

# Memorandum



CITY OF DALLAS

DATE November 9, 2023

TO Honorable Members of the City Council Housing and Homeless Solutions Committee:  
Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay  
Donnell Willis

SUBJECT **Quarterly Performance Measures (Year-End)**

The attached Quarterly Report contains information to track the performance, progress, and status of ongoing and completed projects in the fiscal year 2022-23. The reports consist of development projects approved by City Council, under construction, or complete; home buyer assistance projects that are prequalified or closed; and home repairs that are in the predevelopment phase, under construction, or have been completed. This report will be provided to the Housing and Homelessness Solutions Committee each quarter this fiscal year.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing and Neighborhood Revitalization.

A handwritten signature in black ink, appearing to read 'T.C. Broadnax', written over a circular stamp.

T.C. Broadnax  
City Manager

c: Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billierae 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  
Majed A. Al-Ghafry, P.E., Assistant City Manager  
Directors and Assistant Directors



# Housing and Neighborhood Revitalization

## Quarterly Performance Measures (Year-End)



Rendering Credit: The Elms, Parscale Group

OCTOBER 1, 2022 TO SEPTEMBER 30, 2023, FY 2022-2023



Photo Credit: Estates at Shiloh, An Active Senior Housing Community, Generation Housing Partners, LLC.

## EXECUTIVE SUMMARY

This report recaps preservation and production of affordable housing in fiscal year 2022-2023 by the Department of Housing & Neighborhood Revitalization (Housing).

Housing reached a major milestone in FY 2022-2023 by creating the Dallas Housing Policy 2033 (DHP33). This new policy came after two years of research and community engagement stemming from a Racial Equity Audit of the Comprehensive Housing Policy that was adopted in 2018. DHP33 is organized around 7 Pillars of Housing Equity and presents “SMARTIE” goals that are milestones for Housing to reach over the next ten years.

DHP33 was adopted on April 12, 2023, and implementation had begun shortly thereafter. TDA Consulting, Inc. (TDA) was retained to provide technical assistance to staff in carrying out Pillar 1 which called to identify and select Equity Strategy Target Areas to focus Housing activity. TDA is also supporting a new vision for the previously named Housing Policy Task Force and

supporting in organizing Housing to effectively and efficiently carry out its programs. Look for regular updates at the Housing and Homelessness Solutions Committee (HHSC) throughout fiscal year 2023-2024.

Highlighted Housing accomplishments are as follows:

### **1. Housing Development:**

Housing programs, along with Office of Economic Development, supported 20,888 housing units that have been completed, are under construction, or are in pre-development stages. 1,967 new housing units were completed, yielding a 51.8% increase compared to last fiscal year in completing 1,296 housing units.

- The city's Notice of Funding Availability (NOFA) supported Armonia Apartments. Dallas City Homes held a groundbreaking in August for a 15-unit multifamily development in the La Bajada/Trinity Groves neighborhoods of West Dallas in Council District 6.
- The Dallas Housing Finance Corporation (DHFC) closed on four projects: 1) The Terrace at Highland Hills, 2) The Crossing at Clear Creek, 3) Ash Creek Apartments, and 4) The Positano.
  - In Council District 7, the Ash Creek Apartments' LIHTC funding for renovations led to the owner extending the LIHTC affordability period for the 280 units for an additional 30 years to maintain these units as affordable housing.
- Fifty-six housing units were completed through the Land Bank and Land Transfer programs.
- The Mixed Income Housing Development Bonus (MIHDB) program collected over \$5M in fees from fee in lieu from developers to support housing programs. About one-half (10,438) of the current units in development have MIHDB incentives.
- The Dallas Public Facility Corporation (DPFC) closed on financing for three projects: 1) Singleton Highline, 2) Bluffview Highline, and 3) The Elms.
  - The developers for The Elms utilized DPFC financing and MIHDB incentives to start construction for a 153-unit onsite mixed income multifamily housing in Council District 4.
- Generation Housing completed Estates at Shiloh, an active Senior housing community with DHFC in Council District 9. Out of 264 units, there will be 239 reserved affordable units for families with 4 units at 30% AMI, 4 units at 50% AMI, and 231 at 60% AMI. Twenty-five units are market rate.

### **2. Preservation:**

Housing's home repair programs completed 73 home repair projects. This year included the start of new repair programs: Senior Home Repair Program (SHRP) and the American Rescue Plan Act (ARPA) Residential Septic Tank programs.

### **3. Homeownership:**

- 33 homebuyers were assisted through the Dallas Homebuyer Assistance Program (DHAP).

- DHAP launched the Anti-Displacement Homebuyer Assistance Program (DHAP 10) for Dallas residents living in the city for at least 10 years. Housing staff closed on 13 DHAP 10 loans for homebuyers this year.

In this fiscal year, Housing increased production compared to last year, created new housing programs for homeownership and preservation of homes, closed on more loans for homeownership, generated millions of dollars from MIHDB incentive programs (See Appendix Table 4), and created a new vision for the City's housing policy with DHP33. This work will be the basis for continued expansion and improvements of affordable housing production, anti-displacement efforts, equity in housing delivery and homeownership opportunities, community engagement, and the leveraging of city and private resources for neighborhood revitalization.



## INTRODUCTION

The Department of Housing & Neighborhood Revitalization is charged with investing in the development and preservation of mixed-income housing. Through federal entitlement grants, local funds, bond funds and other housing development tools, the Department supports renters, homeowners, and homebuyers in finding, maintaining and staying in their homes. As outlined below, Housing administers fourteen housing programs and has three corporations to help preserve the existing affordable housing stock, support the development of new affordable and market rate housing, and provide homebuyer assistance for qualified Dallas residents.

Three new programs were added in the fiscal year: the Anti-Displacement Homebuyer Assistance Program (DHAP 10), the Senior Home Repair Program (SNRP), and the American Rescue Plan Act (ARPA) Residential Septic Tank Program.

### **Programs for preservation and new development:**

1. Home Improvement and Preservation Program (HIPP)
2. Dallas Homebuyer Assistance Program (DHAP) and the Anti-Displacement Homebuyer Assistance Program (DHAP 10) (New Program)
3. Title Clearing and Clouded Title Prevention Program
4. Targeted Rehab Program – West Dallas
5. Targeted Rehab Program – Historic Tenth Street
6. Dallas Tomorrow Fund (DTF)
7. Healthy Homes Lead Reduction Program (HHLR)
8. American Rescue Plan Act Neighborhood Revitalization Program (ARPA)
9. New Construction and Substantial Rehabilitation Program (NOFA)
10. Mixed Income Housing Development Bonus (MIHDB)
11. Community Land Trust Program (CLT)
12. Land Transfer Program (LTP)
13. Senior Home Repair Program (SHRP) (New Program)
14. American Rescue Plan Act (ARPA) Residential Septic Tank Program (New Program)

### **Corporations for development**

1. Dallas Housing Acquisition and Development Corporation (DHADC)
2. Dallas Housing Finance Corporation (DHFC)
3. Dallas Public Facility Corporation (DPFC)



## HOUSING POLICY

Racial and economic inclusion are integral to Dallas' housing growth. As such, the Department of Housing & Neighborhood Revitalization implemented a new housing policy in this fiscal year – Dallas Housing Policy 2033 (DHP33) that City Council adopted on April 12, 2023 and replaces the Comprehensive Housing Policy (CHP). This new housing policy is based on the fundamental premise that equity reduces disparities while improving outcomes for all. Through the DHP33, the City seeks to continue to reduce disparities that disproportionately impact historically disadvantaged communities by providing quality affordable mixed-income housing initiatives across the City.

Along with the new policy, the Dallas Housing Resource Catalog (DHRC) was created to be a clearinghouse for all housing programs, corporations and compliance and funding resources. Over the course of this year, Housing will be working to implement this policy.

DHP33 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents.

### **Pillar 1 – Equity Strategy Target Areas**

Policy Statement - Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach

Overview - Increasing racial equity while also increasing citywide housing affordability requires targeted strategies.

### **Pillar 2 – Citywide Production**

Policy Statement - Increase production to improve housing affordability for a broad mix of incomes in all areas of the city

Overview - Increasing the number of dedicated affordable housing units and market rate units affordable to a broad mix of incomes requires adapting existing tools and developing new tools.

### **Pillar 3 – Citywide Preservation**

Policy Statement - Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city

Overview - The City will identify existing dedicated affordable units such as Low-Income Housing Tax Credit (LIHTC) properties, naturally occurring affordable rental units, and owner-occupied houses in need of repair to forecast preservation needs across the city.

### **Pillar 4 – Infrastructure**

Policy Statement - Prioritize infrastructure investments in equity strategy target areas

Overview - Functional infrastructure is a key element for developing and preserving affordable housing.

### **Pillar 5 – Collaboration and Coordination**

Policy Statement - Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders

Overview - City departments and external partners integral to equitable housing development and preservation will make the commitment to work in concert to facilitate neighborhood revitalization and make strategic investments in a coordinated fashion.

### **Pillar 6 – Engagement**

Policy Statement - Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City’s housing investment decisions.

Overview - Advancing equity is both a process and an outcome, meaning before locations are selected and housing investment decisions are made, the community must be engaged to inform the process, ensuring their needs and expectations are reflected in the outcomes.

### **Pillar 7 – Education**

Policy Statement - Develop a city-wide collaborative campaign to increase YIMBYism for housing affordability and the people who need it.

Overview - Cultivating support for affordable housing development and preservation requires a commitment to education.

### **Implementation**

The Department has hired TDA to lead the implementation planning phase and will help identify the Equity Strategy Target Areas, a new vision for the Housing Policy Task Force, community engagement methods, and compliance policies and procedures.



# ONGOING AND RECENTLY COMPLETED DEVELOPMENT PROJECTS

Housing aims to strengthen families and neighborhoods to cultivate a diverse and economically inclusive City by developing affordable and safe housing. The purpose of Development is to provide financial assistance to new developments and substantial rehabilitation of existing property, where such assistance is necessary, and to appropriately incentivize private investment for the development of high quality, sustainable housing that is affordable to the residents of the City.

There are 20,888 housing units in the Completed, Under Construction, and Predevelopment project phases in Housing and the Office of Economic Development (OED) programs<sup>1</sup>. This is a year over year increase of 34.3% from 15,557<sup>2</sup> housing units at the end of FY 2021-2022 (Exhibit 1).

<b>Exhibit 1: Comparison of Fiscal Years for Development Units in Production</b>			
<b>Development Phase</b>	<b>FY 2022-2023 Number Units</b>	<b>FY 2021-2022 Number Units</b>	<b>YOY % Change</b>
Predevelopment	9,860	8,016	23.0%
Under Construction	9,061	6,245	45.1%
Completed	1,967	1,296*	51.8%
<b>Total All Phases</b>	<b>20,888</b>	<b>15,557*</b>	<b>34.3%</b>
Reserved Units All Phases	9,744	7,175	35.8%

\*Revised number

The quarterly measures presented for Housing development projects in this report follow three different phases of work.

<sup>1</sup> Note: Units per housing project may change from one month to the next based upon changes to the development. For projects still in pre-development or under construction, housing unit numbers are subject to change.

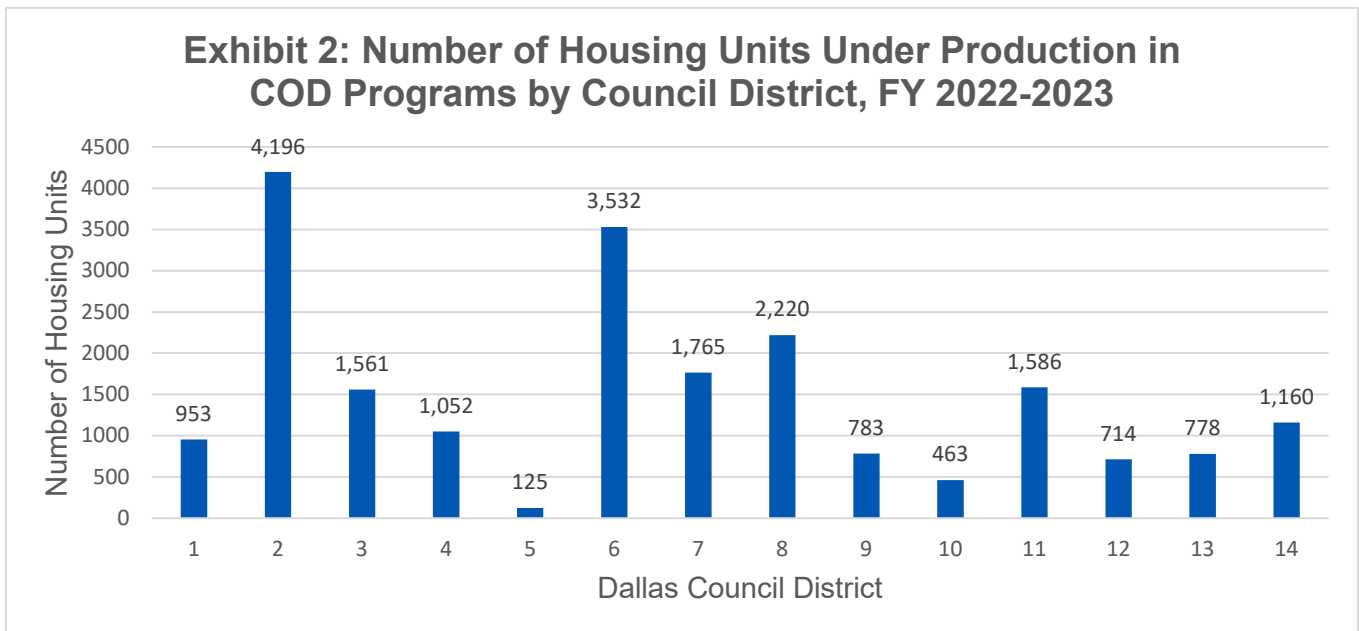
<sup>2</sup> The completed projects are removed from the development project list and are not included the development project list of the following fiscal year.

