ -	\$ -	1	66%	54
	DTF	District 5		DTF	\$ -	\$ -	1	41%	64
	HIPP	District 13	REKJ Builders, LLC	CDBG	\$ 48,050	\$ 48,050	1	58%	78
	HIPP	District 2		CDBG	\$ -	\$ -	1	18%	66
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,460	\$ 30,460	1	33%	69
	HIPP	District 5		CDBG	\$ -	\$ -	1	24%	83
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 56,200	\$ 56,200	1	32%	68
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 60,435	\$ 60,435	1	25%	78
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 35,900	\$ 35,900	1	54%	60
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 48,855	\$ 48,855	1	53%	75
	HIPP	District 1	Scott-King Group, LLC	CDBG	\$ 59,455	\$ 59,455	1	24%	82
	HIPP	District 3	Torres Construction	CDBG	\$ 58,621	\$ 58,621	1	39%	79
	HIPP	District 7	Dallas Finest Construction LLC	CDBG	\$ 57,990	\$ 57,990	1	32%	67
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 37,425	\$ 37,425	1	26%	66
	HIPP	District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	69
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	58
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 28,513	\$ 28,513	1	64%	62
	HIPP	District 9	Torres Construction	CDBG	\$ 51,682	\$ 51,682	1	35%	50
	HIPP	District 12	Scott-King Group, LLC	CDBG	\$ 39,300	\$ 39,300	1	71%	73
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 60,000	\$ 60,000	1	62%	59
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 57,700	\$ 57,700	1	26%	82
	HIPP	District 7	ANGEL AC & REFRIGERATION	CDBG	\$ 58,189	\$ 58,189	1	70%	51
	HIPP	District 14	ANGEL AC & REFRIGERATION	CDBG	\$ 59,920	\$ 59,920	1	81%	46
	HIPP	District 2	Titan & Associates Construction, LLC	CDBG	\$ 56,100	\$ 56,100	1	42%	59
	HIPP	District 4		CDBG	\$ -	\$ -	1	48%	64
	HIPP	District 8	Torres Construction	CDBG	\$ 56,182	\$ 56,182	1	30%	76
	HIPP	District 7	Titan & Associates Construction, LLC	CDBG	\$ 51,000	\$ 51,000	1	43%	66
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 58,825	\$ 58,825	1	66%	71
	HIPP	District 5	Scott-King Group, LLC	CDBG	\$ 58,500	\$ 58,500	1	22%	73

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	HIPP	District 7	Torres Construction	CDBG	\$ 21,000	\$ 21,000	1	72%	70
	HIPP	District 5	Torres Construction	CDBG	\$ 26,472	\$ 26,472	1	71%	66
	Lead	District 6	REKJ Builders, LLC	Lead	\$ -	\$ -	1	69%	28
	Lead	District 4		Lead	\$ -	\$ -	1	13%	53
	Lead	District 6		Lead	\$ -	\$ -	1	52%	59
	Lead	District 3		Lead	\$ -	\$ -	1	25%	49
	Lead	District 1		Lead	\$ -	\$ -	1	42%	47
	Lead	District 2		Lead	\$ -	\$ -	1	17%	52
	Lead	District 1		Lead	\$ -	\$ -	1	45%	68
	Lead	District 7		Lead	\$ -	\$ -	1	50%	26
	Lead	District 4		Lead	\$ -	\$ -	1	18%	70
	Lead	District 4		Lead	\$ -	\$ -	1	13%	64
	Lead	District 1		Lead	\$ -	\$ -	1	29%	64
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	58%	70
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	40%	65
	West Dallas	District 6	MIKO trucking	Equity Fund	\$ -	\$ -	1	28%	72
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	75
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	63%	65
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	62%	48
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	45%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	21%	81
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	27%	55
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	21%	76
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	37%	44
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	25%	60
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	63%	60
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	25%	69
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	69%	53
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	18%	74
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	17%	56
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	74
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	71
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	36%	63
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	62
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	42%	81
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	27%	48
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1		2
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	21%	67
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	67%	77
	West Dallas	District 4		Equity Fund	\$ -	\$ -	1	18%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	70%	58
	West Dallas	District 6		Equity Fund	\$ 9,750	\$ 9,750	1	29%	51
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	37%	44
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	24%	85
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	32%	62
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	24%	63
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	69%	60
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	80
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	56%	45
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	17%	67
					\$ 1,284,230	\$ 1,284,230	129	40%	64

Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served
Closed FY 21-22	DHAP	1	Everett financial Inc dba Supreme Len	CDBG,HOME	\$ 145,000	\$ 30,000	71.18%	33	1
	DHAP	8	Gold Financial	CDBG,HOME	\$ 215,000	\$ 40,000	73.57%	35	1
	DHAP	8	Origin Bank Home Lending	CDBG,HOME	\$ 205,000	\$ 40,000	72.94%	25	1
	DHAP	8	Origin Bank Home Lending	CDBG,HOME	\$ 185,000	\$ 40,000	66.92%	28	1
	DHAP	7	Gold Financial Services	CDBG,HOME	\$ 170,000	\$ 40,000	65.72%	57	1
	DHAP	8	Origin Bank Home Lending	CDBG,HOME	\$ 225,000	\$ 40,000	74.38%	26	1
	DHAP	8	Origin Bank Home Lending	CDBG,HOME	\$ 205,000	\$ 40,000	62.17%	34	1
	DHAP	8	Origin Bank Home Lending	CDBG,HOME	\$ 215,000	\$ 40,000	62.41%	31	1
	DHAP	8	Homeside Financial LLC	CDBG,HOME	\$ 215,000	\$ 15,800	76.35%	46	1
	DHAP	8	Cadence Bank (BancorpSouth)	CDBG,HOME	\$ 230,000	\$ 40,000	72.01%	33	1
	DHAP	8	Origin Bank Home Lending	CDBG,HOME	\$ 215,000	\$ 40,000	60.28%	38	1
	DHAP	7	Inwood National Bank	CDBG,HOME	\$ 225,000	\$ 37,986	61.54%	40	1
	DHAP	unknown	Simmons Bank	CDBG,HOME	\$ 201,000	\$ 40,000	67.45%	30	1
					<b>\$ 203,923</b>	<b>\$ 483,786</b>	<b>68%</b>	<b>35</b>	<b>13</b>
Prequalified	DHAP				\$ -	\$ -	74.54%	34	1
	DHAP		Fairway Independent Mortgage Corporation		\$ -	\$ -	78.19%	52	1
	DHAP		Bank of America		\$ -	\$ -	67.49%	40	1
	DHAP		AmCap Mortgage dba Gold Financial Services		\$ -	\$ -	67.18%	2	1
	DHAP		Paramount Residential Mortgage Group, Inc.		\$ -	\$ -	63.77%	50	1
	DHAP				\$ -	\$ -	60.14%	31	1
	DHAP		Town Square Mortgage & Investments, LLC		\$ -	\$ -	63.66%	27	1
	DHAP				\$ -	\$ -	64.33%	27	1
	DHAP				\$ -	\$ -	72.28%	39	1
	DHAP		Gold Financial		\$ -	\$ -	74.78%	42	1
	DHAP		Amegy Bank		\$ -	\$ -	73.45%	32	1
	DHAP				\$ -	\$ -	67.91%	28	1
	DHAP, Targeted Occupation				\$ -	\$ -	108.53%	34	1
	DHAP				\$ -	\$ -	74.48%	40	1
	DHAP	Dallas	loanDepot		\$ 195,000	\$ -	65.59%	44	1
	DHAP				\$ -	\$ -	56.92%	31	1
	DHAP		Simmons Bank		\$ -	\$ -	78.01%	48	1
	DHAP				\$ -	\$ -	75.96%	59	1
	DHAP		Southwest Funding		\$ 250,000	\$ -	66.12%	48	1
	DHAP				\$ -	\$ -	65.99%	25	1
	DHAP				\$ -	\$ -	61.03%	47	1
	DHAP				\$ -	\$ -	71.49%	27	1
	DHAP				\$ -	\$ -	52.73%	54	1
	DHAP		Supreme Lending		\$ -	\$ -	68.59%	38	1
	DHAP		Martha Vega Soledad		\$ 200,000	\$ -	47.28%	30	1
	DHAP, Targeted Occupation				\$ -	\$ -	83.04%	43	1
	DHAP		AMCAP DBA Gold Financial		\$ 180,000	\$ -	50.36%	30	1
	DHAP				\$ -	\$ -	76.93%	57	1
	DHAP				\$ -	\$ -	72.10%	30	1
	DHAP				\$ -	\$ -	60.80%	36	1
	DHAP		Chase Bank		\$ -	\$ -	68.35%	31	1
	DHAP, Targeted Occupation				\$ -	\$ -	63.06%	35	1
	DHAP, Targeted Occupation				\$ -	\$ -	90.78%	34	1
	DHAP				\$ -	\$ -	65.46%	46	1
	DHAP				\$ -	\$ -	65.51%	25	1
	DHAP	na	Fairway Independent Mortgage Company		\$ 268,000	\$ -	66.83%	25	1
	DHAP				\$ -	\$ -	74.81%	54	1
	DHAP				\$ -	\$ -	78.53%	36	1
	DHAP, Targeted Occupation				\$ -	\$ -	98.62%	34	1
					<b>\$ 28,026</b>	<b>\$ -</b>	<b>70%</b>	<b>37</b>	<b>39</b>



# Memorandum



CITY OF DALLAS

DATE August 19, 2022

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

SUBJECT **Office of Homeless Solutions Overview of Council Actions**

The purpose of this memorandum is to provide an overview of the multiple contract renewals, amendments, and awards that will be presented to the City Council on August 24, 2022. The agenda items are as follows:

**Agenda Number 23 Healthy Community Collaborative- Legistar File 22-1546**

Authorize funding between the City of Dallas, Austin Street Center formerly-known-as (FKA) Shelter Ministries of Dallas VC0000011655 in the amount of \$548,440, Bridge Steps VS0000067075 in the amount of \$560,000 and CitySquare VS0000000497 in the amount of \$391,560. For FY 2022-23, in an amount not to exceed \$1,500,00, for access to homeless recovery services for the Office of Homeless Solutions for a term of one year. Financing: General Fund (\$1,500,000)

**Background-**

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. Per the State, there is no Healthy Community Collaborative solicitation for FY23. Losing the State funding would negatively impact 3 organizations that provide services to homeless individuals who have a mental illness or who might also have co-occurring substance use or primary care health issues. In FY2021, this program had served 2,210 individuals through State funding. Therefore, OHS will continue funding this program to promote a person's recovery and reintegration into the community.

