



Housing Development Opportunities

Housing and Homelessness Solutions Committee

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Purpose

The City continues to face significant challenges, including limited facilities for unhoused residents, insufficient affordable units, rising rental costs and declining pathways to homeownership.

This presentation will present information on development, the current portfolio of affordable housing and current funding resources to help inform as Dallas Is Home is developed.

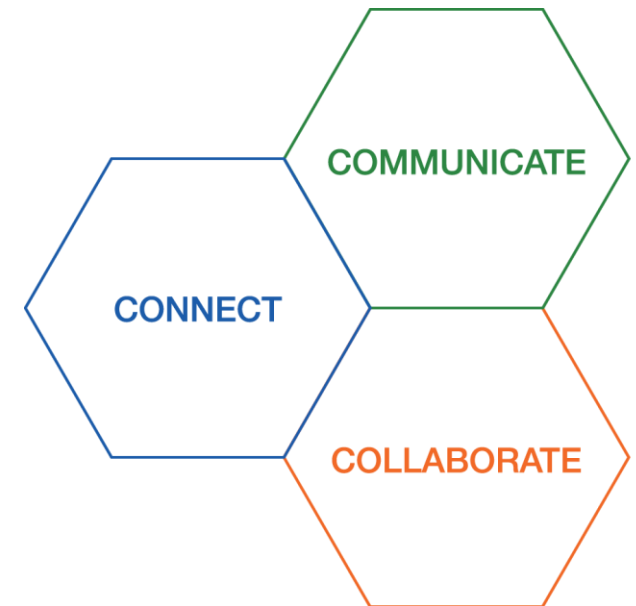


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Background: *Office of Housing and Community Empowerment*

The Office of Housing and Community Empowerment delivers operational efficiency by aligning housing, homelessness response and community services under the Drivers of Opportunity (DO!) and developing Dallas is Home policy framework.

Ensures ongoing program alignment and maximizes funding to its highest and best use.

Core Housing Investments:

- Affordable and Attainable Access, Housing Production and Preservation
- Fair Housing Investigations and Outreach
- Services for Renters and Homeowners



Housing *Current Programs & Projects*

How the City Partners with Developers

- 1 Initial Coordination:** Complete a joint introductory call with the Offices of Housing and Community Empowerment (OHCE) and Economic Development (OED)
- 2 Application and Underwriting:** Developer to complete the incentive application and submit project documentation
- 3 Funding Alignment:** Underwriting begins and capital sources are assessed and aligned by Economic Development
- 4 Deal Execution:** Developer to complete a post underwriting call with OHCE and OED



Rental



SERVICE FIRST, NOW!
PARTNER

Current Rental Housing Portfolio

| Development | Year Approved | Type of Funding | Amount Invested | Status |
|------------------------|---------------|-----------------|-----------------|---|
| Armonia Apartments | 2021 | General Funds | \$2,385,504.00 | Lease-Up |
| Trinity West Villas | 2022 | HOME & NSP | \$1,906,419.00 | Preconstruction |
| Skyline at Cedar Crest | 2022 | HOME | \$3,750,000.00 | Lease-Up |
| Jaipur Lofts | 2022 | HOME & ARPA | \$5,020,000.00 | Complete |
| Estates at Ferguson | 2023 | MIHDB & Bond | \$8,900,000.00 | Lease-Up |
| Park at Northpoint | 2023 | CDBG | \$10,000,000.00 | Under Construction (leasing Q1 2027) |
| St Jude Vantage Point | 2023 | MIHDB | \$3,000,000.00 | Complete |
| Tenison Lofts | 2024 | CDBG & CDBG-DR | \$11,000,000.00 | Under Construction (leasing Q2 2027) |

Current Rental Housing Portfolio

| Development | Year Approved | Type of Funding | Amount Invested | Status |
|--------------------|---------------|-----------------|-----------------|---|
| Braniff Lofts | 2025 | ARPA | \$7,000,000.00 | Under Construction (leasing Q4 2027) |
| 3606 Cockrell Hill | 2025 | HOME | \$5,000,000.00 | Under Construction (leasing Q4 2026) |
| 6601 S Lancaster | 2025 | Bond & MIHDB | \$8,000,000.00 | Preconstruction |
| Hiline at Illinois | 2025 | HOME | \$5,000,000.00 | Under Construction (leasing Q2 2027) |
| 1400 W Commerce | 2025 | General Funds | \$2,000,000.00 | Under Construction (leasing Q3 2026) |