- *Predevelopment* correlates with the “Units Approved” accomplishment measure and represents units that have been approved by City Council or the associated committees and have not yet begun construction.
- *Under Construction* includes all developments that have begun construction, measured by receipt of a building permit.
- *Completed* is taken either at final Certificate of Occupancy, Green Tag, or final payment disbursement, depending on the program, and represents a new or fully rehabilitated unit on the ground.

These housing units are distributed in all City Council Districts (Council Districts) as shown in Exhibit 2. Council Districts 2, 6, and 8 have the most housing units in production. South Dallas has more housing projects overall (Exhibit 3), with larger projects more dispersed in North Dallas. Almost one-half (46.6%) or 9,744 units in production are reserved as affordable housing<sup>3</sup>.

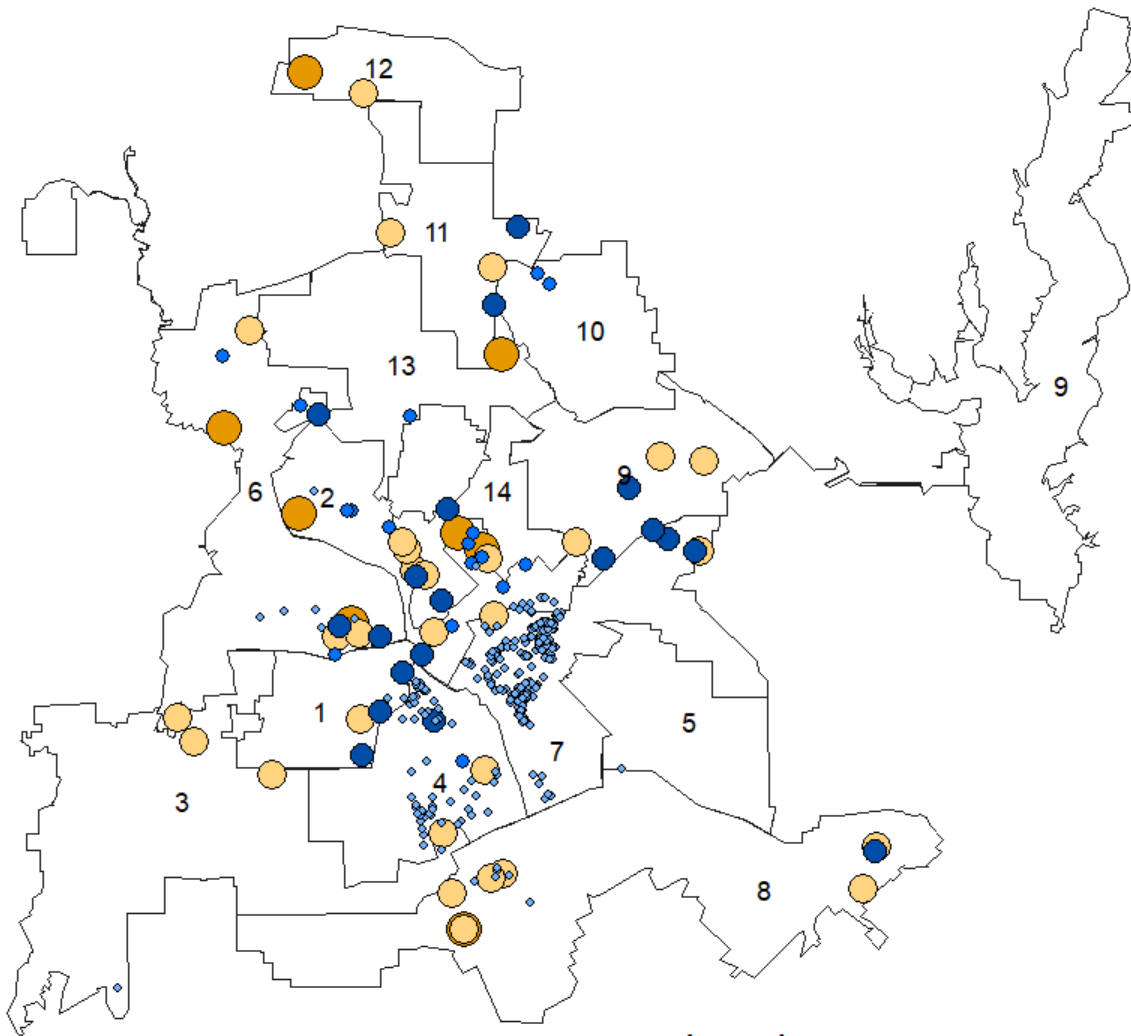
The increase in housing production this fiscal year is a result of production increases in the following programs: Land Bank (23.1%), Land Transfer (138.6%), the Dallas Housing Finance Corporation (DHFC) (1.0%), the Dallas Public Facility Corporation (DPFC) (158.6%), and the Mixed Income Housing Development Bonus (MIHDB) program (180%) (See Exhibit 4).

The MIHDB program provided incentives for 48 projects and 10,438 units in development and generated over \$5M in revenue for housing programs from the associated fee in lieu program (Exhibit 4). Out of 10,438 units in process, 2,490 units (23.9%) are reserved for affordable housing. Twenty-three units out of the 512 units completed this year are reserved for affordable housing.



<sup>3</sup> More details on the housing projects may be found in the Appendix

### Exhibit 3: Housing Development Projects in Process for FY 2022-2023 City of Dallas



#### Legend

##### Development Projects Total Number of Units

- ◊ 1 - 40
- 41 - 144
- 145 - 232
- 233 - 337
- 338 - 615

□ Council District

0 2.75 5.5 11 Miles



<b>Exhibit 4: FY 2022-2023 Development Projects Summary and Previous Fiscal Year</b>			
<b>Housing Program</b>	<b>Number of Projects</b>	<b>Number of Units</b>	<b>FY 21-22 Units</b>
MIHDB Completed	2	512	1,101*
MIHDB Under Construction	26	5,684	2,626*
MIHDB Predevelopment	20	4,242	16 projects
<b>Total MIHDB</b>	<b>48</b>	<b>10,438</b>	<b>3,727</b>
DHFC Completed	6	1,380	300
DHFC Under Construction	10	2,550	1,411
DHFC Predevelopment	8	1,909	4,068
<b>Total DHFC</b>	<b>24</b>	<b>5,839</b>	<b>5,779</b>
DHFC Conversion Approved			322
Land Bank Completed	19	19	25
Land Bank Under Construction	14	14	27
Land Bank Predevelopment	31	31	0
<b>Total Land Bank</b>	<b>64</b>	<b>64</b>	<b>52</b>
DPFC Completed	0	0	300
DPFC Under Construction	6	1,343	324
DPFC Predevelopment	7	2,637	915
<b>Total DPFC</b>	<b>13</b>	<b>3,980</b>	<b>1,539</b>
Land Transfer Completed	37	37	33
Land Transfer Under Construction	51	51	31
Land Transfer Predevelopment	227	227	68
<b>Total Land Transfer (residential)</b>	<b>315</b>	<b>315</b>	<b>132</b>
Land Transfer for Community Facility: Bonton Health and Wellness Center (See Highlighted Projects)	1	5 lots	n/a

Note: Projects may utilize multiple Housing programs. \*Revised number.



## LAND SALES

The Dallas Housing and Acquisition Development Corporation (DHADC)/Land Bank Program is a non-profit entity organized under the Texas Nonprofit Corporation Act and acts as a duly constituted instrumentality of the City of Dallas (the "City"). Its purposes are to provide safe, affordable housing facilities for the benefit of low and moderate-income persons, as determined by the City; promote local economic development and stimulate business and commercial activity through enhanced market availability in the City of Dallas by the development of new, mixed income single family housing; and increase the supply of new affordable housing for working individuals and families to attract and retain economic growth.

The Land Transfer Program authorizes the City to sell qualifying City-property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land; consistent with the authorizing state statute(s) or city ordinance(s). The sale of real property pursuant to the Land Transfer Program enables the City to facilitate the development of housing units that will be offered for sale, lease or lease-purchase to low - and moderate - income households, and on appropriate parcels of land. In addition, it enables the City to facilitate the development of commercial uses such as neighborhood retail. The purpose of the Land Transfer Program is to incentivize the development of quality, sustainable housing that is affordable to Dallas city residents; and the development of other uses that complement the City's DHP33, Economic Development Policy, or Redevelopment Policy.

In FY 2022-2023, the Land Bank/Land Transfer Program had 142 City-held properties approved by City Council to be sold to eligible developers for the purpose of constructing single-family for-sale affordable housing units to be sold to income eligible homebuyers. The development of these vacant tax-foreclosed and city surplus properties is expected to have a valuation of approximately \$37,667,867 generating approximately \$935,824 in property tax revenue annually. In addition, the City of Dallas will save approximately \$80,120 per year in annual maintenance costs for these properties.

The Land Bank/Land Transfer Program expects to have 184 affordable housing units constructed and sold to income eligible homebuyers in FY 2023-2024. Both programs work with approximately 30 developers such as Hedgestone Investments, Confia Homes and Marcer Construction Company to produce affordable housing units.

This year, builders finished construction on 19 homes through Land Bank and started construction on 14 homes. Thirty-one homes are in the predevelopment phase.

Land Transfer promotes opportunities for innovative housing projects, with 315 units in various stages of development. The Dallas Housing Foundation broke ground on Land Transfer lots that will have 34 single-family homes that are duplexes on 17 lots. These lots are located in the Jeffries-Meyers neighborhood (See Highlighted Projects). The Land Transfer Program sold five lots to CityBuild CDC for a Health and Wellness Clinic in Council District 7.



## LIHTC AND DHFC

Created by the City of Dallas in 1984, the Dallas Housing Finance Corporation (DHFC) provides tax-exempt mortgage revenue bonds and other support for the acquisition, construction or substantial rehabilitation of multi-family housing. Developments facilitated by DHFC financing provide housing for individuals and families earning 60 percent or below area median family income (AMFI).

This year has been a very high-volume period for the DHFC. The DHFC closed on four projects with two more set to close by the end of the calendar year. Closed projects include Ash Creek Apartments (Council District 7), the Positano (Council District 7), the Crossing at Clear Creek (Council District 8), and the Terrace at Highland Hills (Council District 8). The Crossing at Clear Creek and Terrace at Highland Hills will be brand new, class-A construction of affordable housing. Just these two projects alone will bring an extra 564 units of housing to the city, most of which will be reserved for families that are earning 60% or below of area median income. Construction is slated to begin immediately and conclude in Q3 of 2025.

Projects anticipated to close are the Estates at Ferguson (Council District 7) and Domain at Midtown (Council District 13). These represent new construction as well as rehabilitations of existing affordable properties that are in tremendous need of new investment to maintain and update their facilities. The mission is to preserve these affordable units for the residents of Dallas. The Crossing at Clear Creek and Terrace at Highland Hills will be brand new, class-A construction of affordable housing.

Amidst a year beset with ever-increasing interest rates, the DHFC was able to find ways to produce new units and close deals using alternative structures to attain financing. When the interest rates continued to increase gradually this year, the cost to borrow funds in order to construct and purchase these projects increased, making many projects infeasible. To combat this outside force, staff worked to create a new ownership structure that would allow more flexible funding to be used in the purchase of these properties so they could be converted to affordable units. This year the essential function bond program saw the failure to finance three properties that were approved both by City Council and the DHFC Board of Directors. By using a new structure and finding targeted impact investment partners to provide debt and equity for these investments, two of the three properties that were unable to secure financing have found new life and are set to close in the next few months.

As revenues from operations continue to increase and the portfolio of projects grows, the DHFC has the goal to continually find more ways to use their working capital and re-inject it back into the community. The Texas Department of Housing & Community Affairs (TDHCA) mortgage which receives funds issued through the DHFC has been expanded to the point of oversubscription, and as of July 2023 has provided over 152 low-cost loans to the community for single family homes. Sixty-one (61) million more has been allocated to the program through the DHFC and it will be used to expand the reach of this program to continue to serve more residents who qualify for these loans. There are currently plans to market more widely the \$5

million set aside by the Board for the construction of affordable for-sale housing. This will greatly diversify the impact the DHFC has on the community by widening their reach from multifamily rental to single family homes where working families can start to build generational wealth.

With expiring Land Use Restriction Agreements (LURA) for LIHTC properties in Dallas, one DHFC Housing project extended the affordability period for 30 years for 280 units. Ash Creek Apartments in Council District 7 is an existing 280-unit LIHTC project that was badly in need of renovations. The owner partnered with the DHFC to issue new LIHTC funding to preserve and renovate the project so that it will not fall into blight and disrepair. These renovations will renew the community and elevate the standard that the surrounding properties will have to compete with, lifting the entire area around the property while simultaneously preserving the affordability for those families who already live there. With the renovations and LIHTC financing, the affordability period for the project was extended 30 years.



## **DPFC**

Created by the City of Dallas in 2020, the Dallas Public Facility Corporation (DPFC) is a Texas public facility corporation and public nonprofit corporation governed by the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (the "Act"). The DPFC is organized exclusively for the purpose of assisting the City in financing, refinancing, or providing "public facilities," as defined by the Act. In general, the DPFC seeks to develop and preserve mixed-income workforce housing communities to serve residents earning at or below 80% of the area median income (AMI) as well as provide non-income restricted units.