The services were procured on an as-needed basis, unit price basis for performance of specified tasks, payments to Bridge Steps, Shelter Ministries of Dallas, and CitySquare shall be based only on the amount of the services directed to be performed by the City and properly performed by Bridge Steps, Shelter Ministries of Dallas, and CitySquare under the service price agreement.

**Agenda Number 24 Dallas County ILA Pass Through for the Bridge Agenda Item 22-1712**

Authorize an Interlocal Agreement with Dallas County to accept \$1,000,000.00, to be granted to Bridge Steps for homelessness assistance services to be provided at The Bridge, for the period October 1, 2022, through September 30, 2023 - Estimated Revenue: General Fund \$1,000,000.00 (Dallas County funding accepted as revenue)

DATE

August 19, 2022

SUBJECT

## Office of Homeless Solutions Overview of Council Actions

Background- The Bridge opened on May 20, 2008, providing a centralized entry point for homeless persons to access multiple services at one location through on-site services and co-located agencies. The Bridge serves almost 7,000 adult individuals experiencing homelessness per year, the majority of whom transition out of the agency's collaborative network rapidly. For adults experiencing episodes of homelessness, The Bridge provides triage services, jail diversion/re-entry services, medical/behavioral health care services, and day shelter services. For adults experiencing or at-risk of long-term homelessness, The Bridge provides night shelter and recreational/education services and assists clients in obtaining employment/disability income and affordable/supportive housing.

### **Agenda Number 25. Supportive Housing for Seniors – Legistar File 22-1626**

Authorize the first of two, one-year renewal options of a service price agreement between the City of Dallas and Catholic Charities of Dallas, Inc. Service Contract No. OHS-2021-00016403 for FY 2022-23, in an amount not to exceed \$250,000 for access for supportive housing for seniors for the Office of Homeless Solutions for a term of one year (10/01/2022-09/30/23). Financing: General Fund (\$250,000)

#### Background-

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as-needed basis.

This service contract will provide for housing rental subsidies and supportive resources for seniors (ages 55 and over) that ensure stability in the household. Supportive Services include but are not limited to: rental assistance, operating assistance, case management, transportation, mental/behavioral health, entering of data in the Human Management Information System (HMIS), community engagement, neighborhood revitalization, and shared use space for feeding, outreach, financial literacy, and social engagement. The goal of this program is to reduce the number of homeless seniors by providing housing rental subsidies and supportive services for up to 24 months.

Staff will be available at the Housing and Homelessness Solutions Committee meeting on Monday, August 22, 2022 to address questions related to the upcoming agenda items. In the interim, should you have any questions or need additional information please contact me.

Christine Crossley

Director, Office of Homeless Solutions.

*Christine Crossley*

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

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

# Memorandum



CITY OF DALLAS

DATE August 22, 2022

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

SUBJECT **Upcoming Agenda Item: MVA Contract Renewal**

On September 14, 2022, the Department of Housing & Neighborhood Revitalization (Housing) will be seeking City Council authorization for a four-year consulting contract, with one four-year renewal option, with Reinvestment Fund, Inc. to 1) provide an update to the Market Value Analysis (MVA), 2) complete a Displacement Risk Ratio (DRR) for the City of Dallas, and 3) provide associated research and technical support.

## Background

On July 27, 2017, the City of Dallas contracted with Reinvestment Fund, Inc. via Administrative Action to complete the first Market Value Analysis (MVA). MVA is a tool for neighborhood revitalization and investment that guides interventions not only to where there is a need for them, but also to places where public investment can stimulate private market activity and capitalize on larger revitalization efforts. The MVA has previously been used in Houston, San Antonio, Pittsburgh, New Orleans, Baltimore, and other cities.

In 2017, the MVA was partially funded through private partnership, with the City paying \$50,000.00 of the total cost. Research was completed to the satisfaction of City staff and was used in the development of the Comprehensive Housing Policy (CHP) and implemented within Dallas City Code Chapter 51A establishing the Mixed Income Housing Development Bonus (MIHDB). After five years, the data is becoming out of date and must be updated to ensure accuracy.

The MVA uses cluster analysis to identify and categorize housing markets throughout the city. The tool identifies similar characteristics between census block geographies and classifies each area as a strong, middle, or weak residential market. This categorization can be used as a guide for community development, neighborhood revitalization, development bonuses, and other investment to ensure that City policy and interventions address the needs of each area.

The Displacement Risk Ratio (DRR) identifies key indicators for displacement risk. Groups such as housing, community development, and advocacy organizations; residents; and City Council have asked Housing to begin exploring anti-displacement policies. This research serves as a first step in identifying the scale of displacement and displacement potential within Dallas.

DATE August 22, 2022  
SUBJECT **Upcoming Agenda Item: MVA Contract Renewal**

Housing is continuing to work with other anti-displacement efforts including the anti-displacement toolkit in partnership with Builders of Hope and Southern Methodist University.

The associated research and technical support allow Housing staff to update and maintain the data underlying the MVA and to do additional related research during the time in between each MVA update.

Due to the specialized data that needs to remain consistent for this next MVA update, Housing is procuring Reinvestment Fund, Inc. in an amount not to exceed \$236,144.00 via Special Need/Justification in accordance with Administrative Directive 4-5.10.5.6. This contract will include the following services:

- 2022 – Full MVA update, including costs for necessary data acquisition
- 2023 – Technical support and data acquisition for staff-led update
- 2024 – Technical support and data acquisition for staff-led update
- 2025 – Full MVA update, including costs for necessary data acquisition

The renewal is anticipated to start in 2028 and follow a similar annual schedule.

Full updates provided by Reinvestment Fund, Inc. will include additional products, described in additional detail in the attached Scope of Work, including:

- Disaster Risk Ratio (DRR)
- Extrapolation of MVA into non-residential areas
- Comparison between current and previous MVAs

The MVA has been used in the creation of multiple regulations and policies throughout the City of Dallas, including the MIHDB and policies within the CHP. With completed and pending updates to both items, an update to the MVA is imperative to ensure new policies and programs are created and operated effectively.

City Council approval of this item will authorize a new four-year contract and one four-year renewal for the MVA and associated research with Reinvestment Fund, Inc.

### **Uses and Purpose of the MVA**

In the past, City Council members have expressed concerns with the impact of the MVA on the City's policies, specifically that the G, H, and I designations were furthering discrimination and restricting development in historically disinvested minority neighborhoods.

It is important to differentiate between the MVA itself and the use of the MVA to create policies. The MVA uses tested methodologies to analyze the current market conditions in Dallas. The results of the analysis are ground-tested in meetings with the community and in driving neighborhoods to ensure the results of the analysis reflect actual market conditions.

DATE August 22, 2022  
SUBJECT **Upcoming Agenda Item: MVA Contract Renewal**

The MVA allows the City, for example, to target additional services and funding to G, H, and I neighborhoods based on the needs identified in the analysis to improve the market and benefit the community.

The MIHDB program is an existing example of an MVA-targeted program. In the strongest market types, the program incentivizes deeper affordability in on-site units and requires higher fee in lieu. In the weakest market types, the program incentivizes market rate development by providing development bonuses for a small percentage of reserved units. In addition, the MIHDB offers a smaller fee in lieu payment in weaker markets to increase participation and to increase the total number of market rate units in these areas.

As Housing and its partners continue to develop a new housing policy based around the recommendations of the equity audit, data such as the MVA will be used to guide policies to further equity in the city, revitalize communities, and develop housing that strengthens Dallas.

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



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

#### Attachment: Scope of Work for Market Value Analysis

c:	T.C. Broadnax, City Manager	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
	Chris Caso, City Attorney	Dr. Robert Perez, Assistant City Manager
	Mark Swann, City Auditor	Carl Simpson, Assistant City Manager
	Billerae Johnson, City Secretary	Jack Ireland, Chief Financial Officer
	Preston Robinson, Administrative Judge	Genesis D. Gavino, Chief of Staff to the City Manager
	Kimberly Bizer Tolbert, Deputy City Manager	Directors and Assistant Directors
	Jon Fortune, Deputy City Manager	



## REINVESTMENT FUND

Scope of Work for Market Value Analysis

Dallas, TX

August 2022

### **Contact Information:**

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President, Policy Solutions

Reinvestment Fund

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### Reinvestment Fund

Reinvestment Fund is a leading innovator in the financing, analysis, and design of neighborhood and economic revitalization efforts. Our mission is to build wealth and opportunity for low-wealth people and places through the promotion of socially and environmentally responsible development. Over its 30+ year history, Reinvestment Fund has evolved into a results-oriented, socially responsible community investment group with expertise in public management, sophisticated spatial display, and rigorous data analysis conducted by the Policy Solutions division (Policy).

Policy's data analyses guide both Reinvestment Fund's own investments, as well as those of external clients. We work with the public, private, and philanthropic sectors to design and measure the impact of strategies to preserve and rebuild equitable communities. We are recognized nationally for producing objective research on fair housing, mortgage foreclosures and rental evictions, residential and commercial market conditions, food access, arts and culture, and the impact of various housing and community development programs.