Homeownership

Current Homeownership Housing Portfolio

| Development | Year Approved | Type of Funding | Amount Invested | Status |
|--|---------------|------------------------------|-----------------|--------------------|
| West Dallas (scattered site homeownership) | 2020 | HOME/HOME CHDO | \$731,000.00 | Nearing Completion |
| Jeffries Meyers (scattered site homeownership) | 2020 | Bond Funds | \$1,427,000.00 | Under Construction |
| Mill City Infill (homeownership) | 2020 | Bond Funds | \$2,000,000.00 | Under Construction |
| Five Mile (scattered site homeownership) | 2020 | Bond Funds | \$1,600,000.00 | Under Construction |
| Lake June Townhomes | 2021 | ARPA | \$1,854,276.00 | Under Construction |
| Saint Phillips (scattered site homeownership) | 2021 | Bond Funds/ General Funds | \$670,000.00 | Nearing Completion |
| Spring Avenue Townhomes | 2022 | Bond Funds | \$1,765,177.00 | Under Construction |
| 40 Developments in Long Term Compliance Rental and Ownership | 2010-2044 | Various | Various | Various |



Programs

Current Housing Programs

| Program | Type of Funding | Amount Allocated | Active Cases |
|----------------------|--|------------------|--------------|
| Home Repair | CDBG Bond TIF MIHDB General Fund | \$16,974,847 | 80 |
| Homebuyer Assistance | CDBG HOME TIF | \$1,800,000 | 1 |

*Programs for home repair and homebuyer assistance are being outsourced to subrecipients to manage at this time

| Program | Type of Funding | Amount Allocated | Active Cases |
|--|-----------------|------------------|--------------|
| Eviction Prevention Assistance Program | General Fund | \$1,000,000 | TBD |

*Program with Procurement Services now



Funding, Key Sites, Opportunity and Strategy

Funding Sources - *Housing*

HOME Program

Total Awarded: \$12,709,661

Balance Remaining: \$9,351,994

Primary Uses: Development of affordable housing (gap financing). Homebuyer assistance (down payment/closing costs). Tenant-based rental assistance (TBRA). Rehabilitation of owner-occupied housing.

- Existing commitments are for rental and homeownership development projects
- \$287,000 in funds for homebuyer assistance are part of the existing subrecipient contract
- Unobligated funding being considered for uses beyond development

HOME Community Housing Development Organizations (CHDO)

Total Awarded: \$4,325,857

Balance Remaining: \$3,418,413

Primary Uses: Support CHDO activities such as new development and CHDO operations

- CHDO commitments and expenditures are for homeownership activities throughout the southern sector, and for CHDO operating support

Mixed Income Housing Development Bonus (MIHDB) Fee in Lieu

Total Awarded: \$11,584,166

Balance Remaining: \$1,000,000

Primary Uses: Funding affordable housing development projects citywide. Gap financing for mixed-income or income-restricted housing. Supporting housing in high-opportunity or priority areas.

- MIHDB funding is committed to both rental and homeownership development projects
- Unobligated balances are part of a current procurement for home repair services

Community Development Block Grant (CDBG)**

Total Awarded: \$26,115,795

Balance Remaining: \$4,500,446

Primary Uses: Infrastructure, housing rehabilitation, public services, and economic development.

- Supports home repair (HIPP) and development
- Committed \$7.3 million in funding for up to 250 home repairs through VOA Texas
- Funds acquisition, rehab, and new development ($\leq 80\%$ AMI)
- \$500K set aside for pallet shelter site development
- Remaining funds uncommitted

Tax Increment Financing (TIF) Funds

Total Awarded: \$6,334,888

Balance Remaining: \$5,962,062

Primary Uses: Funding for home repair and homebuyer assistance programs

- Homebuyer and home repair programs funded with TIF funds have been outsourced to subrecipients

*HOME funding from 2019 to present

*CDBG funding from 2019 to present

Funding Sources - Homelessness

American Rescue Plan Act (ARPA Redevelopment)*

Total Awarded: \$30,578,090

Balance Remaining: \$1,569,110

Primary Uses: Acquisition and redevelopment of underutilized or distressed properties.