The PFC underwent a very tumultuous period this year while the state legislature overhauled the statute that authorized the program and increased the guardrails to further direct the PFC to ensure it is benefitting those that need it the most. While other city sponsored PFCs had to enact a multitude of changes as a result of this new legislation, the Dallas PFC was already operating at the higher standards outlined in the revised statute. Changes that were implemented included an increased minimum requirement for affordability. For new construction, 40% of the units have to be restricted at 80% AMI or below, and 10% of the units have to be restricted at 60% AMI or below. Also, PFCs are no longer allowed to seek projects outside the geographical area of their sponsoring city or county government. Even higher restriction were placed on affordability as well as minimum investment in rehabilitation in any acquisitions of existing projects. Since the DPFC has not done any acquisitions, this essentially had no effect on how it does business, and the increased standards for new construction were already being applied to the projects that were already approved. The City and the Board of Directors can be proud that their projects have been held to the highest standard of public benefit, and it is hoped that the coming year will bring even more incredible projects to the city through the PFC.

Similar to the HFC, the PFC has seen a very busy year for closings and approvals. All of these projects are new construction of units that will increase total supply to the City. Three projects

have been closed on the financing and there are six more projects that are set to close on financing by the end of the year.

There are 3,980 units in process as under construction or in predevelopment. Closed projects include Singleton Highline, Bluffview Highline, and The Elms. Projects anticipated to close include the Standard Shoreline, Larkspur Fair Park, Banyan Flats, Maple Highline, Bishop Ridge, and Standard West Commerce. Construction will start immediately to a few months after closing depending on when the City can issue permits. In less than three full years of operation, the PFC has been able to generate a total pipeline of projects representing more than \$1 billion in new affordable units to the City. This number represents the total value of projects that have been approved and are in various stages of financing and construction since the inception of the PFC. Once these projects are closed, constructed, and operational, they are estimated to generate revenue to the PFC so that it will be a fully self-sustaining program. Three projects have closed and started construction this year in Council Districts 4, 6, and 13, bringing 504 new units to the City as soon as they start leasing up. The funds generated by operations of these projects will contribute to the funding to be used by the PFC to provide more support for affordable housing throughout the City.



## **MIHDB**

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

Housing launched the fee in lieu portion of the program after City Council approval on May 11, 2022 and in the 6 months the fee in lieu has been operational the program accepted \$5,551,773.70 in fee in lieu payments and program fees (See Table 4 in Appendix). In March 2023, Housing presented to HHSC options for use of the MIHDB fee in lieu funds. Since then, staff has made \$1M of this available for Senior Home Repair and \$3M through the NOFA to St. Jude Vantage Point for 132 Permanent Supportive Housing units in Council District 10.

MIHDB offers development bonuses to incentivize mixed-income development in Multifamily, Mixed Use, and Planned Development zoning districts. Since FY 2018-2019, out of the five bonuses available—density, floor area ratio, height, stories, and parking reduction—developers most often selected the height bonus (31 bonuses) followed by parking reduction bonus (27) (See Exhibit 5). Developers often selected more than one bonus per project.



<b>Exhibit 5: Distribution of MIHDB Zoning Bonuses Used by Developers in 49 Projects Since 2019</b>	
<b>Zoning Bonus Type</b>	<b>Number of Bonuses</b>
Height	31
Parking Reduction	27
Dwelling Unit Density	16
Lot Coverage	15
No Minimum Lot Area per Dwelling Unit	12
Floor Area Ratio	10
<b>Total Bonuses</b>	<b>111</b>

Out of 49 MIHDB housing developments since 2019, developers most often selected the development bonus for affordable units (39 projects) rather than fee-in-lieu. Since the fee-in-lieu program is relatively new since 2022, the proportion of these projects may continue to increase over time.

For the 39 projects that have or will have on-site units, the following table shows the income bands of reserved affordable units (Exhibit 6).

<b>Exhibit 6: Number of MIHDB On-Site Projects with Affordable Units by Income Bands</b>	
<b>AMI Income Bands</b>	<b>Number of Projects</b>
51%-60% AMI	4
61%-80% AMI	18
81%-100% AMI	10
51%-60% and 61%-80% AMI*	4
61%-80% and 81%-100% AMI*	3

\*Both AMIs are used in those projects.

In FY 2022-2023, 5,684 housing units were under construction (1,205 as reserved units) in the MIHDB program and 512 units were completed this fiscal year, with 23 reserved units. Housing developers use MIHDB on its own as well as in combination with other Housing programs.

The Elms is an on-site Mixed Income multifamily housing development located in the Cedar Crest Neighborhood, four miles away from the Business District of the City of Dallas. The housing development consists of 153 units which eight of them are affordable units at 81-100% AMFI. (See Highlighted Projects)

# PRESERVATION ACTIVITIES



Photo Credit: MIKO Trucking Inc.



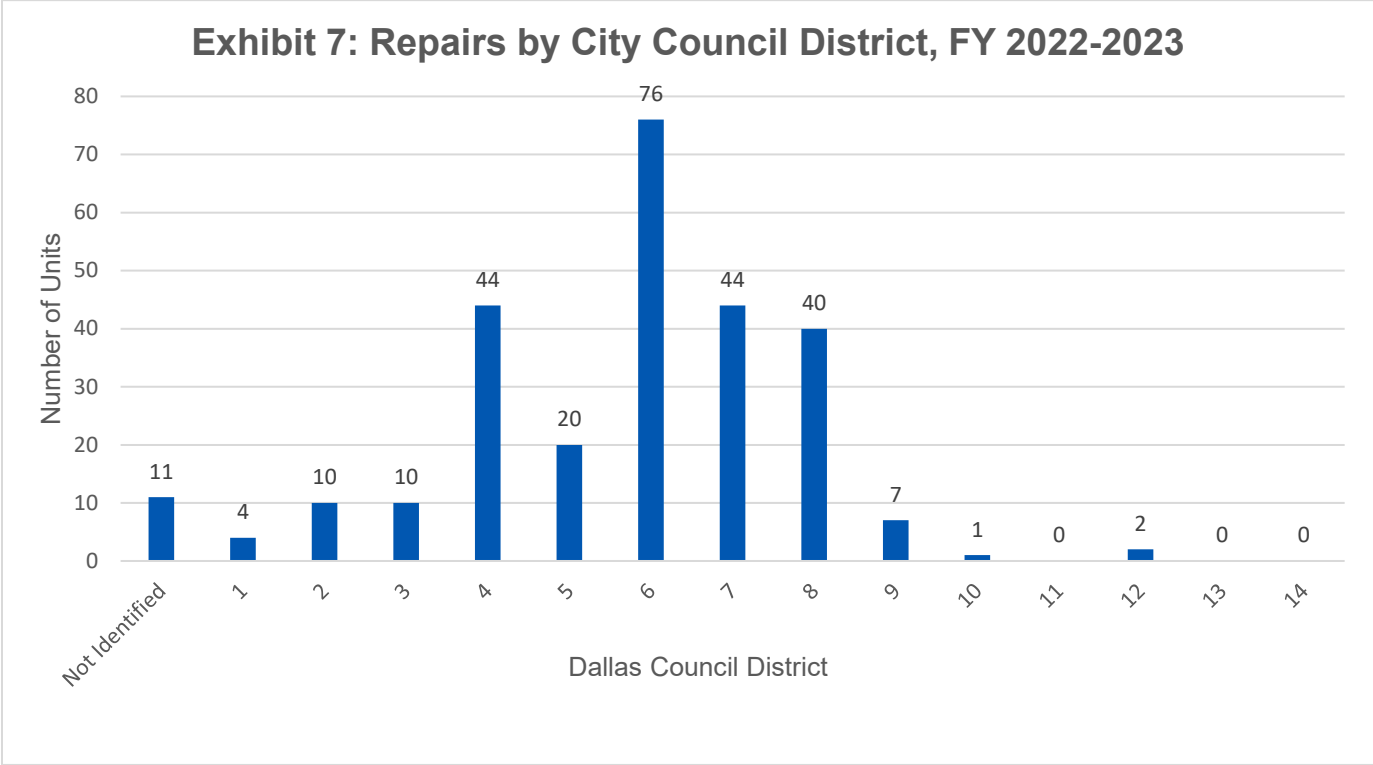
Photo Credit: REKJ Builders, LLC.



Photo Credit: REKJ Builders, LLC.

Housing offers various home repair programs to the residents of Dallas with an aim to “increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city”, upholding the “Citywide Preservation” equity pillar outlined in the DHP33. Home repair activity is continual as Housing administers seven different programs (listed below) supporting home repair needs throughout Dallas. Along with offering home repair programs for Dallas residents citywide, Housing also carries out targeted home repair programs to focus on unique issues such as addressing Code violations, Covid recovery, historic home preservation, lead-based paint remediation, and septic tank conversion. For example, in an effort to increase preservation efforts, Housing launched two new programs, the Senior Home Repair Program (SHRP) and the ARPA Residential Septic Tank Program.

Across all home repair programs, 49 homes were under construction and 147 homes were in the predevelopment process. Contractors completed construction on 73 homes. The distribution of 269 repair projects (completed and in other stages of development) by Council District is shown in Exhibit 7 and accomplishments are shown in Exhibit 8. A majority of repairs are in targeted areas and southern and western portions of Dallas (Council Districts 4, 5, 6, 7, and 8).



Note: 11 homes are not yet identified by City Council District. This data includes predevelopment and numbers are subject to change. These numbers include completed and not yet completed projects.

A total of 45 homes were repaired through the *Home Improvement and Preservation Program (HIPP)*. Another 12 homes were under construction and 16 homes were in predevelopment processes (See Exhibit 8).

*West Dallas Targeted Repair Program (TRP)* had 12 completed homes, 16 homes under construction, and 39 homes were in the predevelopment processes.

Seven homes were in the predevelopment process and three homes were completed in the *Healthy Homes Lead Reduction (HHLR) Program*.

Through the *Dallas Tomorrow Fund (DTF)* program, Housing completed six homes and 22 homes were in the predevelopment process.

<b>Exhibit 8: Housing Repair Accomplishments Completed FY 2022-2023 and YOY</b>		
<b>Program</b>	<b>FY To Date</b>	<b>FY 2021-2022</b>
HIPP	16 households qualified* 12 homes under construction 45 homes completed construction	54 households qualified* 28 homes under construction 38 completed construction
HHLR	7 households qualified  3 homes completed construction	2 homes qualified 1 agreement signed**
DTF	22 households qualified 6 homes completed construction	35 households qualified 16 homes agreements signed** 18 homes completed construction
ARPA NRP	48 households qualified 14 homes under construction 6 homes completed construction	48 households qualified 5 homes agreements signed**
West Dallas TRP	39 households are qualified 16 homes under construction 12 homes completed construction	42 households qualified 23 homes agreements signed 31 homes completed construction
Senior Home Repair Program	726 applications received and under review 7 homes qualified	Not applicable
ARPA Residential Septic Tank Program	6 households qualified	Not applicable
*Qualified: application is not cancelled and the inspection is completed to begin work. **Agreement signed means is ready for construction but not yet with DO number or transferred to construction.		

The American Rescue Plan Act Neighborhood Revitalization Program (ARPA NRP) qualified 48 households. FY 2022-2023 was the first year any homes in the program started or completed construction in the original three neighborhoods – Joppee, Five Mile and Tenth Street/The Bottom – 6 homes have been completed and 14 are under construction. The program staff conducted targeted outreach such as door knocking and meeting with applicants to complete their applications, given that many applicants are of the elderly population or lack transportation. ARPA NRP has met its original goal of receiving 20 home repair applications in each of the three neighborhoods.

In FY 2022-2023, the ARPA NRP expanded as a result of gaining additional funding and collaboration with other City departments. The program has added \$2 million in ARPA funding for home repair in Council Districts 4, 7, 8, 9, and 14, and to date 10 applicants are active in the program. Housing was also allocated an additional \$2.2 million in funds from Dallas Water Utilities (DWU) for the ARPA Residential Septic Tank Program. This Program operates as a partnership between Housing and the DWU Unserved Areas Program. DWU is extending water, sewer, and wastewater infrastructure to residential areas that have never had access to such services. Housing will connect individual households to the City infrastructure. There are eight active applications for this program and the first homes will be complete in FY 2023-2024.

Through the one-time funding provided by the American Rescue Plan Act, Housing has been able to leverage resources and make strategic investments that promote equity (Pillar 5). The funding has contributed to recovery from the COVID-19 pandemic, particularly in areas disproportionately impacted, by providing historic allocations to fund the preservation of safe, healthy, affordable housing. The communities of Joppee and Historic Tenth Street are Freedman’s Towns, where many properties predate the 1960s and have been handed down amongst families for decades. Home Repair is preserving the housing but also preserving the close-knit communities. The ARPA Residential Septic Tank Program promotes equitable access to clean water and basic City utilities like water and sewer services.

The Senior Home Repair Program launched in February 2023. Applications were available online and at Dallas libraries and recreation centers. Housing received 726 total applications from residents, and of those, 673 applications were entered into the lottery. The funding amount dedicated to the program has given Housing the opportunity to serve ten applicants, all chosen by lottery. Housing intentionally addressed equity issues regarding the senior population by choosing a lottery as the method of applicant selection, making the process more accessible to seniors. The lottery process allowed Housing to accept applications over a one-month period, rather than on one day. This removed the need for applicants to stand in line for an extended period of time, an activity that may have posed a challenge for some senior individuals. Seniors age 75 years old and over received a second entry and seniors who selected accessibility repairs in their application received a third entry. A senior age 75 years old with accessibility needs, therefore, is three times more likely to be selected than a senior age 65 years old with no accessibility needs. As depicted below, seven of the original ten people selected from the lottery have homes in the preconstruction stage that are moving toward construction. These homes are located in Council Districts 3, 4, and 8.

In the coming fiscal year, Housing anticipates exploring and implementing the restructuring of the home repair programs into one consolidated home repair program. As home repair is the most sought-out assistance in Housing, the proposed amendment will allow for better customer service and consistency across programs in terms of eligibility and eligible repairs. The new program statement will allow for all funding sources to be applied without creating one-off programs.