### Market Value Analysis (MVA)

Policy's MVA offers a tool for community revitalization and investment; it guides interventions not only to where there is a need for them, but also in places where public investment can stimulate private market activity and capitalize on larger revitalization efforts. Since 2001, Policy has created over 40 MVAs for municipal, county and state geographies, including Dallas, TX in (project commencing in 2017 and concluding in 2018). The MVA offers insight into the variation in market strength and weakness within and between traditional neighborhood boundaries because it uses Census block groups as the unit of analysis.<sup>1</sup> Where market types meet on the map becomes instructive about the potential direction of market change, and ultimately, the appropriateness of types of investment or intervention strategies.

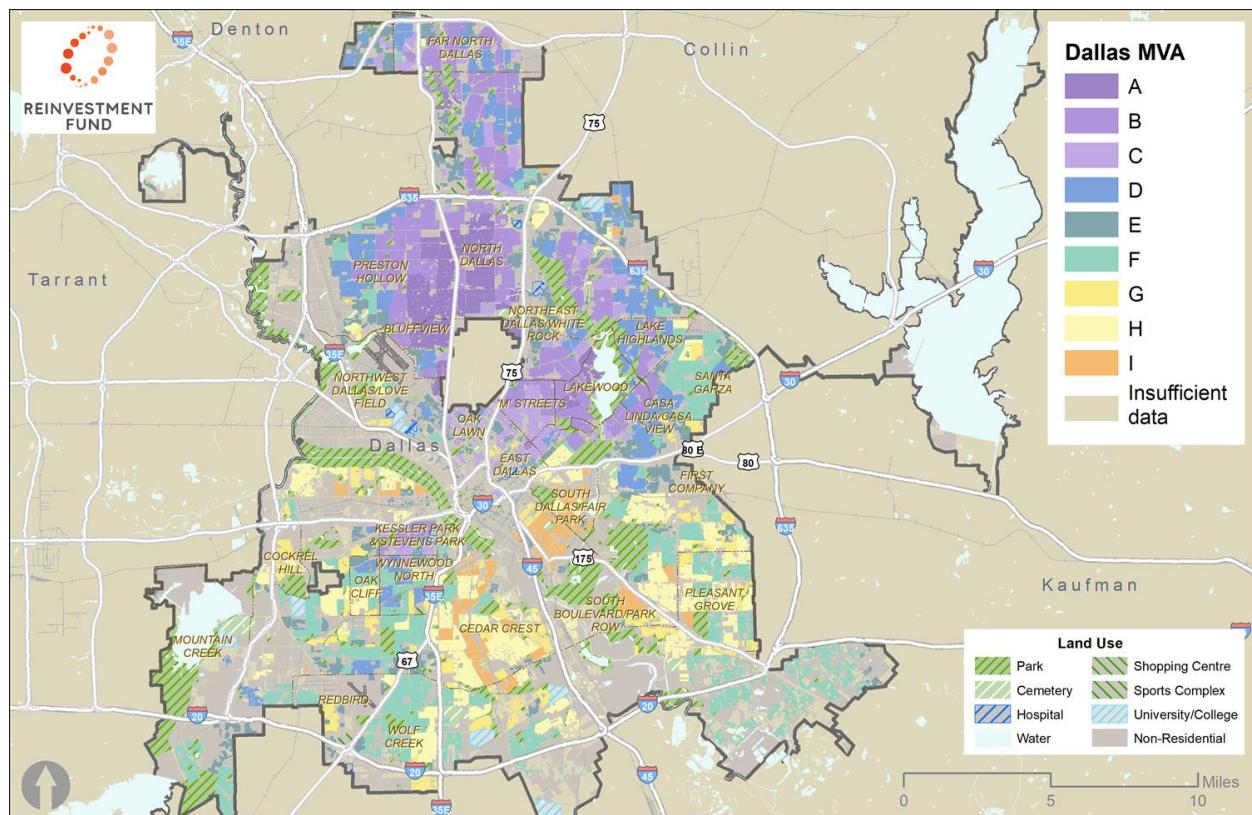
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<sup>1</sup>A Census block group is a geographic designation representing an area that is typically about one-fifth the size of a Census tract.



Several localities, including Houston, Pittsburgh, New Orleans, Delaware, Philadelphia, and Baltimore, now work with us to conduct the MVA analysis on a periodic basis to provide an update on the housing market and how it has changed over time. To see examples of the MVA product, visit:

<https://www.reinvestment.com/initiatives/market-value-analysis/>



**Figure 1: Dallas Market Value Analysis**

### MVA Steering Committee

Policy typically works directly with an MVA steering committee throughout the study process. Steering committee participants represent a diverse group of public agencies, lenders, real estate professionals and nonprofit institutions who have unique expertise and experience in specific sectors or communities in the area being studied.

Once Policy has internally reviewed the MVA component datasets, steering committee members provide their insights into the validity of the data and the resulting preliminary analysis. This allows for stakeholders to be involved throughout the process as they think about the programs and services currently in place and assess their ongoing appropriateness to observed market conditions.

Committee members also frequently become the “champions” for use of the MVA after it is completed. And because this is a unique moment in time when federal dollars will be hitting communities at likely unprecedented levels, it is vitally important that Policy and Dallas City government agencies (e.g., Housing and Neighborhood Revitalization) work together to constitute and cultivate a strong steering committee. It is vitally important that we work together with the City to ensure the committee members are active participants in the process.

### MVA Methodology and Assessment

To perform an MVA, Policy collects and analyzes data that uniquely define the local real estate market and sub-markets. Our clients obtain and provide most of that data to Policy, usually from local administrative sources, covering the most recent 2-year period available at the time the analysis begins. Typical components of the MVA include, but are not limited to:

- Residential property sales prices (including translations of rent prices to sale prices for those areas of Dallas dominated by rental properties)
- Residential mortgage foreclosure filings
- Tenure (i.e., owner occupancy)
- Vacant housing units
- Properties with code violations
- Property descriptions (e.g., housing type, zoning, parcel, and lot size)
- Subsidized rental housing units and Housing Choice Vouchers
- Construction permits
- Publicly owned property

To develop the MVA, Policy uses a statistical technique known as cluster analysis. A cluster analysis forms groups of areas (i.e., block groups) that are similar along the descriptors noted above. The goal is to form groups (typically from 6-10) within which there is a similarity of characteristics, but each group is itself distinct from the others. Using this technique, the MVA condenses vast amounts of data to a manageable, meaningful typology of market types that can inform decisions related to the distribution of investments and other resources. (See Table 1).

	Median Sales Price	Variation Sales Price	Household Density*	Percent Owner Occupied	Pct. New Construction Units	Pct. Rehab. Permits	Percent Subsidized Households	Percent Code Violations	Percent Vacant Homes	Percent Foreclosure Filings
<b>A (29)</b>	\$1,073,300	0.57	3.0	81%	2.6%	3.6%	1%	1%	2.4%	>1%
<b>B (97)</b>	\$463,900	0.48	3.7	85%	1.2%	4.4%	2%	>1%	1.2%	>1%
<b>C (87)</b>	\$390,500	0.40	8.5	31%	1.8%	1.2%	4%	1%	1.7%	1%
<b>D (99)</b>	\$267,100	0.42	4.9	69%	0.5%	2.9%	4%	1%	1.8%	>1%
<b>E (233)</b>	\$140,300	0.32	15.6	13%	1.1%	0.3%	13%	2%	2.3%	3%
<b>F (128)</b>	\$117,600	0.44	5.0	73%	0.3%	1.5%	8%	2%	1.8%	3%
<b>G (61)</b>	\$91,300	0.41	12.3	26%	0.4%	0.6%	63%	4%	3.8%	7%
<b>H (126)</b>	\$72,400	0.55	5.7	60%	0.4%	1.3%	8%	6%	3.7%	4%
<b>I (48)</b>	\$41,500	0.76	7.1	46%	0.7%	1.0%	17%	21%	7.5%	5%
<b>Avg. Dallas Block Group</b>	\$133,300	0.44	8.5	48%	0.9%	1.6%	12%	3%	2.6%	1%

**Table 1. Dallas MVA Market Characteristics (\*Note: Household Density is displayed, but was not a component of the MVA)**

Policy is committed to accuracy. In addition to testing data, we physically investigate the study area on multiple trips (frequently accompanied by our local clients and/or steering committee members) to verify, at the street-level, that the data reliably reflect observed conditions, and that the resulting MVA categories accurately reflect the market. Policy staff will spend several days at the beginning and during the draft stages to systematically drive throughout different parts of the study area to observe and document property and area conditions. When the data do not comport with what staff view on the street, we flag this for the steering committee and consider alternative datasets if necessary.

### Additional Analyses

#### ***Estimate Market Types In Non-Residential Areas***

With the 2018 MVA, DHNR collaborated with Policy to estimate MVA market types in non-residential areas (except for Love Field and Mountain Creek Lake). The purpose and utility of this estimation is to give DHNR a way of understanding the residential prospects for the non-residential areas if they were to become residential. Policy will explore several options for this estimation, in consultation with DHNR, likely inclusive of spatial interpolation in non-residential areas based on surrounding residential area MVA market types; other options will also be explored. In the end, Policy will ensure that the MVA is descriptive of as much of Dallas as the DHNR needs and the data support.

### ***Tracking MVA Changes Over Time***

Many clients use the MVA to measure changes in their market over time. Completion of the 2022 MVA in Dallas will support comparative analyses between current conditions and those observed in 2018. Policy will create a citywide overview of areas where significant change has occurred along key indicators: sales price, foreclosures, and other measures identified in consultation with the MVA steering committee. We will also evaluate the direction and magnitude of those changes.