Conversion of hotels/motels or vacant buildings into housing (PSH, bridge housing); Gap financing for affordable housing projects; Infrastructure improvements tied to housing development.

- \$15,474,276 committed to new construction of rental and ownership housing units
- \$4,784,593 committed to home repair
- Other expenditures were used for homelessness division activities, such as support for Housing Forward

Emergency Solutions Grant (ESG)

Total Awarded: \$977,552

Balance Remaining: \$131,762

Primary Uses: Emergency shelter operations (staffing, maintenance, supportive services).

- Expenditures and commitments are for homelessness division activities, such as supporting outreach, shelter and rapid rehousing

Texas Department of Housing and Community Affairs (TDHCA – State Grant)

Total Awarded: \$980,424

Balance Remaining: \$68,213

Primary Uses: Homeless Housing and Services Program (HHSP). Emergency shelter and services.

- Expenditures and commitments are for homelessness division youth homelessness services

*One time allocation, ARPA will end at the end of 2026

Funding Sources – *Homelessness and Housing*

2024 Bond Program (Prop I and Prop H)

Primary Uses: Construction of new affordable housing units. PSH development. Shelter expansion and facility development. Land acquisition for housing purposes. Restricted to capital projects.

Homelessness (Prop I)

Total Awarded: \$19,000,000

Balance Remaining: 18,200,000

- \$2.2M – The Bridge (electrical + generator)
- \$6.3M – Supportive housing
- \$10.5M – Council discretionary

Housing (Prop I & H)

Total Awarded: \$26,400,000

Balance Remaining: \$0 (Moved to Economic Development)

- Prioritized for homeownership development
- Distributed through Real Estate Incentive Application (Economic Development)

General Fund

Primary Uses: Contracts with service providers, program administration and staffing. Flexible gap funding where other sources are restricted.

Homelessness

Total Awarded: \$10,067,052

Balance Remaining: \$1,257,302

- The Bridge operations
- Funds homeless diversion, senior housing services, and emergency shelter, supportive services for individuals with behavioral health needs

Housing

Total Awarded: \$2,200,000

Balance Remaining: \$2,146,266

- Funding committed to citywide home repair programs managed by the housing division
- Subrecipient procurement underway

Funding Sources – *Balance Remaining*

| Funding Type | Year Approved | Expiry | Balance | Usage |
|--|---------------|--------|---------------------|---|
| 2017 (Prop I) & 2024 (Prop H) Bonds | 2024 | N/A | \$18,200,000 | Fund affordable housing and neighborhood revitalization initiatives, including constructing affordable housing, infrastructure construction, and land purchase. |
| General Fund | 2026 | N/A | \$2,146,266 | Home Improvement and Preservation Program (HIPP), Management Support Services |
| MIHDB Fee in Lieu | 2025 | N/A | \$1,000,000 | Home Improvement and Preservation Program (HIPP), Management Support Services |
| HOME Investment Partnership Program (HOME) | 2026 | 2033 | \$9,351,994 | Housing Development Loan Program, CHDO Operations, Homebuyer Assistance, Program Administration |
| HOME CHDO | 2026 | 2033 | \$3,918,413 | Support CHDO activities such as new development and CHDO operations |
| Community Development Block Grant (CDBG) | 2026 | 2032 | \$4,500,446 | Home Improvement and Preservation Program (HIPP), Housing Management Support, Residential Development Acquisition Loan Program, Homebuyer Assistance |
| Tax Increment Financing (TIF) District Funding | 2025 | N/A | \$5,962,062 | Home Improvement and Preservation Program (HIPP), Homebuyer Assistance |
| Total: | | | \$45,079,181 | |

Funding Applicability and Needs

Bond Funds = Capital Only

General Funds/MIHDB Fee in Lieu =
Council Identifies Projects Before
Funding Committed