## HOMEOWNERSHIP

The Dallas Homebuyer Assistance Program (DHAP) provides homeownership opportunities to low- and moderate-income homebuyers through the provision of financial assistance when purchasing a home, in accordance with federal, state, and local laws and regulations.

This year staff closed 33 loans, more than doubling the closed loans (106% YOY) from FY 2021-2022. One major contributor to this increase in closed loans was the implementation of DHAP 10, a program designed to provide homeownership opportunities for current Dallas residents who have lived within the City limits of Dallas for a period of at least 10 years collectively. The implementation of DHAP 10 was pivotal in reaching applicants who were not eligible for the traditional DHAP program or the Targeted Occupations subprogram. DHAP 10 was beneficial in providing homeownership opportunities to particularly moderate-income families in Dallas, who may have purchased/moved outside of the City for affordable housing options. These families would not have qualified for the Targeted Incentive Homebuyer Program, as they were in positions to include executive assistants, construction workers, program managers, call center associates and City employees in non-uniform positions. With the increase in sales prices and mortgage interest rates, the assistance made it more affordable to purchase a home.

Also crucial to the success of the program in the fiscal year was outreach efforts of program staff. Program staff conducted various homebuyer seminars with lending partners and other marketing efforts. DHAP attended 17 events to include homebuyer and financial seminars provided by realtors, banks and local schools and conducted 33 virtual trainings with DHAP Lending Partners to help them navigate the program.

DHAP received 249 applications, prequalified 61 applicants, and served 33 households with closed loans. A majority of the households with closed loans were African-American (70%) and 21% were Hispanic/Latino in ethnicity. Most of the households of the closed loans were single-headed households (82%). The applicants' average income was \$59,551 and their average age was 40 years old. The 11 prequalified applicants have an average income of \$63,827 and are also majority African-American (82%) and 18% are Hispanic.

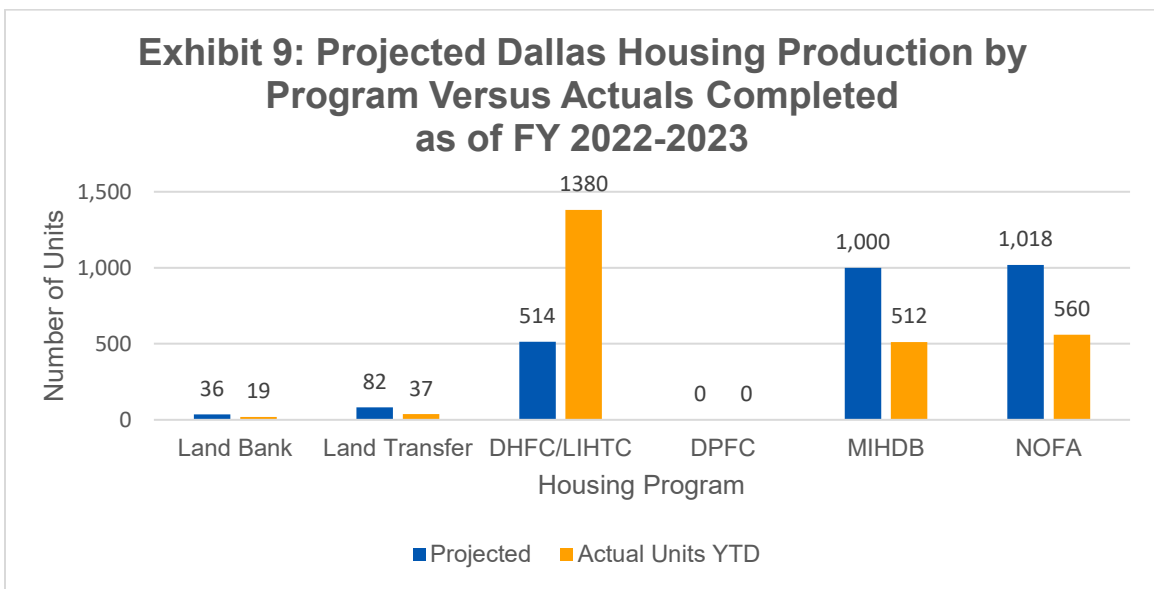
Housing launched the Anti-Displacement Homebuyer Assistance Program (DHAP 10) in February 2023. The program targets resident homebuyers with household incomes between

50% to 120% AMI. The maximum subsidy amounts are \$50,000. The program has \$262,974 remaining out of the \$1M toward closings. By the end of year, staff completed 13 households with DHAP 10.

A highlight development in this fiscal year was Five Mile Phase Two located in Council District 8. Most often, Housing works with multi-family developments. However, the Five Mile development, a three-phase project, will provide over 80 new single-family homes in the historical Five Mile community. These homes have not yet been constructed. This development project enables the DHAP program to provide homebuying assistance to the new owners of these newly-built homes, promoting first-time homebuyer opportunities. The homes set aside for affordable homeownership serve those in the 60%-80% AMI band, while the other market-rate homes are available to those in the income band up to 120% AMI.

## PROJECTED V. ACTUAL HOUSING PRODUCTION

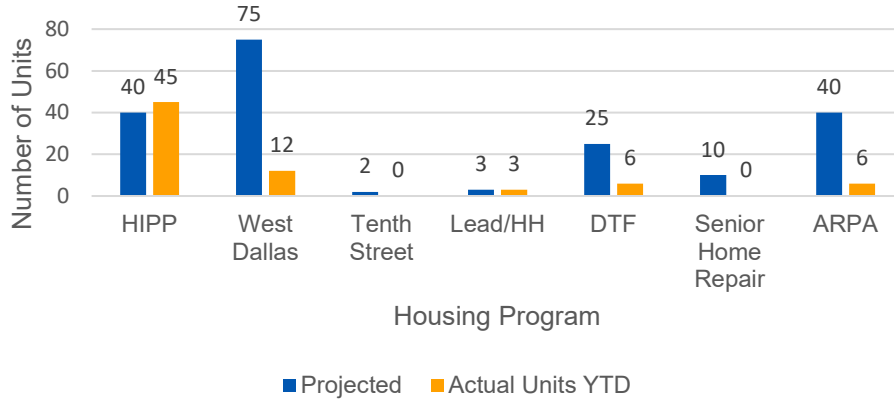
Housing staff estimated the number of units that would be produced in housing production programs, preserved in repair programs, or completed in homebuyer assistance programs (Exhibits 9-11). These estimations or projections are compared with actual accomplishments as of FY 2022-2023. The Senior Home Repair program is new, and thus initial applications are still in the review process.



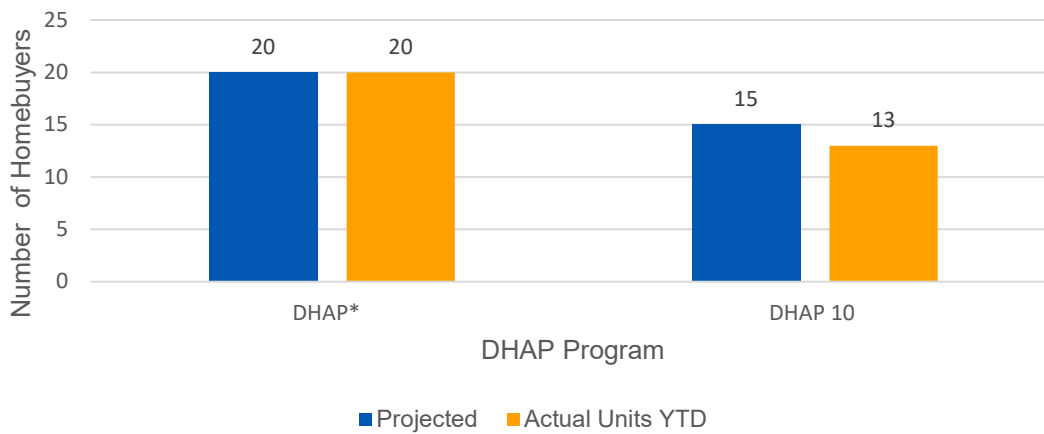
Note: NOFA projects are partially completed and completed units reflect projects in Under Construction and Completed phases.



**Exhibit 10: Projected Dallas Home Repairs versus Actuals Completed as of FY 2022-2023**



**Exhibit 11: Projected Homebuyers Assisted Versus Actuals Completed as of FY 2022-2023**





## HIGHLIGHTED PROJECTS

The seven highlighted projects include representative projects from Housing programs in FY 2022-2023. Armonia Apartments, The Elms, and the DHAP Targeted Program are new projects from the fourth quarter. The remaining four projects illustrate the diverse examples of housing projects underway this year and shown in previous quarterly reports and utilize a combination of housing programs and funding sources.

The Armonia Apartments received gap financing through NOFA and will provide 15 units of multifamily housing in West Dallas, Council District 6. The Elms is an MIHDB and DPFC project with 153 units in Council District 4. The DHAP Homes, the Estates at Ferguson, and the Jeffries-Meyers duplexes exemplify the variety of projects needed to support mixed-income housing and homeownership in Dallas. Many of the DHAP homes are located in Council Districts 7 and 8 and offer homebuyers assistance for essential workers, people who have lived in Dallas for ten years or more, and other homebuyers needing loan assistance. Estates at Ferguson in Council District 7 in northeast Dallas will be an affordable multi-family development for residents age 55 years old and over. In Q3, the Dallas Housing Foundation held a groundbreaking for 34 duplex homes on 17 lots in the Jeffries-Meyers Neighborhood in Council District 7. The duplexes will provide needed affordable homeownership opportunities, reserved for households at 60%-120% AMLI.



Photo Credit: Armonia Apartments Groundbreaking, Eric Childs, Hi-Res Lifestyle

# ARMONIA APARTMENTS

Dallas City Homes (DCH) held a groundbreaking ceremony for Armonia Apartments on August 4, 2023. The Notice of Funding Availability (NOFA) was utilized to provide gap financing throughout the City towards ongoing development of affordable housing in FY 2022-2023 in which 278 units were constructed and completed and another 71 units approved. This development tool helps to streamline the allocation of funds for affordable housing. In partnership with the City, City Council approved funding for \$2,085,504.00 in HOME funds and \$300,000.00 in General Funds to construct a three-story, 15-unit multifamily development in the La Bajada/Trinity Groves submarket of West Dallas, Council District 6. The Development will consist of approximately 16,000 square feet of rentable living space which will include 10 1-bedroom apartments and five 2-bedroom apartments. The Development will also include a community center, park/urban garden spaces, and 20 on-site parking spaces.



Rendering credit: The Elms, Parscale Group

# THE ELMS

The Elms is an on-site Mixed Income Multifamily Housing Development located in the Cedar Crest Neighborhood at 1710 Morrell Avenue, four miles away from the Business District of City of Dallas. This development, positioned in Council District 4, consists of 153 units, eight of which are affordable units at 81-100% AMFI.

The Elms development has been approved for participation in the MIHDB program. Smart Living Residential, LLC—developer of this project—began its participation in the MIHDB program at the beginning of 2023 and received the restrictive covenant and permit approval four months later. All aspects related to the development process have happened in a timely manner and the groundbreaking ceremony of this development is expected to take place in mid-November 2023. Before construction began, the developer conducted engagement efforts with both the community and stakeholders. Feedback received from this outreach initiative was considered for the development plan.

Smart Living Residential, LLC expressed that the MIHDB program was crucial for enabling the development to move forward: “The MIHDB program was an invaluable tool in assisting us in both maximizing the project’s unit count and achieving our goal of providing high quality housing at an affordable price point.”



Photo Credit: Builders of Hope and City of Dallas for DHAP

# DHAP HOMES

The homebuyer in the above pictured home received \$50,000 in assistance through the DHAP program. The property is also a unit assisted by development funding from the 2019 NOFA. Builders of Hope (BOH) was approved on April 8, 2020 to receive \$860,000 in HOME funds for the construction of 20 single family homes in West Dallas. This property was included in that agreement.



1 CONCEPTUAL COLORED ELEVATION



2 CONCEPTUAL PERSPECTIVE

Rendering Credit: Arrive Architecture Group

# ESTATES AT FERGUSON

The City Council approved \$8,583,487.00 in HUD funds which includes \$3,965,000.00 in Community Development Block Grant-Disaster Recovery and \$4,618,487.00 in HOME Investment Partnership Funds for the development of the Estates at Ferguson. These funds were awarded through the City's NOFA application which utilizes entitlement funds awarded to Housing from the U.S. Department of Housing and Urban Development. The property is being developed by General Housing Partners, LLC (GHP) Texas-based developer, owner, and asset manager of Class A multi-family assets throughout the southwest. The Estates at Ferguson will be located on 5.7 acres in northeast Dallas at 9220 Ferguson Road. The development will be a 164-unit, Class "A", active senior-living development for residents aged 55 and over. The development will serve senior households earning at or below of 50% Area Median Income (AMI) and 60% AMI and will consist of one-bedroom and two-bedroom units. The 164 units are comprised of 99 one-bedroom, and 65 two-bedroom units with expected rents between \$913 to

\$1,315 and there will be no market rate units. The development will be new construction of a single three-story, elevator-served building with interior corridors and easy access to community amenities. The development will have lush landscaping, resort-style ADA compliant swimming pool, lighted sidewalks, a dog park, and a community garden. The Property will be designed as an Aging-In-Place community and features units designed to accommodate persons with disabilities and common areas will have easy access to elevators. Transportation will be available via the on-site bus stop or community van. Units will be designed as accessible or adaptable and will incorporate an “open concept design”. Unit amenities will include granite countertops, Energy Star Appliances, dishwasher, ceiling fans, laundry connections, high-efficiency heating, ventilation, and air conditioning, faux wood flooring, open concept design, Low-e windows, covered entries, nine-foot ceilings, microwave ovens, and additional storage. Additional common amenities will include barbecue grills, community event center, theater room, business center, salon, a furnished fitness center, and leasing office will include fulltime staff and on-site maintenance. Construction is estimated to begin Fall 2023 and completed Spring of 2025.