### ***Policy's Displacement Risk Ratio (DRR)***

We will estimate Policy's Displacement Risk Ratio (DRR) and how it has changed over the last several years as this is instructive about where markets have changed so dramatically that displacement of residents (or inability of residents of similar incomes to move in) has become an issue – and where that issue is emerging. This metric, particularly over the last few years, has been extraordinarily useful in markets where we work.

### ***Data Overlays***

In collaboration with City staff and steering committee members, Policy will identify up to four data layers that will be produced and laid over the MVA results (e.g., job centers, racial/ethnic composition – using most up-to-date Census/American Community Survey data, affordability by income level, mortgage lending activity). These overlays support stakeholders to both think more globally about the housing market and its relation to other important issues in Dallas, and to use the MVA to implement programs and make budget decisions.

### ***Deliverables***

Policy will present findings from the MVA and additional analyses at steering committee meetings. We will also provide the City with the underlying data and results so they can be installed and used in local data systems. Specifically, Policy will:

- Deliver a database that will include all information obtained from the client and all other sources used to create the MVA and its respective “context” layers. Any modifications made to the data will be documented and included in that database. It will be delivered to the client in .dbf and .shp file formats to allow for incorporation into other data systems with a metadata file.
- Provide Technical Assistance (TA) to the City or its designee(s) to convey the methodology and structure of final database for integration into local data management systems.
- Deliver a PowerPoint presentation detailing the MVA process and findings related to: the characteristics of each market type; areas that have experienced significant market changes along key measures; and additional data overlays.

## Work Plan: 2022 Dallas Market Value Analysis<sup>2</sup>

<b>TASK*</b>	<b>Timeline</b>
<b>Launch Meeting and Data Acquisition/Processing</b>	<b>Month 1- 2</b>
Launch meeting (via conference call) with Policy and Dallas officials, to review the MVA process and data needs.	<b>Within 2 weeks of contract signing</b>
Client supplies parcel and block group data required for the analysis.	
Policy processes data and creates maps of each indicator to evaluate during launch trip.	
<b>Preliminary Analysis and Steering Committee Kickoff - Trip 1</b>	<b>Month 1-2</b>
Meeting with Policy, City officials and steering committee members to review draft variables, process, and datasets in the model.	
Policy staff drive city to determine accuracy of the MVA component variables.	
Review deliverables and discuss format of final products and content of additional analyses.	
<b>Data Analysis</b>	<b>Months 2-3</b>
Policy tests and continues to assess various data elements at the block group level.	
Policy hosts a go-to meeting with City officials to show data mapped for each variable and validates that the data comports to what is known about the market conditions.	
Policy defines cluster market types and tests results.	
<b>MVA Field Validation and Draft Model Review - Trip 2</b>	<b>Month 3</b>
Complete a field inspection of draft MVA (cluster analysis) to ensure output conforms to the built environment and market realities. During the field inspection, designated City officials and steering committee members are invited to accompany Policy staff during field validation.	
Hold second meeting of steering committee to review the draft MVA results, solicit feedback on its accuracy, and discuss dissemination strategy.	
Meet with City officials to discuss framework for the MVA as it relates to public intervention and investment strategies.	
<b>MVA Draft Results</b>	<b>Months 4-5</b>
After the initial field verification is complete, Policy will make appropriate adjustments to cluster modeling.	

<sup>2</sup> The 2025 Dallas MVA is proposed to follow a similar timeline.

Prepare maps, PowerPoint presentation and materials displaying MVA to review with City and steering committee.

Conduct additional analyses related to commercial corridors and identify subjects for data overlays.

**Revise and Finalize MVA, Refine Additional Analyses**

**Month 5**

Based upon field validation and taskforce feedback, revise, test, and update model. Continue to revise until Policy and City agree it accurately depicts the market conditions.

Policy staff travel to Dallas (Trip 3) for additional field validation and refinement of final MVA model.

**MVA Results and Strategy Discussion - Trip 4**

**Month 6**

Present MVA methodology, analysis and considerations for intervention and investment strategies at third and final steering committee meeting. Deliver all data related to the 2022 MVA. Meet with City administration and elected officials, as requested by the City.

*\*Timeline assumes that Policy will receive all residential real estate market data at project launch.*

**Budget & Task List**

As promised, although costs have increased since the first Dallas MVA, Policy is committed to completing the MVA for the same price as last time.

Dallas also asked about pricing a 2025 MVA and ongoing consultation through creation of that MVA. The assumption is that City Staff would be collecting the requisite MVA data components annually and cleaning/organizing those data into a database that can be used to update the MVA. Under that assumption, we estimate that the 2025 MVA to cost \$85,000. Expected ongoing consulting activities are detailed in the task list below.



<b>TASK</b>	<b>Timeline</b>	<b>Cost*</b>
<b>Create 2022 Dallas MVA</b>		\$100,000
Launch Meeting, Data Acquisition/Processing, Steering Committee Kickoff (Includes Trip 1)	Months 1- 2	
Data Analysis	Months 2-3	
MVA Field Validation and Draft Model Review (Includes Trip 2)	Month 3	
MVA Draft Results and (Includes Trip 3)	Months 4-5	
Revise and Finalize MVA, Refine Additional Analyses	Month 5	
MVA Results and Strategy Discussion (Includes Trip 4)	Month 6	
<i>MVA 2022 Data Purchase (home sales and foreclosures)</i>		\$9,236
<b>Year 1 Technical Assistance</b>	<b>Months 7-12</b>	\$10,000
Provide support to DHNR in creating/updating DRR		
Provide support to DHNR in applying the MVA		
Lead presentations of MVA to groups at the request of DHNR		
Work with DHNR to establish processes for gathering and cleaning MVA component data		
Support DHNR to establish processes for measuring change in MVA components		
<b>Year 2 Technical Assistance</b>	<b>Months 13-24</b>	\$7,500
Provide support to DHNR in creating/updating DRR		
Provide support to DHNR in applying the MVA		
Support DHNR to measure change in MVA components		
<i>Year 2 Data Purchase (home sales and foreclosures)</i>		\$5,636
<b>Year 3 Technical Assistance</b>	<b>Months 25-36</b>	\$7,500
Provide support to DHNR in creating/updating DRR		
Provide support to DHNR in applying the MVA		
Support DHNR to measure change in MVA components		
<i>Year 3 Data Purchase (home sales and foreclosures)</i>		\$5,636
<b>Create 2025 MVA</b>	<b>Months 37-42</b>	\$85,000
Same tasks and timeline as 2022 MVA <i>(includes cost reduction for reduced effort in data acquisition, and some electronic / physical validation)</i>		
<i>2025 MVA Data Purchase (home sales and foreclosures)</i>		\$5,636
<b>Total Cost</b>		\$236,144

## Project Staffing

**Ira Goldstein, Ph.D.**, is the President of Policy Solutions at Reinvestment Fund. Dr. Goldstein has conducted detailed spatial and statistical analyses in many cities and regions across the US. Those studies are used by local government to craft policy responses and allocate scarce resources based on local market conditions. He also has conducted studies of mortgage foreclosures and abusive lending practices. Much of that work supported civil rights and consumer protection cases brought by federal, state, and local governments. For more than 35 years, Dr. Goldstein has been a Lecturer for the University of Pennsylvania's Urban Studies program. He instructs undergraduates and graduate students in research methods, statistics, and housing policy. Prior to joining Reinvestment Fund, Dr. Goldstein was the mid-Atlantic Director of Fair Housing and Equal Opportunity for the US Department of Housing and Urban Development. He is a Fellow with the University of Pennsylvania's Institute for Urban Research.

**Emily Dowdall** is Policy Director. She will serve as project manager. Her focus is helping clients apply research results in making data-driven programming and investment decisions. She is leading a multiyear, mixed-method analysis of evictions in Philadelphia that is designed to yield changes in process, resource allocation, and outcomes. Other recent projects include an evaluation of an eviction and foreclosure prevention program in Cincinnati. Prior to Reinvestment Fund, Ms. Dowdall led research efforts on critical issues facing Philadelphia and other cities for the Pew Charitable Trusts, producing major reports on topics including gentrification, the role of public libraries in big cities, property taxes, and school building closures. She has a Master of City Planning degree from the University of Pennsylvania, where she also teaches, and a B.A. in Metropolitan Studies from New York University.

**Colin Weidig** is a Senior Policy Analyst. He conducts evaluations, strategic planning, and quantitative analyses for philanthropic, government, and private clients. Employing both quantitative (spatial, statistical, and analytics-based) and qualitative (interviews and focus groups) analyses, Mr. Weidig uses research to help clients better understand their markets, programs, and policy advocacy. His previous work includes evaluations of Philadelphia's Mortgage Foreclosure Diversion Program. He is the co-author of *The City of Philadelphia's Residential Mortgage Foreclosure Diversion Program: Addressing the Rising Tide of Foreclosure*, *What if Pennsylvania Had Not Had HEMAP?*, and *Strategic Property Code Enforcement and its Impacts on Surrounding Markets: An Analysis of Philadelphia's Implementation of Pennsylvania's Neighborhood Blight Revitalization and Reclamation Act*, among others. Prior to Reinvestment Fund, Mr. Weidig was a staff attorney at Philadelphia Volunteers for the Indigent, which included representing homeowners participating in the Diversion Program.

**Maria Bernal** is a Policy Analyst. Most recently, Ms. Bernal worked as a Portfolio Analyst for Coventry First LLC. Previously, she held various roles at the University of Pittsburgh including System Administrator for the Pittsburgh Experimental Economics Lab (PEEL) and Teaching Assistant for Intermediate Microeconomics in the Economics Department, and she worked in the Qualitative Data Analysis Program at the University Center for Social and Urban Research. She has collected and analyzed qualitative data related to early childhood education and the engagement of graffiti artists in Mexico. Additionally, Maria worked for Merck Co. as a Data Analytics Intern. She holds a B.S. in Economics and Computer Science.