HOME/CDBG = Federal Compliance
Required

TIF Funds = Board Identified Priorities

Emergency Solutions Grant (ESG) =
Limited Use

General Fund = Operations Heavy



- Limited flexibility for federal funds
- Reliance on federal timelines and appropriations
- Limited flexible funding for operations
- Capital vs. services mismatch
- Balancing appropriate amounts of funding per unit, and what a project needs to be financially feasible

Investment Priorities

- Increase rental options for households at or below 50% AMI
- Expand homeownership options for households at 100% AMI

Unobligated Balances Strategy

Strategy

- Shift to a proactive funding approach
- Align CDBG, HOME and BOND funds with targeted NOFA's

Opportunities

- Homeownership opportunities
- Rental housing ($\leq 50\%$ AMI)
- Preservation of existing housing
- Permanent Supportive Housing (PSH)
- Shelter Capacity

Priority

- Advance development of affordable housing in high opportunity areas
- Support missing-middle housing and increase housing variability
- Expand HOME-funded homeownership
 - Homebuyer assistance
 - New development

Future Opportunities – *New Development and Preservation*

| Opportunities | Site / Location | Procedures / Updates | Potential Funding |
|--|---------------------------|--|-------------------|
| Increase local CHDO capacity | N/A | <ul style="list-style-type: none"> OHCE resuming CHDO engagement to increase number of active CHDOs within Dallas | CHDO HOME |
| Leverage private investment | Citywide | <ul style="list-style-type: none"> Communities Foundation of Texas partnership Leverage other sources from Dallas Public Facility Corporation, Dallas Housing Finance Corporation and MIHDB Fee in Lieu to invest in Council designated priorities | Any |
| Target “missing middle” and Transit Oriented Development (TOD) | Citywide | <ul style="list-style-type: none"> Internal working group with OHCE, Planning and Development and Economic Development which are reviewing policies and incentives | Any |
| Develop existing assets for affordable/supportive housing | Evaluating current assets | <ul style="list-style-type: none"> OHCE is anticipating level funding from HUD for FY 27 An inventory of OHCE and City owned assets is underway | HOME CDBG Bond |
| Develop City owned land and utilize Land Bank/Land Transfer Programs | Existing Inventory | <ul style="list-style-type: none"> Ongoing projects on existing lots OHCE working internally with Facilities and Real Estate Management to identify new opportunities | HOME CDBG Bond |
| Engage existing property owners | Citywide | <ul style="list-style-type: none"> Utilize the expiring LIHTC inventory to engage existing owners to reinvest in their properties through our development funding opportunities | HOME CDBG |

Future Opportunities – *Expand Homeownership*

| Opportunities | Site / Location | Procedures / Updates | Potential Funding |
|--|---------------------------|---|-------------------|
| Repurpose existing HOME funds | Citywide | <ul style="list-style-type: none"> Propose a substantial amendment to move funding from development programs to homebuyer program | HOME |
| Community Land Trust | Citywide | <ul style="list-style-type: none"> OHCE anticipates the designation of Dallas Community Land Trust (DCLT) Land Trusts expand ownership opportunities through partnerships with developers and existing homeowners to create new ownership opportunities and preserve existing homeownership | HOME Bond |
| Develop existing assets for affordable/supportive housing | Evaluating current assets | <ul style="list-style-type: none"> OHCE is anticipating level funding from HUD for FY 27 An inventory of OHCE and City owned assets is underway | HOME CDBG Bond |
| Develop City owned land and utilize Land Bank/Land Transfer Programs | Existing Inventory | <ul style="list-style-type: none"> Ongoing projects on existing lots OHCE working internally with Facilities and Real Estate Management to identify new opportunities | HOME CDBG Bond |

Next Steps:



Strategic Direction

- Align resources with highest housing needs across the City
- Advance the DO! and Dallas is Home policy



District-Level Approach

- Conduct meetings and tours across all Council Districts
- Identify development and preservation opportunities
- Perform site-specific assessments



Outcome

- Develop housing strategies by district to inform City overall strategy
- Tailor preservation, repair, and new development efforts
- Use insights to refine Dallas is Home and guide future investments



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