Photo Credit: Builders of Hope

## DHAP/LAND BANK HOME

The Land Bank Program aligns with the City's goal of developing quality, sustainable housing that is affordable to Dallas city residents by selling city-owned real estate to non-profit and for-profit developers at below market values. Developers work closely with mortgage lenders in identifying buyers who meet the income requirements for home purchases and recommend DHAP to those buyers to help make the home purchase more affordable. DHAP supported this family to purchase a new construction home built by Builders of Hope on a land bank lot in Council District 7.





Photo credit: Craig Boeglin with Matthews Southwest

# THE GALBRAITH

The Galbraith is located at 2400 Bryan Street in the heart of downtown Dallas. The property has a total of 217 mixed-income units, of which 111 units are reserved for residents earning at or below 80% of Area Median Income (AMI) and 106 units are at market rate. The development is a 15-story construction with structured parking with 312 spaces. Class A amenities include resort style pool, multipurpose clubhouse with fitness center, business center, stainless steel appliances, early childhood education or childcare facility, and 10,000 square feet of retail space. This is a \$77,000,000+ investment into mixed-income, workforce housing for the City of Dallas.



Photo Credit: Scottie Smith for Dallas Housing Foundation Groundbreaking for Duplexes, Jeffries-Meyers

# DALLAS HOUSING FOUNDATION

The Dallas Housing Foundation held a groundbreaking on June 20, 2023. The City Council approved funding for \$1,427,000.00 in Bond funds to construct 34 single family homes on 17 lots from the Land Transfer Program in the South Dallas Jeffries-Meyers neighborhood near Fair Park. These duplex homes will have two floor plan options and range from 1,500 square feet to 1,600 square feet with attached garages. Of the 34 homes in the project, all 34 will be sold to households at 60-120 % of Area Median Income (AMI) and 7 of those homes will be sold to households at 60-80% of the AMI. This project will transform a former homeless encampment into dozens of affordable homes for homebuyers.



## TERMINOLOGY

ARPA: American Rescue Plan Act  
CRP: Comprehensive Housing Policy (CHP), old housing policy  
DHAP: Dallas Homeownership Assistance Program  
DHFC: Dallas Housing Finance Corporation  
DHP33: Dallas Housing Policy 2033, new housing policy  
DPFC: Dallas Public Facility Corporation  
DTF: Dallas Tomorrow Fund  
HIPP: Home Improvement and Preservation Program  
LIHTC: Low Income Housing Tax Credit  
MIHDB: Mixed Income Housing Development Bonus  
NOFA: Notice of Funding Availability  
OED: City of Dallas Office of Economic Development

**Income Band (for MIHDB)** means the range of household incomes between a pre-determined upper limit and a pre-determined lower limit generally stated in terms of a percentage of area median family income adjusted for family size. We refer to this as AMI in text.

- (A) **Income Band 1** means an income between 81 and 100 percent of AMFI.
- (B) **Income Band 2** means an income between 61 and 80 percent of AMFI.
- (C) **Income Band 3** means an income between 51 and 60 percent of AMFI.



## APPENDIX OF DATA TABLES

- Table 1: Ongoing and Recently Completed Housing Development Projects
- Table 2: Ongoing and Recently Completed Homebuyer Assistance
- Table 3: Ongoing and Recently Completed Home Repair Projects
- Table 4: Income and Expenses for MIHDB and Corporations
- Table 5: Summary of The Texas Homebuyer Loan Program Loans in Dallas Issued for DHFC Assignment as of July 1, 2023

Ongoing and Recently Completed  
Housing Development Projects

Table 1

Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Completed FY 22-23	Land Bank Program	7	Builders of Hope		DHADC	Private		3425 Ponder Street	\$180,000	1	0	1
	Land Bank Program	7	Builders of Hope		DHADC	Private		4317 Canal Street	\$215,000	1	0	1
	Land Bank Program	6	Builders of Hope		DHADC	Private		2020 Morris Street	\$219,000	1	0	1
	Land Bank Program	7	Builders of Hope		DHADC	Private		4606 Jamaica Street	\$219,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3603 Penelope Street	\$160,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		4806 Silver Avenue	\$185,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3810 Spence Street	\$215,000	1	0	1
	Land Bank Program	4	PAD Enterprises		DHADC	Private		1514 E. Ann Arbor	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		4807 Silver Avenue	\$235,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		2521 Birmingham Avenue	\$240,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		4103 Marshall Drive	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		3350 Springview Avenue	\$235,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		2700 Birmingham Avenue	\$205,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		2931 Birmingham Avenue	\$205,000	1	0	1
	Land Bank Program	3	Confia Homes		DHADC	Private		4926 Kildare Avenue	\$230,000	1	0	1
	Land Bank Program	3	Confia Homes		DHADC	Private		4935 Kildare Avenue	\$220,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3926 Metropolitan Avenue	\$245,000	1	0	1
	Land Bank Program	4	Focis Holdings		DHADC	Private		2302 Moffatt Avenue	\$245,000	1	0	1
	Land Transfer Program	4	Black Island		HOU, PW	Private		2928 Eagle Drive	\$180,000	1	0	1
	Land Transfer Program	7	Black Island		HOU, PW	Private		2718 Mitchell Street	\$215,000	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		2911 Gay Street	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		3331 Spring Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		3131 Tuskegee Street	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		4503 Electra Street	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		2818 Le Clerc Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		4712 Baldwin Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Behary Homes		HOU, PW	Private		4010 Pine Street	\$184,500	1	0	1
	Land Transfer Program	7	CTE Homes		HOU, PW	Private		4631 Silver Avenue	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes		HOU, PW	Private		3411 Delonte Street	\$160,000	1	0	1
	Land Transfer Program	7	CTE Homes		HOU, PW	Private		3315 Delonte Street	\$145,000	1	0	1
	Land Transfer Program	7	CTE Homes		HOU, PW	Private		3435 Beall Street	\$160,000	1	0	1
	Land Transfer Program	4	Hedgestone Investments		HOU, PW	Private		1527 Marfa Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments		HOU, PW	Private		1523 Garza Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Hedgestone Investments		HOU, PW	Private		1823 Garza Avenue	\$199,500	1	0	1
	Land Transfer Program	4	Masa Design Build		HOU, PW	Private		1530 Fordham Road	\$205,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2819 Troy Street	\$195,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4230 Carl Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2807 Farragut Street	\$225,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2223 Garden Drive	\$225,000	1	0	1
	Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4226 Canal Street	\$225,000	1	0	1
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4235 Canal Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4319 Elsie Faye Heggins Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		3635 Pine Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		3642 Pine Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2850 Farragut Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2727 Maurine F Bailey Way	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2303 Starks Avenue	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2344 Starks Avenue	\$195,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4233 Canal Street	\$225,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		2719 Frazier Street	\$225,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		612 S Moore Street	\$195,000	1	0	1	
Land Transfer Program	7	Marcus Construction		HOU, PW	Private		4335 Spring Avenue	\$225,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		511 N Denley Drive	\$195,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		511 N Moore Street	\$194,000	1	0	1	
Land Transfer Program	4	Marcus Construction		HOU, PW	Private		507 N Moore Street	\$194,000	1	0	1	
Land Bank Program	7	Dallas Area Habitat		DHADC	Private		4636 Chertburg Street	\$180,000	1	0	1	
The Biscove	11	DHC		Acquisition	2629 Col Rd			\$99,443,740	289	34	323	
The Dylan	2	AMCAL		Acquisition	4533 Cedar Springs Rd			\$42,500,000	63	62	125	
2400 Bryan/The Galbraith	14	Matthews Southwest		12/31/2021	DHFC, HOU, OED, NOFA	9% Tax Credit	CDBG, P: 2400 Bryan Street	\$77,746,799	111	106	217	
Estates at Shiloh (Senior)	9	Generation Housing		12/31/2021	DHFC, HOU	4% Tax Credit	CDBG, H 2649 Centerville Road	\$40,781,976	239	25	264	
Ridgecrest Terrace Apartments (Rehab)	3	Steele Properties		12/31/2022	DHFC	4% Tax Credit	526 S. Walton Walker Blvd.	\$57,361,222	250	0	250	
The Alton (aka Lenox Oak Lawn)	2	Oden Hughes			MHDB	On Site Affordable Units	2929 Oak Lawn	NA	12	281	293	
Doverhouse at White Rock	9				MHDB	On Site Affordable Units	9343 Garland Road BU1 & BU2	NA	11	208	219	
Midpark Towers/The Citizen (Rehab)	11	Elizabeth Property Group			DHFC	4% Tax Credit	\$2.5M CT 8550 Midpark Road	\$29,255,004	202	0	202	
Ideal/Joppa	7	Dallas Habitat for Humanity			NOFA	Single Family	Scattered Sites	\$7,129,217	19	1	19	
								\$356,614,741	1,251	716	1,967	
Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Under Construction	Saint Michael's and All Angels mixed use	13	Episcopal Diocese		MHDB	On Site Affordable Units		8111 Douglas	NA	5	123	128
	Conor Live Oak	2	Conor Commercial		MHDB	Fee In Lieu		4931 Live Oak et al	NA	0	327	327
	Lincoln Katy Trail	2	LPC Developers of Texas		MHDB	Fee In Lieu		3255 Carille Street	NA	0	300	300
	Pegasus Ablon Project	2	Pegasus Ablon		MHDB	On Site Affordable Units		3000 Throckmorton	NA	13	238	251
	514 Bryan	2	AN Properties		MHDB	Fee In Lieu		4514 Bryan Street	NA	0	22	22
	Kiva East	2	Sagebrook	Awarded 2021 9%	ROS, CRP, MHDB	9% Tax Credit/On Site Affordable Units	\$2.5M in	4722 East Side Ave.	\$21,587,420	71	16	87
	Pearl Lofts	2	1100 Pearl Street, Inc.		OED (TIF)			2100 Jan Fruit	\$33,200,000	30	70	100
	Standard at Royal	6	LDG Development		Council Approved	DPFC	Conventional MF	2737 Royal Lane	\$69,245,305	150	150	300
	Mountain Creek Apartments	3	NRP Group		Council Approved	DPFC	Conventional MF	NWC of I-20 & TX-480	\$59,246,341	162	162	324
	Oakhouse at Colorado	1	Mintwood Real Estate		Council Approved	DPFC	Conventional MF	900 E. Colorado Blvd.	\$48,230,230	113	102	215
	Bluffview Highline	13	Urban Genesis		Council Approved	DPFC	Conventional MF	3802 W. Northwest Hwy.	\$34,548,047	88	87	175
	Singleton Highline	6	Urban Genesis		Council Approved	DPFC	Conventional MF	2901 Borger St	\$32,848,000	88	88	176
	Bluffview Apartments	2	X Equity Group		Approved	MHDB	On Site Affordable Units	3527 Bolivar Drive	NA	4	66	70
	Armonia Apts	6	Dallas City Homes		Approved	NOFA	Conventional MF	3115 Topoka Ave	\$4,692,000	11	4	15
	The Elms	4	Smart Living Residential, LLC		Council Approved	MHDB/DPFC	Acquisition, On Site Affordable Units	1710 Monell Avenue	\$24,523,917	8	145	153
	Terrace at Southern Oaks	4	LDG Development		Approved	DHFC/RONO, MHDB	Conventional MF, On Site Affordable Unit/HOME	C13300 Southern Oaks Blvd.	\$60,538,517	270	30	300
	HighPoint at Wynnewood	1	MVAH Partners		Approved	DHFC/RONO	4% Tax Credit	1911 Pratt Street	\$46,845,856	220	0	220
	The Ridge at Lancaster	8	LDG Development		12/31/2023	DHFC, MHDB	4% Tax Credit, On Site Affordable Units	2101 Crouch Road	\$59,560,307	270	30	300
	Gateway Oak Cliff	1	St. Margaret, Inc.		12/31/2023	DHFC, MHDB, OED	4% Tax Credit, On Site Affordable Units	TIF 400 S. Beckley	\$47,131,511	184	42	226
	Ash Creek	7	DevCo		Approved	DHFC/RONO	4% Tax Credit	2605 John West Rd	\$54,892,942	280	0	280
	The Postiano	7	DevCo			DHFC	4% Tax Credit	2519 John West Rd.	\$56,160,000	232	0	232
	Crossing at Clear Creek	8	LDG (fka Covenant Funding)			MHDB/DHFC	On Site Affordable Units	14201 C F Hwy Fwy	\$91,058,243	14	250	264
	Terrace at Highland Hills	8	LDG			MHDB/DHFC	On Site Affordable Units	3100 Persimmon Rd	\$97,210,287	15	285	300
	Dallas Stemmons Apartments	6	Palladium		12/31/2023	ROS	9% Tax Credit	11070 N. Stemmons Freeway	\$20,020,169	0	87	87
	Juliette Fowler Residences	2	Juliette Fowler Communities		12/31/2023	ROS	9% Tax Credit	South Fulton Str and Eastside Ave	\$23,483,750	144	0	144
	Villas @ Western Heights	6	MREC Companies		12/31/2023	ROS, CRP, OED	9% Tax Credit	TIF 1515 Fort Worth Avenue	\$32,888,449	104	26	130
	The Oaks	1	DHVA/OA		12/31/2023	RONO, HOU	4% Tax Credit	630 S. Llewellyn Ave	\$44,053,609	243	17	260
	Meadowbrook Apartments	8	LDG Development		12/31/2023	DHFC/RONO, MHDB	4% Tax Credit	MHDB 15251 Seagoville Road	\$42,195,523	162	18	180
	Westmoreland Station	3	Generation Housing		12/31/2023	DHFC, HOU	4% Tax Credit	\$8M HOM 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 - Scattered Sites	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 #11 #3	7	Dallas Housing Foundation			NOFA	Single Family	Scattered Sites	\$6,367,368	34	0	34
	Jeffries Meyers #2	7	Toxics 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	See in Completed	14	0	14
	Capitol Flats	2	Larkspur Capital			MHDB	On Site Affordable Units	5215 Capitol	NA	3	57	60
	5050 Keeneland Project	3	AHS Residential			MHDB	On Site Affordable Units	5050 Keeneland Pkwy	NA	17	319	336
	Enclave Frankford	12	Integrated Real Estate Group			MHDB	On Site Affordable Units	3301 Pres George Bush Tpke	NA	27	353	380
	Moderia Trinity	6	Mill Creek			MHDB	On Site Affordable Units	2350 N Beckley Ave	NA	10	194	204
	Alexan Arts III	2	Trammell Crow Residential			MHDB	On Site Affordable Units	2085 Ross & 1601 N Henderson	NA	46	340	386
	Fairfield Manderville	13	Fairfield			MHDB	On Site Affordable Units	7735 & 7777 Manderville	NA	36	439	475
	Maple Highline I	2	Urban Genesis			MHDB						