# Memorandum



CITY OF DALLAS

DATE August 22, 2022

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

SUBJECT **Upcoming Agenda Item: Public Facility Corporation Development – Jefferson University Hills**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on September 14, 2022 to authorize the Dallas Public Facility Corporation's (Corporation) acquisition, development and ownership of Jefferson University Hills, a 400-unit mixed-income multi-family development to be located at the northwest corner of University Hills and East Camp Wisdom Boulevard (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Act requires a multi-family property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). Jefferson University Hills will reserve 40% of the units for residents earning less than 80% AMI and 10% of the units will be reserved for residents earning less than 60% AMI. The other 50% of the units will be non-income restricted. The Corporation's bylaws require City Council approval of any development that results in a property tax exemption. The Corporation's Board of Directors approved a term sheet with JPI Companies (Applicant) and staff recommends City Council approval of this item.

## BACKGROUND

JPI Companies (Applicant) submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of Jefferson University Hills, a 400-unit mixed-income multi-family development to be located at the northwest corner of University Hills Boulevard and East Camp Wisdom Road (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multi-family property must reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). Jefferson University Hills will reserve 40% of the units for residents earning less than 80% AMI and 10% of the units will be reserved for residents earning less than 60% AMI. The other 50% of the units will be non-income restricted.

The Applicant will be a limited liability company owned by JPI Companies (JPI). JPI, a corporation authorized to do business in Texas, is a real estate development firm that specializes in mixed-income and workforce multi-family projects throughout Texas. JPI is

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one of the most prolific multi-family developers in the country and has completed 58 developments totaling more than 22,000 units in Texas alone; they have utilized the Public Facility Corporation structure and other affordable housing programs to achieve success on a very large scale.

The Project will consist of 400 residential units including 260 1-bedroom units, 120 2-bedroom units, and 20 3-bedroom units. The units will include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property will also include a swimming pool with outdoor grills and fire pits, fitness center, business and conference rooms, and common area lounge. The Market Value Analysis (MVA) market type is uncategorizable as the land is not currently developed with residential uses. The Project is part of a larger planned development that will include senior housing, for-sale single family housing, retail, and public/community amenities.

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

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	60.00%	26	\$1,097.00
1BR	80.00%	104	\$1,462.00
1BR	Market	130	\$1,473.00
2BR	60.00%	12	\$1,316.00
2BR	80.00%	48	\$1,718.00
2BR	Market	60	\$1,718.00
3BR	60.00%	2	\$1,520.00
3BR	80.00%	8	\$1,998.00
3BR	Market	10	\$1,998.00

The 80.00% AMI rents are meant to provide housing to the “missing middle” of the market: residents that earn above 60.00% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size. These incomes represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, etc.

Total development costs are anticipated to be approximately \$99,727,000.00 which includes the acquisition price for the land. The development budget less soft/financial costs is approximately \$77,386,000.00, which is \$193,465.00 per unit.

DATE August 22, 2022  
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<b>Proposed Financing Sources</b>	<b>Amount</b>
Construction Loan	\$ 64,952,922.00
Mezz Loan	\$ 24,838,627.00
Developer/Investor Equity	\$ 9,935,451.00
Total	\$ 99,727,000.00
<b>Proposed Uses</b>	<b>Amount</b>
Hard Costs	\$ 77,386,000.00
Land Acquisition	\$ 5,603,000.00
Soft Costs	\$ 15,423,000.00
Financial Costs	\$ 1,315,000.00
Total	\$ 99,727,000.00

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation's participation in the Project, the Corporation is estimated to receive \$6,393,499.00 over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) a general contractor fee of \$481,502.12 paid at closing; (3) lease payments starting at \$325,000.00 and increasing by 3.00% annually; (4) a 15.00% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project and (5) a 2.00% sales commission on all future sales. In the event of a sale throughout the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Project will be owned free and clear by the Corporation. The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City.

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

The City is authorized by the Act to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, City Council authorized the creation of the Corporation to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035. Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the Corporation's bylaws, any Public Facility related to multi-family residential



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development of the Corporation shall not proceed unless (1) the development of the Public Facility could not be feasible but for the Corporation's participation, and (2) the development of the Public Facility is in furtherance of the City of Dallas's Comprehensive Housing Policy (CHP), as amended.

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

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



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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
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Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE August 22, 2022

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

SUBJECT **Title Clearing and Clouded Title Prevention Program**

An agenda item for the Department of Housing & Neighborhood Revitalization (Housing) will be considered by the City Council on the September 14, 2022.

The item will authorize a one-year professional services agreement in the amount of \$200,000.00 in general funds with two one-year renewal options for the Title Clearing and Clouded Title Prevention Program (Program) with ProSource Technologies, LLC (ProSource), the most advantageous proposer of three proposals.

## **BACKGROUND**

The program is intended to assist families with inherited real estate issues that may have lived in their homes their entire lives, yet their ownership is not properly documented in the deed records. This hampers their ability to qualify for City programs such as the Home Improvement and Preservation Program (HIPP), to obtain home improvement loans, and to sell the property when they are ready. It can erode the family's chances to pass the property on to their children or to access the equity in their property. Additionally, when a significant number of properties in a neighborhood have ownership clouds on the title and have fallen into disrepair, the lack of maintenance may affect the entire neighborhood's stability and future.

To address this issue, on September 18, 2018, City Council approved the FY 2019 City budget, which included funding to support the first pilot program of the Title Clearing and Clouded Title Prevention Program not to exceed \$500,000.00. Cadilac Law, PLLC, (Cadilac) was awarded \$200,000.00 to test this program as a pilot program. Cadilac is an Oak Cliff-based, woman-owned law firm that focuses primarily on real estate, estate planning, and probate issues. At the time of contract, Cadilac had three years' experience clearing titles, performing title abstract and examination, and representing clients in probate cases. Cadilac has worked for about two years on this initial program and spent \$55,669.00 to date providing 120 legal screenings, 49 affidavits of heirship, 10 lady bird deeds, 19 general warranty deeds, 1 correction affidavit, and 8 title reports.

## **ISSUE**

While there have been multiple seminars, turn out to these events has been limited, thus connecting with people who need the services has been a barrier in program delivery. Cadilac processes direct referrals from the Housing Department who have been found to have a title issue when applying to HIPP. The program is part of the Housing Department outreach events

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to market all programs and has been sent out over the City's and Cadillac's social media accounts.

During the pandemic, Housing staff has been able to monitor the program, have regular check-in calls with the vendor, try out different ways to reach people, and adjust accordingly. Over the past two years, Housing has researched to see if there were other interested vendors with legal services as part of their services, but that also had other disciplines on staff or as part of a partnership such as community engagement and outreach, data and GIS, and knowledge of Dallas and Texas.

### **STAFF RECOMMENDATION**

A Request for Competitive Sealed Proposals was initiated with the Office of Procurement Services in September 2021 and ProSource was selected as another vendor to provide assistance to qualified clients to clarify the legal ownership of their real property. This contract with ProSource will be for \$200,000.00. ProSource has provided these kinds of services for cities, counties, and states across the country for the past 24 years.

ProSource also provides land acquisition, geospatial mapping, data management, web-based GIS, community relations, land feasibility studies, and permitting services. Their clients include large scale energy developers, telecommunications companies, and government entities that are involved in the planning and development of energy, resource management and infrastructure projects. They have experience researching the ownership of surface and mineral rights by examining historical legal documents such as deeds, estates, tax records, liens, bankruptcies, and judgements. They produce mapping and deed plotting to verify the chain of title. They use all of this to prove any issues with the title and to supply title curative instruments to clear title and ownership of the property.

Having both vendors operational with different approaches will allow Housing to further evaluate the program with the intention of developing best practices in Tangled Title mitigation.

Should you have any questions please contact David Noguera, Director of Housing and Neighborhood Revitalization at (214) 670-5988 or David.Noguera@dallas.gov.



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

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# Memorandum



CITY OF DALLAS

DATE August 22, 2022

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

SUBJECT **Upcoming Agenda Item: DHFC Acquisition of The Briscoe, a 322-unit multi-family development located at 12639 Coit Road**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on September 14, 2022 to authorize the Dallas Housing Finance Corporation (DHFC or Corporation) to issue tax-exempt essential function bonds to finance, acquire, and own The Briscoe, a 322-unit multi-family development located at 12639 Coit Road (Project). This acquisition provides the City with the opportunity to convert an existing Class-A multi-family property to mixed-income, workforce housing in a high opportunity area of the City near job centers, transportation, parks, retail, and other high-quality amenities. The DHFC Board of Directors approved a term sheet with Opportunity Housing Group, Inc. (Applicant), and staff recommends City Council approval of this item.

## BACKGROUND

Opportunity Housing Group, Inc. (Applicant or OHG), submitted an application to the Dallas Housing Finance Corporation (DHFC or Corporation) to issue tax-exempt essential function bonds to finance, acquire, and own The Briscoe, a 322-unit multi-family development, located at 12639 Coit Road (Project). The Corporation will own the site and improvements while contracting with the Applicant who will act as the Project Administrator. Pursuant to the Texas Housing Finance Corporation Act, Chapter 394 of the Texas Local Government Code (Act), a Housing Finance Corporation 1) may issue bonds to acquire affordable housing and 2) any residential property owned by a Housing Finance Corporation is exempt from all ad valorem taxes. As with all bonds issued by the DHFC, they are non-recourse to both the City and the Corporation. They are not liabilities of the City and are repaid solely through the revenues of the Project.

The Project is currently market rate/non-income restricted. However, upon acquisition by the DHFC, at least 50% of the units will be reserved for residents earning below 80% area median income (AMI), 40% of the units will be reserved for residents earning between 80%-140% AMI, and 10% of the units will be market rate.