Ongoing and Recently Completed Housing Development Projects

Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
	Land Transfer Program	4	Masa Design Build		HOU, PW	Private		3607 Humphrey Drive	\$205,000	1	0	1
	Land Transfer Program	4	Masa Design Build		HOU, PW	Private		4611 Bonnie View Road	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design Build		HOU, PW	Private		2631 Warren Avenue	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design Build		HOU, PW	Private		2424 Birmingham Avenue	\$205,000	1	0	1
	Land Transfer Program	7	Masa Design-Build		HOU, PW	Private		2730 Exline Street	\$198,500	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		4006 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		4007 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		4229 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		4233 Carpenter Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		3817 Pine Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		2529 Peabody Avenue	\$192,000	1	0	1
	Land Transfer Program	4	Titan & Associates		HOU, PW	Private		1403 Maywood Avenue	\$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		402 Bobbie Street	\$215,000	1	0	1
	Moderata Trailhead	2	Mill Creek		MIHDB	On Site Affordable Units		7532 East Grand Ave	NA	26	260	286
									\$1,145,784,871	3,851	5,210	9,061
Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
<b>Prelim Inducement/ Council Approved/ MIHDB App. Approved</b>	Standard Shoreline/The Hayden	9	OP Acquisitions, LLC		DPFC/MIHDB	Conventional MF, On Site Affordable Units		10715 Garland Road	\$66,419,868	153	147	300
	Estate Village	8	Community Preservation Partners	Approved	DPFC/MIHDB	4% Tax Credit		5969 Highland Drive	\$73,453,904	291	0	291
	AM Fairmount	12	Alamo Manhattan		MIHDB	Fee In Lieu		3030 Fairmount	NA	16	304	320
	Cabana Design District	6	Cabana Sycamore Development, Inc.		ROS, CRP, OED	9% Tax Credit		899 North Stemmmons Freeway	\$116,334,474	64	96	160
	1508 Mockingbird	2	Prudent Realty Advisors		DPFC	Conventional MF		1508 W. Mockingbird Lane	\$105,211,255	200	200	400
	Park at Northpoint	6	LDG Development		DPFC, CDBG	Conventional MF		9999 Technology Blvd.	\$96,447,000	308	307	615
	Preston Alexis	11	Creekwood Preston Alexis, LLC		MIHDB	Fee In Lieu		6050 Belt Line Rd	NA	0	605	605
	Larkspur Fair Park	7	Larkspur		DPFC	Conventional MF		3525 Ash Lane	\$70,278,652	146	144	290
	Bonton Gardens	7	CityBuild		MIHDB	On Site Affordable Units		6106 and 6116 Bexar St	NA	6	30	36
	Jaipur Lofts	2	Sagebrook	Approved 2022 9%	ROS, MIHDB	9% Tax Credit/On Site Affordable Units		NOFA/OE 2203 N. Fitzhugh & 2102 Annex Ave.	\$27,719,076	71	0	71
	Blakely, The	2	Sagebrook	Approved 2022 9%	ROS	9% Tax Credit		NOFA/OE 1907 Carrol Ave. & 1407 Garnett Ave.	\$28,232,886	86	6	92
	Cypress Creek at Montford	11	Sycamore Strategies	Approved 2022 9%	ROS MIHDB	9% Tax Credit/On Site Affordable Units		NOFA/OE NW C of Montfort & Spring Valley	\$44,655,796	17	151	168
	Trove Valor	4	Lavoro Capital	Approved	DPFC/1,000UC	Conventional MF		4515 S. Lancaster	\$54,963,000	166	166	332
	Patriot Pointe at Markville	10	Generation Housing	Approved 2022 9%	ROS, DPFC	9% Tax Credit	NOFA	9222 Markville Road	\$37,830,292	103	28	131
	Skyline at Cedar Crest	4	Brompton CHDO (Houston)	Awarded 2021 9%	ROS, MIHDB	9% Tax Credit/MIHDB		2720 E. Kiest Blvd.	\$26,597,686	85	22	107
	Cypress Creek at Forest Lane	10	Sycamore Strategies	Awarded 2021 9%	ROS, CRP	9% Tax Credit		11520 N Central Expressway	\$44,904,476	107	93	200
	Notre Dame - Bonton Rental	7	Notre Dame Place Inc	Approved	NOFA	Single Family		6000 Block of Bexar St	\$3,406,500	21	13	34
	Dolphin Heights	7	EDCO	Approved	NOFA	Single Family		Scattered Sites	\$1,039,433	5	0	5
	St. Philips Catalyst	7	St. Philips	Approved	NOFA	Single Family		Scattered Sites	\$1,781,815	7	0	7
	Estates at Ferguson	7	Generation Housing		DPFC	4% Tax Credit		9220 Ferguson Road	\$41,494,000	164	0	164
	Rock Island Riverfront	2	Petra Development		DPFC	4% Tax Credit		1027 S. Riverfront Blvd.	\$78,817,000	155	22	177
	The Mondello	7	DevCo		DPFC	4% Tax Credit		2000 Highland Rd.	\$39,610,000	150	0	150
	Greenleaf Lake June	5	Greenleaf Ventures	Approved	NOFA	Single Family		NEC Lake June & St. Augustine	\$6,317,000	125	0	125
	Standard West Commerce	6	Ojala Partners	DPFC Approved	DPFC, MIHDB	Conventional MF, On Site Affordable Unit Zoning C1		1400 West Commerce	\$64,763,980	153	147	300
	Jefferson University Hills	3	JPI Companies		DPFC	Conventional MF		NW Corner of University Hills and Camp W	\$99,727,000	200	200	400
	Muse at Midtown	11	OHG		DPFC	Acquisition		13675 Noel Road	\$102,559,395	262	27	289
	Fitzhugh Urban Flats	2	OHG		DPFC	Acquisition		2707 N. Fitzhugh Avenue	\$157,288,129	452	45	497
	St. Jude Center - Vantage Point	10	9019 Vantage Point	Approved	MIHDB	On Site Affordable Units		9019 Vantage Point	\$11,000	132	0	132
	417 E 9th Street Apartments	8	Fenton Dallas, LLC		MIHDB	Fee In Lieu		417 9th Street	NA	1	3	3
	Ridge at Loop 12	6	LDG Development		DPFC, MIHDB	4% Tax Credit, On Site Affordable Units		910 S. Beltline Road	\$90,460,577	300	0	300
	The Caroline	6	OP Acquisitions, LLC		MIHDB	On Site Affordable Units		1400 West Commerce St.	NA	172	165	337
	Trammell Crow Knox Street	14	Trammell Crow/High Street Res.		MIHDB	Fee In Lieu		4555 Travis St.	NA	0	168	168
	Lantower Singleton	6	Lantower Residential		MIHDB	Fee In Lieu		818 Singleton Blvd.	NA	0	0	437
	Fitz 2	2	Slate Properties		MIHDB	On Site Affordable Units		1513 N. Fitzhugh	NA	4	63	67
	Endeavor McKinney/Boll	14	Endeavor RE		MIHDB	On Site Affordable Units		2702 & 2710 McKinney Ave. at Boll St	NA	10	265	275
	Legacy at White Rock	7	LDG Development		MIHDB	On Site Affordable Units		2825 & 2845 N Buckner Blvd	NA	108	104	212
	Ewing & Morrell	4	Fenton Dallas LLC		MIHDB	On Site Affordable Units		850 S Ewing Ave	NA	2	38	40
	Mail Avenue Project	2	Fenton Dallas LLC		MIHDB	On Site Affordable Units		2230, 2234, 2248 Mail Ave.	NA	2	37	39
	One Newpark	2	One Newpark GP, LLC		OED (TIF and PPP)	Acquisition		Alkard and Canton	\$379,300,000	54	214	268
	University Hills Phase 1 Multifamily	8	I-20 Lancaster Development, LLC		OED (TIF and PPP)	Acquisition		Lancaster Road at Wheatland Road	TBD	50	200	250
	University Hills Phase 1 Single Family	8	I-20 Lancaster Development, LLC		OED (TIF and PPP)	Acquisition		Lancaster Road at Wheatland Road	TBD	0	540	540
	PSW/Fort Worth Avenue	6	Builders of Hope CDC		MIHDB	On Site Affordable Units		2398 Beaver St.	NA	31	265	296
	Trinity West Villas	6	Builders of Hope CDC		NOFA	Conventional MF		3457 Normandy Brook Rd	\$7,279,182	9	27	36
	Land Bank Program	4	Hedgestone Investments		DHADC	Private		208 Landis Street	\$215,000	1	0	1
	Land Bank Program	7	Marcus Construction		DHADC	Private		903 Belterton Circle	\$230,000	1	0	1
	Land Bank Program	7	Marcus Construction		DHADC	Private		2705 Cleveland Street	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		4727 Baldwin Street	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		6207 Carlton Garrett Street	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		6205 Carlton Garrett Street	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		3006 Carpenter Avenue	\$230,000	1	0	1
	Land Bank Program	6	Confia Homes		DHADC	Private		3626 Pueblo Street	\$230,000	1	0	1
	Land Bank Program	8	Confia Homes		DHADC	Private		2630 Camel Court	\$230,000	1	0	1
	Land Bank Program	6	Confia Homes		DHADC	Private		1915 Dulth Street	\$230,000	1	0	1
	Land Bank Program	4	Confia Homes		DHADC	Private		335 Leads Street	\$230,000	1	0	1
	Land Bank Program	7	Confia Homes		DHADC	Private		2527 Wells Street	\$230,000	1	0	1
	Land Bank Program	4	Confia Homes		DHADC	Private		2218 E. Ann Arbor Avenue	\$230,000	1	0	1
	Land Bank Program	4	Confia Homes		DHADC	Private		1125 E. 11th Avenue	\$230,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		2525 Pennsylvania Avenue	\$230,000	1	0	1
	Land Bank Program	4	Focis Holdings		DHADC	Private		2609 Meyers Street	\$230,000	1	0	1
	Land Bank Program	4	Focis Holdings		DHADC	Private		2414 Meyers Street	\$230,000	1	0	1
	Land Bank Program	2	Focis Holdings		DHADC	Private		4520 Philp Avenue	\$230,000	1	0	1
	Land Bank Program	2	Focis Holdings		DHADC	Private		4524 Philp Avenue	\$230,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3300 Rutledge Street	\$230,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3300 Rutledge Street	\$230,000	1	0	1
	Land Bank Program	7	Focis Holdings		DHADC	Private		3300 Rutledge Street	\$230,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures		DHADC	Private		2722 Goodwill Avenue	\$180,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures		DHADC	Private		2715 Goodwill Avenue	\$180,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures		DHADC	Private		3715 Carpenter Avenue	\$180,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures		DHADC	Private		4211 Carpenter Avenue	\$180,000	1	0	1
	Land Bank Program	7	Open Mindframe Ventures		DHADC	Private		4226 Carpenter Avenue	\$180,000	1	0	1
	Land Bank Program	7	Kori Homes		DHADC	Private		4326 Copeland Avenue	\$235,000	1	0	1
	Land Bank Program	7	Kori Homes		DHADC	Private		1609 Pine Street	\$235,000	1	0	1
	Land Bank Program	7	Kori Homes		DHADC	Private		2723 Lawrence Street	\$255,000	1	0	1
	Land Bank Program	7	Kori Homes		DHADC	Private		2225 Jordan Street	\$255,000	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		3936 Elisie Faye Heggins Street	\$184,500	1	0	1
	Land Transfer Program	7	Beharry Homes		HOU, PW	Private		4723 Spring Avenue	\$184,500	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4614 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4607 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4523 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4606 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4415 Metropolitan Avenue	\$215,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4422 Metropolitan Avenue	\$215,000	1	0	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		4860 Baldwin Street	\$184,000	1	0	1
	Land Transfer Program	7	Hedgestone Investments		HOU, PW	Private		4806 Baldwin Street	\$215,000	1	0	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

Ongoing and Recently Completed  
Housing Development Projects

Phase	Project	Council District	Developer	Status/Completion	City Involvement	Financial Structure	Additional	Property Address	Development Cost	Reserved Units	Market Units	Total # of Units
Land Transfer Program		7	Confia Homes		HOU, PW	Private		4632 Cornejo Street	\$244,000	1	0	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	1	0	1
Land Transfer Program		7	Confia Homes		HOU, PW	Private		4720 Stokes Street	\$184,000	1	0	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	1	0	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 Keebler Street	\$184,000	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		4714 Dolphin Road	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		1204 Claude Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		216 Landis Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		112 N Cliff Street	\$215,000	1	0	1
Land Transfer Program		4	KH Solutions		HOU, PW	Private		623 Woodbine Avenue	\$215,000	1	0	1
Land Transfer Program		7	KH Solutions		HOU, PW	Private		4227 Copeland Avenue	\$215,000	1	0	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		4335 Marshall Street	\$206,000	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		2453 Starks Ave	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		2412 Starks Ave	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		5012 Mame Street	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		5039 Mame Street	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		2338 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		2510 Hooper Street	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		1916 J B Jackson Jr Blvd	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		3723 Kenilworth Street	\$218,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		3504 Roberts Avenue	\$190,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		2215 Stoneman Street	\$190,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		2643 Tanner Street	\$190,500	1	0	1
Land Transfer Program		7	Affluence Homes		HOU, PW	Private		3814 Atlanta Street	\$190,500	1	0	1
Land Transfer Program		4	Affluence Homes		HOU, PW	Private		1242 E Ohio Ave	\$190,500	1	0	1
Land Transfer Program		4	Affluence Homes		HOU, PW	Private		3723 Opal Avenue	\$190,500	1	0	1
Land Transfer Program		4	Affluence Homes		HOU, PW	Private		4234 Opal Avenue	\$190,500	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		401 Hart Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		411 Hart Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		424 N Moore Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		501 N Moore Street	\$215,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		406 N Moore Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		421 N Denley Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		408 Pecan Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		411 Pecan Drive	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		405 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		441 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Covenant Homes		HOU, PW	Private		442 Sparks Street	\$180,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		611 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		607 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		603 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		527 N Denley Drive	\$235,000	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		505 N Denley Drive	\$172,500	1	0	1
Land Transfer Program		4	Texas Heavenly Homes		HOU, PW	Private		427 N Denley Drive	\$172,500	1	0	1
Land Transfer Program		7	Masa Design-Build		HOU, PW	Private		2734 Exline Street	\$198,500	1	0	1
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6307 Carlton Garrett Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6308 Carlton Garrett Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6302 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6306 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Citybuild CDC		HOU, PW	Private		6310 Canaan Street	\$460,000	0	0	0
Land Transfer Program		7	Black Island		HOU, PW	Private		2708 Brigham Lane	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2723 Council Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2710 Council Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5107 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5122 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5018 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		5015 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		4930 Echo Avenue	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2335 Harding Street	\$214,000	1	0	1
Land Transfer Program		7	Black Island		HOU, PW	Private		2506 Elsie Faye Heggins Street	\$214,000	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2210 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2246 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2238 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2411 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2407 Garden Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2334 Macon Street	\$218,500	1	0	1
Land Transfer Program		8	Titan & Associates		HOU, PW	Private		2230 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		2254 Macon Street	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5714 Bon Aire Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5662 Bon Aire Drive	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5007 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5023 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5215 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5031 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Titan & Associates		HOU, PW	Private		5041 S Malcolm X Boulevard	\$218,500	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		5102 Mame Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		5021 Mame Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		5006 Mame Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2815 Marder Street	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2461 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2457 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2415 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2404 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		7	Marcus Construction		HOU, PW	Private		2402 Starks Avenue	\$218,000	1	0	1
Land Transfer Program		8	Masa Design Build		HOU, PW	Private		6519 Palm Island	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build		HOU, PW	Private		1423 E Overton Road	\$205,000	1	0	1
Land Transfer Program		4	Masa Design Build		HOU, PW	Private		2819 Fordham Road	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		2717 Lagow Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		2627 Foreman Street	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		3141 Vannerson Drive	\$205,000	1	0	1
Land Transfer Program		7	Masa Design Build		HOU, PW	Private		2707 Charba Street	\$205,000	1	0	1
Land Transfer Program		7	Muleshoe Properties		HOU, PW	Private		4902 Colonial Avenue	\$225,000	1	0	1
Land Transfer Program		7	Muleshoe Properties		HOU, PW	Private		1713 Pear Street	\$225,000	1	0	1
Land Transfer Program		7	Muleshoe Properties		HOU, PW	Private		3417 Wendellin Street	\$225,000	1	0	1
Land Transfer Program		7	Muleshoe Properties		HOU, PW	Private		3613 Colonial Avenue	\$225,000	1	0	1
Land Transfer Program		7	Muleshoe Properties		HOU, PW	Private		2913 Holmes Street	\$225,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		2814 Holmes Street	\$255,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		3833 Holmes Street	\$255,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		5012 Colonial Avenue	\$255,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		3510 Pannell Street	\$255,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		1741 Stoneman Street	\$255,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		1430 Al Lipscomb Parkway	\$220,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		2814 Cleveland Street	\$220,000	1	0	1
Land Transfer Program		7	Andrews Development		HOU, PW	Private		2824 Holmes Street	\$220,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2700 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2227 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2218 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2318 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2410 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		7	Hedgestone Invest.		HOU, PW	Private		2530 Lawrence Street	\$260,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		5238 Beeman Avenue	\$220,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		1610 Kimmore Street	\$220,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		1632 Kimmore Street	\$220,000	1	0	1
Land Transfer Program		2	Hedgestone Invest.		HOU, PW	Private		3239 Reynolds Avenue	\$220,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3911 Hancock Street	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3802 Sidney Street	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3900 Spring Avenue	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		3303 Spring Avenue	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private		4515 Metropolitan Avenue	\$255,000	1	0	1
Land Transfer Program		7	BJT Homes		HOU, PW	Private						

Ongoing and Recently Completed  
Homebuyer Assistance

Table 2

Phase	City Involvement	Council District	Primary Lender	Funding Source	Sales Price	City Assistance	AMI	Age	Households Served	
Closed FY 22-23	Traditional DHAP		1 Simmons Bank	CDBG, HOME	\$128,000.00	\$29,500.00	65.18%	27	1	
	Targeted Occupation		7 JPMorgan Chase Bank, N.A.	General Funds	\$200,000.00	\$45,000.00	82.14%	29	1	
	Traditional DHAP		7 Inwood National Bank	CDBG, HOME	\$240,000.00	\$40,000.00	74.81%	55	1	
	Traditional DHAP		3 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$256,000.00	\$40,000.00	42.78%	39	1	
	Targeted Occupation		8 AmCap Mortgage, Ltd	General Funds	\$263,585.00	\$43,394.00	80.24%	38	1	
	Traditional DHAP		8 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$270,000.00	\$40,000.00	36.50%	37	1	
	DHAP 10		4 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	Racial Equity Funds	\$251,800.00	\$50,000.00	80.12%	49	1	
	DHAP 10		4 Inwood National Bank	Racial Equity Funds	\$230,000.00	\$50,000.00	78.38%	52	1	
	Traditional DHAP		8 Town Square Mortgage & Investments LLC	CDBG, HOME	\$249,890.00	\$50,000.00	60.58%	31	1	
	Traditional DHAP		4 Homewood Mortgage LLC	CDBG, HOME	\$235,000.00	\$47,300.00	76.21%	51	1	
	Traditional DHAP		8 Inwood National Bank	CDBG, HOME	\$232,500.00	\$50,000.00	62.77%	50	1	
	DHAP 10		8 Supreme Lending	Racial Equity Funds	\$267,000.00	\$50,000.00	101.77%	48	1	
	DHAP 10		8 JPM Chase Bank	Racial Equity Funds	\$218,500.00	\$50,000.00	50.79%	32	1	
	DHAP 10		8 Guild Mortgage LLC	Racial Equity Funds	\$210,000.00	\$46,500.00	87.29%	24	1	
	Targeted Occupation		8 Town Square Mortgage	General Funds	\$205,000.00	\$23,754.00	104.88%	35	1	
	DHAP 10		4 Southwest Funding LP	Racial Equity Funds	\$210,000.00	\$46,500.00	66.83%	59	1	
	Targeted Occupation		4 Town Square Mortgage & Investments, LLC	General Funds	\$331,000.00	\$50,000.00	91.46%	27	1	
	DHAP 10		4 Town Square Mortgage	Racial Equity Funds	\$224,000.00	\$50,000.00	53.34%	36	1	
	Traditional DHAP		7 Cadence Bank	CDBG, HOME	\$230,000.00	\$45,000.00	53.97%	37	1	
	Traditional DHAP		3 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$260,000.00	\$60,000.00	42.67%	36	1	
	Traditional DHAP		6 Gold Financial Services	CDBG, HOME	\$230,000.00	\$45,800.00	74.35%	32	1	
	Traditional DHAP		4 Inwood National Bank	CDBG, HOME	\$260,000.00	\$50,000.00	74.58%	38	1	
	DHAP 10		5 Simmons Bank	Racial Equity Funds	\$205,000.00	\$46,026.00	77.92%	40	1	
	DHAP 10		4 Origin Bank	Racial Equity Funds	\$271,000.00	\$49,500.00	77.58%	50	1	
	DHAP 10		7 Origin Bank	Racial Equity Funds	\$300,000.00	\$50,000.00	96.83%	24	1	
	DHAP 10		4 Prosperity Home Mortgage	Racial Equity Funds	\$175,000.00	\$50,000.00	64.06%	34	1	
	Targeted Occupation		10 Everett Financial, Inc. dba Supreme Lending	General Funds	\$191,000.00	\$44,700.00	93.38%	30	1	
	DHAP 10		7 Nations Reliable Lending	Racial Equity Funds	\$226,000.00	\$48,500.00	72.71%	33	1	
	DHAP 10		8 Town Square Mortgage	Racial Equity Funds	\$230,000.00	\$50,000.00	95.02%	26	1	
	Traditional DHAP		9 AMCAP MORTGAGE LTD DBA GOLD FINANCIAL SEI	CDBG, HOME	\$193,000.00	\$40,000.00	26.20%	66	1	
	Traditional DHAP		8 Town Square Mortgage	CDBG, HOME	\$232,500.00	\$50,000.00	67.46%	51	1	
	Traditional DHAP		6 Inwood National Bank		\$255,000.00	\$50,000.00	75.13%	54	1	
	Traditional DHAP		8 Simmons Bank		\$232,500.00	\$50,000.00	73.85%	50	1	
						<b>\$ 233,736</b>	<b>\$ 1,531,474</b>	<b>71.57%</b>	<b>40</b>	<b>33</b>
	Prequalified	Traditional DHAP				\$ -	\$ -	70.12%	35	1
		Traditional DHAP				\$ -	\$ -	66.31%	69	1
		Traditional DHAP				\$ -	\$ -	77.44%	74	1
Traditional DHAP					\$ -	\$ -	76.26%	29	1	
Traditional DHAP					\$ -	\$ -	56.48%	57	1	
DHAP 10					\$ -	\$ -	52.98%	33	1	
Targeted Occupation					\$ -	\$ -	115.44%	41	1	
Targeted Occupation					\$ -	\$ -	94.90%	54	1	
DHAP 10					\$ -	\$ -	104.54%	38	1	
Traditional DHAP					\$ -	\$ -	95.47%	61	1	
Traditional DHAP					\$ -	\$ -	53.70%	46	1	
							<b>78.51%</b>	<b>49</b>	<b>11</b>	