The owner of the project will be DHFC The Briscoe Apartments, LLC, a limited liability company having the DHFC as its sole owner. Opportunity Housing Group, Inc. (OHG), a corporation authorized to do business in Texas, is a real estate development firm that specializes in mixed-income and workforce multi-family projects throughout the country.

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OHG's principals have acquired over 7,700 apartments and developed an additional 7,750 apartments using the proposed public bond financing structure as well as other programs.

The Project consists of 322 residential units. The unit mix includes 223 1-bedroom units, 90 2-bedroom units, and 9 3-bedroom units. The units include energy efficient appliances, granite countertops, in-unit washer/dryers, and other Class-A features. The Property also includes a swimming pool with outdoor fire pit and grilling area, fitness center, business and conference rooms, dog park and pet wash stations, EV charging stations, and a common area lounge. The Project does not require a zoning change because it is already existing and in operation. The Market Value Analysis (MVA) Market Type is Type E and adjacent to MVA Market Type B. The Project is currently 99% occupied.

Upon acquisition, the unit mix and rental rates will be the lesser of the Texas Department of Housing and Community Affairs (TDHCA) published income restricted rents or market rents:

Unit Type	AMI	Units	Rent
1BR	80.00%	110	\$1,421.00
1BR	140.00%	89	\$2,558.00
1BR	Market	24	\$1,580.00
2BR	80.00%	45	\$1,754.00
2BR	140.00%	36	\$3,069.00
2BR	Market	9	\$2,077.00
3BR	80.00%	4	\$2,026.00
3BR	140.00%	4	\$3,545.00
3BR	Market	1	\$2,663.00

All income qualifying residents that are currently paying more than the TDHCA income restricted rents will see their rents lowered to that amount instead of being increased to market rents. This represents annual average rent savings of \$222.00/month or \$2,664.00/annually for residents earning less than 80% AMI compared to current market rents across all unit types. The rents for individuals and families earning less than 80% AMI are meant to provide housing to the "missing middle" of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI, but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for 81% to 140% AMI restricted units function like market rate units, but are included to satisfy the income requirements of the Act. The market rents are anticipated to grow much faster than the income restricted rents over the next 15 years resulting in exponential rental savings to residents earning less than 80.00% AMI. Total rental savings are estimated to be from \$21,000,000.00 to \$26,000,000.00 over 15 years.

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SUBJECT **Upcoming Agenda Item: DHFC Acquisition of The Briscoe, a 322-unit multi-family development located at 12639 Coit Road**

Total bond issuance is anticipated to be approximately \$114,600,000.00. The financing will be funded 100% by tax-exempt essential function bonds which will be issued by the DHFC. The bond issue premium of \$15,886,227.00 is deducted from the initial issue amount which will leave \$98,713,773.00 in bond proceeds to cover the acquisition costs of the transaction.

<b>Proposed Financing Sources</b>	<b>Amount</b>
Series A Bonds	\$114,600,000.00
Original Issue Premium	(\$ 15,886,227.00)
<b>Total</b>	<b>\$ 98,713,773.00</b>
<b>Proposed Uses</b>	<b>Amount</b>
Deposit to Project Acquisition Account	\$82,982,968.00
Deposit to Capitalized Interest Account	\$ 1,623,500.00
Deposit to Capital Reserve Fund	\$ 750,000.00
Deposit to Operating Reserve Fund	\$ 443,889.00
Deposit to Coverage Reserve Fund	\$ 974,100.00
Deposit to Subordinated Fee Reserve Fund	\$ 1,041,376.00
Deposit to Senior Debt Service Reserve Fund	\$ 4,870,500.00
Deposit to Extraordinary Expense Fund	\$ 500,000.00
Deposit to Operating Account	\$ 295,926.00
Initial Payment to Asset Manager	\$ 2,000,000.00
Costs of Issuance	\$ 3,231,514.00
<b>Total</b>	<b>\$98,713,773.00</b>

The Project will be owned by the DHFC outright, with the option to sell or refinance the Project beginning at year 15. Following the retirement of the bonds, the DHFC will own the asset free and clear. All excess cash flow will go toward the retirement of the bonds, further strengthening the financial position of the property and increasing the equity of the DHFC in the project. OHG will act as the Project Administrator to negotiate the Purchase Sale Agreement, provide the required deposit, assemble third party reports, and take on the risks of performing all the front-end “sponsorship” functions. Following the closing, the Project Administrator will work with the property manager in the administration of the Project, oversight of affordability compliance, operational management and in providing information on Project performance to bond holders on behalf of the DHFC. As Project Administrator, OHG will receive a \$2 million fee paid at closing as well as \$500.00/unit per year annually for the administration of the project. OHG will also receive subordinate bond proceeds of \$5 million after the bonds are retired at some point between years 15 to 35. This will act as compensation to OHG in consideration for the long-term administration and careful management of the property over the course of operations.

In consideration for the Corporation’s participation in the Project, the DHFC will receive an annual asset management fee of 0.5% of effective gross income. The DHFC will also



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receive 100% of net proceeds from the sale of the asset, which is conservatively estimated to be at least \$51 million in year 15 and \$299 million if it is held until year 35. These revenues generated for the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. Other cities that have utilized this essential use bond structure to provide workforce housing have planned to refinance the debt in year 15 to provide deeper affordability at the properties (30%, 50%, and 60% AMI units).

This proposed DHFC acquisition results in foregone tax revenues for the City until the project is sold and income restrictions are removed. The 2022 City tax for this property is \$436,915.00 and the 15-year estimate of foregone taxes is \$9,434,946.00. However, the workforce housing rental savings and the value of the property provides the City benefits that outweigh the foregone revenue. This acquisition and financial structure also allows the City to immediately own and provide mixed-income housing in a high opportunity area near jobs, parks, transportation, retail, and other amenities.

The DHFC's estimated revenues were calculated by the DHFC's partnership counsel and financial advisors. Market rent and sales comps were analyzed to ensure the project costs were reasonable for the market. Corporation financial advisors also confirmed that but for the ad valorem tax exemption and the issuance of tax-exempt bonds, the Project would not be economically feasible with the workforce housing income restrictions.

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP. Staff recommends approval of this item as it furthers the goals of the CHP by providing mixed-income housing in a high opportunity area of the City with access to amenities, jobs, and other resources.

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



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# Memorandum



CITY OF DALLAS

DATE August 22, 2022

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

SUBJECT **Upcoming Agenda Item: Approval of a Land Transfer and Development Agreement for Trove Valor, a Proposed 1,000-Unit Affordable Housing Challenge Development**

## SUMMARY

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on September 28, 2022 to authorize, 1) the sale of City owned property located at 4515 South Lancaster Boulevard to the Dallas Public Facility Corporation (DPFC), pursuant to the Texas Local Government Code section 272.001(g), for the development of low- and moderate-income housing; and 2) a development agreement between the DPFC and Lavoro Acquisitions, LLC (Lavoro), under which the City will be a third-party beneficiary entitled to the rights and benefits established by the development agreement as if it were a party thereto, for the development of Trove Valor, an approximately 332-unit, mixed-income multi-family development to be located at 4515 South Lancaster Boulevard (Project). Lavoro was one of the selected respondents to the City's 1,000-Unit Affordable Housing Challenge Request for Proposals to activate vacant, publicly owned land near DART Rail Stations. City Council authorized a Right of Entry for the project site with Lavoro on May 26, 2021 by City Council Resolution 21-0928. The item will authorize 1) the DPFC's acquisition of the site from the City through the City's Land Transfer Program; and 2) the DPFC to enter into a 75-year lease, to provide for the development of low- and moderate-income housing, with Lavoro subject to the terms of a development agreement as outlined in the attached term sheet (Exhibit A). On June 21, 2022, the DPFC Board of Directors approved the term sheet with Lavoro and staff recommends City Council approval of this item based on the terms negotiated between Staff, DPFC Financial Advisors, and DPFC Counsel.

## BACKGROUND

On May 26, 2021, City Council Resolution 21-0928 authorized the City Manager to execute a Right of Entry (ROE) Agreement and begin negotiations with Lavoro for the City-owned site at 4515 S. Lancaster that was included in the 1,000 Unit Housing Challenge Request for Proposals. Significant progress has been made since the ROE was executed. Since July 28, 2021, Lavoro has:

- Received preliminary approval and executed a term sheet with the DPFC;

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- Conducted extensive community outreach to gain feedback on the Project design and community/retail amenities;
- Met with the Office of Innovative Public Safety Solutions (OIPSS) to implement Crime Prevention Through Environmental Design (CPTED) strategies;
- Submitted an application to receive comments from the Urban Design Peer Review Panel (UDPRP); and
- Submitted an application for zoning variances/adjustments needed to complete the development.

Upon approval of the UDPRP as well as the zoning variances, Lavoro will be ready to execute a development agreement with the DPFC that includes their proposed development plan, financing plan, land use plan, and other terms and conditions. Upon execution, the DPFC will take title to the land, enter into a 75-year ground lease with Lavoro, and begin construction of the project.

The Project will consist of 332 units including 26 studio units, 193 1-bedroom units, 106 2-bedroom units, and 7 3-bedroom units. Upon completion, 40% of the units will be reserved for residents earning less than 80% Area Median Income (AMI), 10% of the units will be reserved for residents earning less than 60% AMI, and 50% will be at market rates. The affordable units will be disbursed evenly throughout the unit types and incomes will be adjusted for family size. The Project will also include four standalone retail pads with surface parking for retail customers and structured parking for residents. Community amenities will include a clubhouse, pool, courtyards, dog park, business center, fitness center, and onsite leasing center. The units will include energy efficient appliances, granite countertops, and other Class-A features. The Project is located directly in front of the VA Medical Center DART Rail Station. The Project will be designed to enhance walkability in the area and provide multimodal transportation options to residents and the community.

Lavoro has and continues to consult with the OIPSS for security input, community activities, and the Crime Prevention Through Environmental Design (CPTED). Lavoro and OIPSS will continue to work together to ensure the community is secure and take proactive measures to ensure the safety of the residents that will include security cameras with Dallas Police Department access, lighting, and security access gates/entry points.

Lavoro is a subsidiary of Trinsic Residential Group (Trinsic), a limited partnership authorized to do business in Texas, that specializes in mixed-income and workforce multi-family projects throughout Texas. Together, they have completed 30 mixed-income developments totaling 9,396 units using the Public Facility Corporation structure and other affordable housing programs.

In conjunction with their submittal to the City's 1,000-Unit Affordable Housing Challenge, Lavoro submitted an application to the DPFC for the development of the Trove Valor. The DPFC will acquire the site through the City's Land Transfer Program and lease the Project to Lavoro for a period of 75 years, subject to the terms of the development agreement,

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under which the City will be a third-party beneficiary entitled to the rights and benefits established by the development agreement as if it were a party thereto. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
Studio	60%	3	\$ 963.00
Studio	80%	11	\$1,041.00
Studio	Market	12	\$1,041.00
1BR	60%	19	\$1,031.00
1BR	80%	80	\$1,249.00
1BR	Market	94	\$1,249.00
2BR	60%	10	\$1,238.00
2BR	80%	45	\$1,537.00
2BR	Market	51	\$1,537.00
3BR	60%	1	\$1,430.00
3BR	80%	2	\$1,795.00
3BR	Market	4	\$1,795.00

Based on current submarket conditions, the market rents are equivalent to the 80% AMI restricted rents. As continued economic development and investment activity occurs in the area, the market rents will surpass the 80% AMI rents and provide a broader diversity of incomes to the area. The 80% AMI incomes range from approximately \$58,440.00 to \$77,900.00 in the City based on family size. These incomes represent a wide variety of employment sectors including, but not limited to, health care providers, teachers, first responders, government employees, etc.

Total development costs are anticipated to be approximately \$58,639,162.00. Hard construction costs are estimated to be approximately \$51,955,272.00 which is \$156,492.00 per unit.

Proposed Financing Sources	Amount
Construction Loan	\$ 35,183,497.00
Developer/Investor Equity	\$ 23,455,665.00
Total	\$ 58,639,162.00
Proposed Uses	Amount
Development	\$ 51,955,272.00
Soft Costs	\$ 6,433,890.00
DPFC Structuring Fee	\$ 2,500,000.00
Total	\$ 58,639,162.00

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The development of the Project and the transfer of the land to the DPFC is subject to the terms outlined in the Term Sheet executed by the DPFC and Lavoro attached hereto as Exhibit A. In consideration for the DPFC's participation in the Project, the DPFC will receive (1) a \$250,000.00 structuring fee paid at closing; (2) annual lease payments upon stabilization starting at \$300,000.00 and increasing by 3.00% annually; (3) a 15.00% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project, and (4) a 2.00% sales commission on all future sales. In the event of a sale throughout the life of the Project, the DPFC will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Project will be owned free and clear by the DPFC. The revenues of the DPFC will be used to fund operations and the provision of additional affordable and workforce housing throughout the City.

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

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP. In addition to the development agreement, Lavoro will also execute a lease agreement with the DPFC as well as record a regulatory agreement on the property to ensure compliance with the affordability and ongoing maintenance/operational requirements. Staff recommends approval as it furthers the goals of the Comprehensive Housing Policy and meets the requirements of the 1,000-Unit Affordable Housing Challenge.

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



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# TERM SHEET FOR THE DEVELOPMENT OF

## TROVE VALOR

### IN THE CITY OF DALLAS, TEXAS

~~[DATE]~~ 6/24/2022 KH

This Term Sheet addresses the terms for the development and financing of the Project (hereafter defined). This Term Sheet is not meant to be an exhaustive document and will be replaced and superseded by definitive documentation. No legally binding obligations on either party will be created, implied or inferred until documents in final form are executed and delivered by all parties in a form acceptable to each party, in each party's sole and absolute discretion. This Term Sheet replaces all previous understandings and agreements, written or oral, with respect to the Project.

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The Project will be owned by a public facility corporation formed by The City of Dallas (the "PFC"). Approximately 7.6 acres of land located at 4515 Lancaster Road, Dallas, Texas 75216 will be owned by an affiliate of Lavoro Acquisitions, LLC ("Developer") and will be conveyed to the PFC. The PFC will at Closing pay that Developer affiliate for the land and simultaneously enter into a lease with the Tenant for the land (the "Land"), who will make a Prepaid Rent Prepayment to the PFC of an amount equal to the cost of the Land. Tenant will be responsible for the development and construction of the Improvements and the costs associated therewith. The Land and Improvements will be leased to Tenant on a long term lease.

#### **Ad Valorem**

##### **Tax Exception:**

The PFC shall be responsible for obtaining a 100% property tax exemption for the Project and Lease. The PFC shall apply for, and use good faith efforts to obtain prior to the Closing Date, a predetermination letter from the appraisal district indicating that the Project will be exempt. Within 30 days of the Closing Date, the PFC will apply for the formal tax exemption. Pursuant to the Lease, if the ad valorem tax exemption with respect to the Project is lost ("Loss of Tax Status Event") for any reason other than the failure to meet the Affordability Requirements (hereinafter defined) at any time during the Term of the Lease, then the PFC, as Landlord, will convey the Project to Tenant (fee ownership of the Project, free and clear) and the Lease and any accompanying regulatory agreement will terminate and no further distributions (other than pursuant to an indemnification obligation) and no additional rent shall be paid to the PFC. In the event of a Loss of Tax Status Event, prior to the transfers discussed in the prior sentence, the PFC and the Tenant shall use reasonable efforts to modify the structure to allow the ad valorem tax exemption to continue.



**Calculator:** Means the Novogradac Rent and Income Limit Calculator for the applicable year, under the "Other Federal, State, or Local Program" category for Dallas-Fort Worth-Arlington, TX HUD Metro FMR Area with rent calculations based on "80%" and Imputed Persons Per Bedroom for Rent Limited Calculations set to "1.5 Person/1 Bedroom" and the applicable family size selected for the respective Low Income Household leasing a particular Affordable Unit. In the event such tool is not available, applicable rent and income limits shall be calculated using a reasonable substitute tool as agreed to by the parties hereto.

**Capital Event Rent:** For any Refinancing Event that occurs before the initial Sale Event, the PFC shall receive 15% of the refinancing proceeds, if any, after payment of all debt, closing costs, establishment of reserves, return of all equity capital and the 9.5% Return to the Equity Partner, and payment of any and all fees owed to Developer or its affiliates, including but not limited to the deferred developer fee, repayment of all Partner loans, and reimbursement for any amounts paid as a result of guaranteed obligations. On the initial Sale Event, the PFC shall receive 15% of the sale proceeds, after payment of all debt, closing costs, establishment of required reserves, return of all equity capital, and the 9.5% Return to the Equity Partner, and payment of any and all fees owed to Developer or its affiliates, including but not limited to the deferred developer fee, repayment of all Partner loans, and reimbursement for any amounts paid as a result of guaranteed obligations. At subsequent Sale Events, the PFC shall receive a payment equal to 2% of the gross sales price.

**City:** City of Dallas, Texas.

**Closing Date:** The date of closing for all financing for the Project.

**Construction:** Tenant will contract with the PFC, as General Contractor, to construct the Improvements; and the PFC will enter into a Master Sub-Contract with Trinsic Residential Builders, an affiliate of Developer, to construct the Improvements. Trinsic Residential Builders will receive a Contractor Fee of 5.25%, and any construction contract will also include a contractor's contingency of 3% solely for the use of the contractor. Trinsic Residential Builders will provide construction completion guarantees necessary to satisfy any lenders and Equity Partners for the Project on terms acceptable to Trinsic Residential Builders in its sole discretion. The PFC, as General Contractor, shall be indemnified to the fullest extent permitted by applicable law by each of the Tenant and Trinsic Residential Builders, and the indemnification shall be reflected in the construction contract documentation.

**Developer:** Lavoro Acquisitions, LLC.

**Developer Fee:** Developer is to receive a Developer Fee in connection with the development of the Project in an amount equal to three and one-half

percent (3.50%) of the total development costs of the Project. It is anticipated thirty percent (30%) of the Developer Fee will be earned and paid at the construction loan closing. Sixty percent (60%) of the Developer Fee will be earned and paid monthly out of the loan proceeds as part of the monthly construction loan process and the final ten percent (10%) will be earned and paid upon issuance of the final certificate of occupancy for the Project. The timing and amount of the payment shall be subject to the lender and Equity Partner's consent.

- Development Agreement:** Developer, the PFC and Tenant will enter into a development agreement ("**Development Agreement**") in a form acceptable to the parties of the contract, in accordance with the terms set forth herein.
- Equity Partner:** A partnership, the sole general partner of which will be a Developer affiliate, and whose limited partners will be Lavoro Limited Partner (which will contribute the Land Contribution and some cash in accordance with the Project Budget) and the Equity Partners (which will contribute cash in accordance with the Project Budget).
- General Partner:** \_\_\_\_\_, LLC, a Texas limited liability company, or its affiliates.
- Governing Law:** State of Texas.
- Guarantees:** Certain financial obligations will be guaranteed by Trinsic Residential Group, LP or an affiliate on terms to be negotiated by Trinsic Residential Group LP and lenders and the Equity Partners. The PFC will not be required to provide any financial guarantees with respect to financing or construction of the Project.
- Improvements:** Approximately 330 units of multifamily residential housing in the Project, together with all onsite and offsite infrastructure improvements for the Project, pursuant to Plans and Specifications developed by Developer, and will include a [Amenities] and other Class-A multifamily amenities appropriate for the Project as determined by Tenant Partnership.
- Land:** Approximately 7.6 +/- acres for the Project to be built and operated as proposed by this Term Sheet, located in Dallas, Dallas County, Texas, as more fully described on Exhibit A hereto.
- Lease:** Lease between the PFC, as landlord, and Tenant, pursuant to which the PFC leases the Project to the Tenant for a term of 75 years (the "**Lease**"). So long as Tenant is not in default under the Lease, Tenant will be permitted under the Lease to assign its interest in the Lease without the requirement of any consent from Landlord. Landlord will not be permitted to assign its interests under the Lease in any manner which jeopardizes the availability of exemption of the Project from ad valorem taxation.

The Lease will provide that Tenant will set aside or rent 40% of the units to tenants whose income is less than 80% of the AMI and 10% of the units to tenants whose income is 60% of the AMI (the "Affordable Units"), such AMI shall have a floor no lower than the AMI on the Closing Date. The income and rent limits will be adjusted for family size and bedroom size and rent shall be calculated by using the Calculator (the "Affordability Requirement"). The Affordable Units at each AMI level will be spread pro-rata with the overall unit mix between one, two, and three-bedroom units.

The Lease will require the Tenant to maintain the Project as a Class A residential project and will require renovations to the extent financially feasible, to the extent necessary to maintain the Project as a Class A residential project. Tenant will insure the Project and will set aside an amount per door per year as determined by lenders as a reserve for replacements. Tenant will provide full indemnities to DPFC. Provisions will be negotiated to help the PFC assure that the Project remains a Class A residential project throughout the Term of the Lease, including conducting periodic needs assessments by an engineer experienced in such assessments at predetermined intervals, prior to a capital event, and at any point in time when there is a significant negative change in occupancy. For avoidance of doubt, the parties agree that maintaining the Project as a Class A apartment project means keeping the Project as originally designed and constructed in appropriate condition to compete with other Class A residential projects of the same age as the Project, but does not mean adding amenities, making structural or other changes to the exterior or interior of the Project to make it consistent with newly constructed Class A apartment projects at a future date.

- Lavoro Limited Partner:** An affiliate of Developer, which will be a limited partner of the Equity Partner, which in turn will be a limited partner of the Tenant Partnership.
- Management:** The property management company that will be designated the property manager for the Project and will manage the leasing and operations of the Project is still to be determined. Management will receive a base Management Fee as follows: between 3 and 4% or as determined by competitive interview process for standard rates in the market for similar service. Management company shall be acceptable to the General Manager of the PFC.
- Marketing:** Developer agrees to include in all public marketing materials and websites for the Project a reference to the affordability provisions and Section 8 and other rental assistance voucher acceptance.
- Miscellaneous Expenses:** Tenant Partnership will be responsible for and will include in the Project Budget all legal fees and financial advisor fees of the PFC

actually incurred (not to exceed \$235,000) in connection with the preparation, negotiation and execution of the documents, all reasonable out-of-pocket expenses, including, without limitation, all business, financial, collateral due diligence expenses, and, to the extent provided herein, all appraisal fees and all examination fees.

**Other Terms:**

Tenant Partnership's organization documents will contain such usual and customary terms for limited partnership formed for the acquisition, financing, ownership, development, management, leasing and sale of the Project, including, without limitation, provisions for limitation on transfer of partnership interests, delivery of periodic financial and other reports necessary for securities laws disclaimers, accredited investor representations and compliance under the Development Agreement.

**PFC:**

The Public Facility Corporation created by the City of Dallas.

**PFC Structuring Fee:**

The PFC, or one of its affiliates, will receive a structuring fee equal to \$250,000 on the Closing Date of the Project in return for providing the organizational structure described in this Term Sheet, which allows the Project to be sales tax exempt during the construction of the Project, and to be and remain 100% property tax exempt throughout the duration of the Lease.

**Plans and Specifications:**

The PFC, Tenant Partnership, Lenders, and Equity Partner will have the right to review and approve the Plans and Specifications for Project once they are materially completed, the approval of which will not be unreasonably withheld or delayed. Once they have approved the conceptual and/or schematic design for the Project, the PFC may not object to such design Plans and Specifications, unless the subsequent Plans and Specifications materially and adversely affects the design character or value of the Project.

**Project:**

The Project will be the Land and Improvements, to be developed by Developer.

**Project Budget:**

The Project Budget will be finalized and approved by all parties to the transaction prior to the Closing Date, and will include the proposed sources of funds that will be needed to develop, construct and operate the Project, and the uses on which the funds will be spent. Sources of revenue include, without limitation, rental income, capital contributions and other revenues. Project uses include all reasonable and necessary direct and hard costs incurred in connection with the Project.

**Project Financing:**

The PFC will provide the leasehold estate for the Project to the Tenant Partnership pursuant to a Lease Agreement. The Lease Agreement will be prepared once the Lenders are identified and will include commercially reasonable provisions required by the Lenders, which may include a requirement the PFC subordinate its interests in the

Project (except for its rights to reimbursement and indemnification), including the leasehold and fee interests in the Project.

#### Loans

For the Project, Developer will obtain a senior loan from a senior lender to the Tenant for approximately the amount shown in the Project Budget for development of the Project to be secured by a first-lien deed of trust on the Tenant's leasehold interest in the Project, and if required, a lien on the PFC's fee interest in the Project. Developer may also obtain subordinated loans (which may be structured as mezzanine financing) from a subordinate lender for approximately the amount shown in the Project Budget which may be secured by a second-lien deed of trust on the Tenant Leasehold interest, a lien on the PFC's fee interest in the Project or partnership interest in the Tenant or Equity Partner.

All financings and guarantees must be acceptable to Developer and the Tenant Partnership in their sole and absolute discretion.

#### Equity

Developer will obtain one or more Equity Partners who will invest approximately the amount shown in the Project Budget. One of the Equity Partners will be Lavoro Limited Partner (which will make a contribution of the Land at the Agreed Value and a contribution of cash as provided for in the Project Budget). Contributions from the Equity Partners will be contributed to the Tenant for approximately the amounts shown in the Project Budget. The Equity Partner will be paid from Cash Flow and will at all times be subordinate to the Loans. The Equity Partners and Lavoro Limited will receive a return hurdle which is expected to be approximately 9.5% on their initial contributions and will be repaid their investment from a Capital Event before any "Promote". Accordingly, Cash Flow splits will adjust after the payment of the hurdle returns.

#### **Project Term:**

The "**Project Term**" is from commencement of Project for a period of 75 years after closing. Two years prior to the end of the Project Term, Tenant shall assist the PFC with evaluating its options upon the end of the Project Term and the reversion of the Project to the PFC. Should the PFC choose to sell the Project at the end of the Project Term, the Tenant shall assist the PFC in the sale of the Project.

#### **Refinancing Event:**

Any refinancing of any loan, or receipt of any insurance or condemnation proceeds (other than business interruption or similar type of insurance or condemnation proceeds which cover a temporary taking of all or any portion of the Project and after such proceeds are applied to the rebuilding, repair or replacement of the Project) which occurs before the initial Sales Event.

- Rent:** Tenant will pay PFC rent of \$300,000, commencing six months after the Project stabilizes, which is defined as reaching 90% occupancy, which shall be the start of Year 1. Thereafter payments shall increase by 3.0% per year. Rent will be paid annually, in full, after the Equity Partners are paid their preferred returns on the first of the month following six months after stabilization and every 12 months thereafter. Any unpaid rent will accrue and be paid from available cash flow after the preferred returns in subsequent years or from the next Sale Event or Refinancing Event prior to, but on the same basis, as Capital Event Rent.
- Sale Event:** A sale of the Project (including any proposed assignment of the entire Lease) to a third party for consideration or a sale or assignment of greater than 50% of the interests in the Tenant or an entity that controls or has a greater than 50% ownership interest in the Tenant (excluding assignments to affiliates or transfers pursuant to or for estate planning purposes) to a third party for consideration.
- Sale Price:** The sales price received by the Tenant for a Capital Event.
- Sales Tax:** The PFC will as General Contractor (which it will subcontract to Trinsic Residential Builders) be responsible to for the purchase of materials for the construction of the Project so that the purchases will be exempt from all sales and use taxes pursuant to Applicable Law. Tenant will pay PFC 25% of the Sales Tax Savings on all construction materials, half of which shall be paid at Closing (based upon the Project Budget) and the remaining half paid at final certificate of occupancy (as a true-up based upon the final total Sales Tax Savings).
- Sales Tax Savings:** Means the purchase price of the construction materials purchased by the contractor, multiplied by the effective sales tax rate at the time of purchase.
- Tenant:** [Name to be determined], will be a single purpose Texas or Delaware limited partnership, the sole General Partner of which will be Developer (or an affiliate), and the Limited Partners of which will be the Equity Partner.

This instrument may be executed in several counterparts, each of which will be deemed an original and all of which will constitute one and the same instrument, and will become effective when counterparts have been signed by each of the parties and delivered to the other party; it being understood that all parties need not sign the same counterpart. The exchange of copies hereof and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, will constitute effective execution and delivery hereof as to the parties and may be used in lieu of the



original document for all purposes. Signatures of the parties transmitted by any of the foregoing methods will be deemed to be their original signatures for all purposes.

***Signature Pages Follow***


DEVELOPER:

LAVORO ACQUISITIONS, LLC

By:   
Name: BRIAN DILLESSE  
Title: MANAGING DIRECTOR

PFC:

DALLAS PFC

By:   
Name: Kyle Hines  
Title: General Manager

**EXHIBIT A**

Land