Ongoing and Recently Completed  
Home Repair Projects

Table 3

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age	
Completed FY 22-23	ARPA	District 4	Titan & Associates Construction, LLC	ARPA	\$ 97,580	\$ -	1		65	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ 10,000	1		62	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		59	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		55	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 100,000	\$ -	1		68	
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 97,725	\$ -	1		70	
	DTF	District 5	REKJ Builders, LLC	DTF	\$ 5,025	\$ -	1	29%	77	
	DTF	District 2	REKJ Builders, LLC	DTF	\$ 19,920	\$ -	1	21%	74	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,550	\$ -	1	36%	53	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,990	\$ -	1	36%	72	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,536	\$ -	1	16%	60	
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 12,437	\$ -	1		57	
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 174,900	\$ -	1	36%	95	
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 165,040	\$ 16,504	1	17%	64	
	HIPP	District 8	REKJ Builders, LLC, Opportunity Cons	CDBG	\$ 160,000	\$ -	1	74%	79	
	HIPP	District 6	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	17%	77	
	HIPP	District 7	Titan & Associates Construction, LLC	CDBG	\$ 54,675	\$ -	1	43%	68	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 51,228	\$ -	1	54%	61	
	HIPP	District 4	Torres Construction	CDBG	\$ 59,899	\$ -	1	17%	65	
	HIPP	District 4	NCN Constructions LLC	CDBG	\$ 64,793	\$ -	1	18%	69	
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 63,000	\$ -	1	58%	60	
	HIPP	District 9	ANGEL AC & REFRIGERATION	CDBG	\$ 49,650	\$ -	1	37%	79	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 40,975	\$ -	1	26%	67	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 55,705	\$ -	1	49%	69	
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	32%	87	
	HIPP	District 2	NCN Constructions LLC	CDBG	\$ 59,650	\$ -	1	65%	51	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,706	\$ -	1	26%	83	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 41,475	\$ -	1	38%	81	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 31,460	\$ -	1	23%	71	
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 50,708	\$ -	1	16%	67	
	HIPP	District 5	Torres Construction	CDBG	\$ 56,924	\$ -	1	67%	61	
	HIPP	District 5	ANGEL AC & REFRIGERATION	CDBG	\$ 30,483	\$ -	1	64%	63	
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	72	
	HIPP	District 8	Opportunity Construction, LLC	CDBG	\$ 159,449	\$ -	1	40%	91	
	HIPP	District 8	Legacy RED Group, Torres Constructi	CDBG	\$ 36,988	\$ -	1	21%	73	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	21%	78	
	HIPP	District 12	Scott-King Group, LLC	CDBG	\$ 39,300	\$ 24,990	1	71%	74	
	HIPP	District 7	Symone Construction Services, LLC	CDBG	\$ 160,000	\$ -	1	15%	63	
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	16%	47	
	HIPP	District 4	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ -	1	26%	86	
	HIPP	0	Opportunity Construction, LLC	CDBG	\$ 159,999	\$ 16,000	1		0	
	HIPP	District 7	NCN Constructions LLC	CDBG	\$ 59,909	\$ -	1	63%	76	
	HIPP	District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 65,000	\$ -	1	25%	80	
	HIPP	District 8	Torres Construction	CDBG	\$ 53,037	\$ -	1	30%	78	
	HIPP	District 5	Scott-King Group, LLC	CDBG	\$ 58,613	\$ -	1	22%	74	
	HIPP	District 4	Dallas Finest Construction LLC	CDBG	\$ 48,655	\$ -	1	51%	77	
	HIPP	District 6	Titan & Associates Construction, LLC	CDBG	\$ 58,630	\$ 5,863	1	25%	71	
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 68,337	\$ -	1	24%	79	
	HIPP	District 7	Torres Construction	CDBG	\$ 25,426	\$ -	1	69%	71	
	HIPP	District 4	Symone Construction Services, LLC	CDBG	\$ 176,000	\$ -	1	46%	64	
	HIPP	District 7	Dallas Finest Construction LLC	CDBG	\$ 62,410	\$ -	1	31%	68	
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 58,665	\$ -	1	46%	65	
	HIPP	District 9	Torres Construction	CDBG	\$ 52,742	\$ -	1	35%	51	
	HIPP	District 5	Agape Contracting, LLC, Scott-King G	CDBG	\$ 49,999	\$ -	1	42%	77	
	HIPP	District 10	Scott-King Group, LLC	CDBG	\$ 53,310	\$ -	1	40%	71	
	HIPP	District 3	ANGEL AC & REFRIGERATION	CDBG	\$ 41,430	\$ -	1	44%	68	
	HIPP	District 1	J A Construction, Torres Construction	CDBG	\$ 49,673	\$ -	1	59%	40	
	Lead	District 4	GTO1 Construction Corporation	Lead	\$ 10,074	\$ -	1	13%	66	
	Lead	District 1	GTO1 Construction Corporation	Lead	\$ 14,242	\$ -	1	42%	49	
	Lead	District 4	GTO1 Construction Corporation	Lead	\$ 12,298	\$ 12,298	1	18%	71	
	Reconstruction, HIPP	District 7	Opportunity Construction, LLC		\$ 159,999	\$ -	1	26%	84	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,790	\$ -	1	32%	86	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,970	\$ -	1	54%	59	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,910	\$ -	1	25%	71	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,988	\$ -	1	21%	68	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 17,460	\$ -	1	29%	58	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,875	\$ -	1	62%	81	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,975	\$ -	1	10%	72	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,255	\$ -	1	44%	45	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,748	\$ -	1	29%	53	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,785	\$ -	1	29%	69	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 6,425	\$ -	1	19%	57	
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ -	1	28%	76	
						\$ 4,698,308	\$ 101,248	73	35%	68
	<b>Status</b>	<b>Program</b>	<b>Council District</b>	<b>Contractor</b>	<b>Funding Source</b>	<b>Repair Cost</b>	<b>Remaining Funds</b>	<b>Number of Units</b>	<b>AMI</b>	<b>Age</b>
	Under Construction		0	0	Scott-King Group, LLC	\$ 6,400	\$ -	1		
			0	0	Scott-King Group, LLC	\$ 2,875	\$ -	1		
		0	0	Scott-King Group, LLC	\$ 4,650	\$ -	1			

Ongoing and Recently Completed  
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
		0 0	Scott-King Group, LLC		\$ 13,250	\$ -	1		
		0 0			\$ -	\$ -	1		
		0 0	Scott-King Group, LLC		\$ 5,900	\$ -	1		
	ARPA	District 7	NCN Constructions LLC	ARPA	\$ 97,857	\$ 97,857	1		70
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 61,200	\$ 61,200	1		69
	ARPA	District 7	Torres Construction	ARPA	\$ 99,477	\$ 99,477	1		72
	ARPA	District 8	NCN Constructions LLC	ARPA	\$ 97,103	\$ 52,370	1		73
	ARPA	District 7	NCN Constructions LLC	ARPA	\$ 97,885	\$ 55,405	1		90
	ARPA	District 4	Scott-King Group, LLC	ARPA	\$ 100,000	\$ 61,750	1		86
	ARPA	District 8	Torres Construction	ARPA	\$ 94,175	\$ 94,175	1		65
	ARPA	District 4	Scott-King Group, LLC	ARPA	\$ 97,500	\$ 97,500	1		25
	ARPA	District 4	NCN Constructions LLC	ARPA	\$ 97,866	\$ 56,746	1		63
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 95,590	\$ 53,583	1		99
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 98,918	\$ 40,100	1		61
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 97,140	\$ 21,909	1		68
	ARPA	District 8	NCN Constructions LLC	ARPA	\$ 99,310	\$ 14,923	1		70
	ARPA	District 4	Titan & Associates Construction, LLC	ARPA	\$ 94,150	\$ 94,150	1		56
	HIPP	District 6	Scott-King Group, LLC	CDBG	\$ 55,656	\$ 55,656	1	10%	59
	HIPP	0	Scott-King Group, LLC	CDBG	\$ 800	\$ -	1		
	HIPP	0	Scott-King Group, LLC	CDBG	\$ 800	\$ -	1		
	HIPP	District 5	REKJ Builders, LLC	CDBG	\$ 61,265	\$ 61,265	1	59%	61
	HIPP	District 7	DFW Renovation Solutions	CDBG	\$ 175,000	\$ 25,015	1	34%	70
	HIPP	District 9	Torres Construction	CDBG	\$ 49,915	\$ 15,594	1	47%	72
	HIPP	District 4	DFW Renovation Solutions, Torres Co	CDBG	\$ 175,000	\$ 107,455	1	12%	53
	HIPP	District 3	Torres Construction	CDBG	\$ 58,673	\$ -	1	39%	80
	HIPP	District 5	Dallas Finest Construction LLC	CDBG	\$ 66,395	\$ -	1	64%	72
	HIPP	District 5	Symone Construction Services, LLC	CDBG	\$ 169,114	\$ 73,891	1	13%	73
	HIPP	District 7	Opportunity Construction, LLC	CDBG	\$ 173,175	\$ 27,870	1	16%	75
	HIPP	District 8	Titan & Associates Construction, LLC	CDBG	\$ 69,293	\$ 11,429	1	56%	39
	HIPP 1.0	District 7	Hatley II Roofing Inc, Torres Construct		\$ 49,628	\$ -	1	18%	69
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	28%	74
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,955	\$ -	1	34%	73
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,940	\$ -	1	18%	82
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,885	\$ -	1	34%	72
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ -	1	27%	49
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,935	\$ -	1	29%	59
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,988	\$ -	1	21%	68
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,995	\$ -	1	12%	86
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	63%	67
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 19,980	\$ -	1	28%	79
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,963	\$ -	1	45%	69
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,880	\$ -	1		4
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 8,795	\$ -	1	47%	57
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 8,200	\$ -	1	24%	63
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ 9,675	\$ -	1	40%	66
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	46%	75
					<b>\$ 2,642,149</b>	<b>\$ 1,289,320</b>	<b>49</b>	<b>33%</b>	<b>67</b>
Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
<b>Preconstruction</b>		0 0	Scott-King Group, LLC		\$ 1,800	\$ -	1		
		0 0	Scott-King Group, LLC		\$ 6,825	\$ -	1		
	ARPA	District 8	REKJ Builders, LLC	ARPA	\$ 80,150	\$ 80,150	1		76
	ARPA	District 4	Torres Construction	ARPA	\$ 93,173	\$ 93,173	1		68
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 96,680	\$ 96,680	1		57
	ARPA	District 4	Torres Construction	ARPA	\$ 74,635	\$ 74,635	1		34
	ARPA	District 8	Dallas Finest Construction LLC	ARPA	\$ 91,480	\$ 91,480	1		61
	ARPA	District 4		ARPA	\$ -	\$ -	1		71
	ARPA	District 4		ARPA	\$ -	\$ -	1		77
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 93,000	\$ 93,000	1		73
	ARPA	District 4	S3 CONSTRUCTION SERVICES CO	ARPA	\$ 97,035	\$ 97,035	1		61
	ARPA	District 8	Torres Construction	ARPA	\$ 83,317	\$ 83,317	1		47
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 97,250	\$ 97,250	1		49
	ARPA	District 9	Torres Construction	ARPA	\$ 65,102	\$ 65,102	1		60
	ARPA	District 2		ARPA	\$ -	\$ -	1		59
	ARPA	District 8		ARPA	\$ -	\$ -	1		68
	ARPA	District 7	NCN Constructions LLC, Scott-King G	ARPA	\$ 95,850	\$ 95,850	1		74
	ARPA	District 8	Scott-King Group, LLC	ARPA	\$ 96,950	\$ 96,950	1		64
	ARPA	District 7	U & D Renovations LLC	ARPA	\$ 97,335	\$ 97,335	1		73
	ARPA	District 7	Torres Construction	ARPA	\$ 85,410	\$ 85,410	1		67
	ARPA	District 8	Torres Construction	ARPA	\$ 92,595	\$ 92,595	1		76
	ARPA	District 8		ARPA	\$ -	\$ -	1		82
	ARPA	District 8		ARPA	\$ -	\$ -	1		75
	ARPA	District 9		ARPA	\$ -	\$ -	1		38
	ARPA	District 7	Torres Construction	ARPA	\$ 36,231	\$ 36,231	1		3
	ARPA	District 4		ARPA	\$ -	\$ -	1		88
	ARPA	District 8		ARPA	\$ -	\$ -	1		70
	ARPA	District 8	Titan & Associates Construction, LLC	ARPA	\$ 96,675	\$ 96,675	1		65
	ARPA	District 4		ARPA	\$ -	\$ -	1		56
	ARPA	District 8		ARPA	\$ -	\$ -	1		57
	ARPA	District 7	REKJ Builders, LLC	ARPA	\$ 54,850	\$ 54,850	1		46

Ongoing and Recently Completed  
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
	ARPA	District 7		ARPA	\$ -	\$ -	1		54
	ARPA	District 4	REKJ Builders, LLC	ARPA	\$ 65,000	\$ 65,000	1		58
	ARPA	District 8	Dallas Finest Construction LLC	ARPA	\$ 90,835	\$ 90,835	1		70
	ARPA	District 7	Torres Construction	ARPA	\$ 72,457	\$ 72,457	1		84
	ARPA	District 8		ARPA	\$ -	\$ -	1		69
	ARPA	District 7	Scott-King Group, LLC	ARPA	\$ 98,000	\$ 98,000	1		81
	ARPA	District 8	REKJ Builders, LLC	ARPA	\$ 59,950	\$ 59,950	1		82
	ARPA	District 4		ARPA	\$ -	\$ -	1		68
	ARPA	District 4	Scott-King Group, LLC	ARPA	\$ 98,000	\$ 98,000	1		69
	ARPA	District 7		ARPA	\$ -	\$ -	1		77
	ARPA	District 4	Torres Construction	ARPA	\$ 93,704	\$ 93,704	1		90
	ARPA	District 2		ARPA	\$ -	\$ -	1		54
	ARPA	District 2	REKJ Builders, LLC	ARPA	\$ 65,650	\$ 65,650	1		32
	ARPA	District 4		ARPA	\$ -	\$ -	1		65
	ARPA	District 7		ARPA	\$ -	\$ -	1		79
	ARPA	District 7		ARPA	\$ -	\$ -	1		22
	ARPA	District 4	Dallas Finest Construction LLC	ARPA	\$ 94,450	\$ 94,450	1		63
	ARPA	District 4		ARPA	\$ -	\$ -	1		36
	ARPA	District 7	Titan & Associates Construction, LLC	ARPA	\$ 95,100	\$ 95,100	1		74
	ARPA Septic	District 8		ARPA	\$ -	\$ -	1		73
	ARPA Septic	District 8	Torres Construction	ARPA	\$ 10,100	\$ 10,100	1		44
	ARPA Septic	District 3	Torres Construction	ARPA	\$ 10,500	\$ 10,500	1		86
	ARPA Septic	District 8		ARPA	\$ -	\$ -	1		34
	ARPA Septic	District 3		ARPA	\$ -	\$ -	1		67
	ARPA Septic	District 8		ARPA	\$ -	\$ -	1		73
	DTF	District 8		DTF	\$ -	\$ -	1	22%	60
	DTF	District 5		DTF	\$ -	\$ -	1	65%	71
	DTF	District 8		DTF	\$ -	\$ -	1	26%	67
	DTF	District 7		DTF	\$ -	\$ -	1	33%	61
	DTF	District 4		DTF	\$ -	\$ -	1	46%	82
	DTF	District 5	REKJ Builders, LLC	DTF	\$ -	\$ -	1	28%	84
	DTF	District 12	REKJ Builders, LLC	DTF	\$ 19,920	\$ 19,920	1	9%	71
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 18,775	\$ 18,775	1	12%	55
	DTF	District 7	REKJ Builders, LLC	DTF	\$ 19,930	\$ 19,930	1	66%	56
	DTF	District 4	REKJ Builders, LLC	DTF	\$ -	\$ -	1	16%	87
	DTF	District 7		DTF	\$ -	\$ -	1	12%	68
	DTF	District 4		DTF	\$ -	\$ -	1	37%	83
	DTF	District 2		DTF	\$ -	\$ -	1	17%	84
	DTF	District 7		DTF	\$ -	\$ -	1	26%	59
	DTF	District 5		DTF	\$ -	\$ -	1	34%	73
	DTF	District 4	REKJ Builders, LLC	DTF	\$ -	\$ -	1	21%	61
	DTF	District 8		DTF	\$ -	\$ -	1	18%	60
	DTF	District 5		DTF	\$ -	\$ -	1	45%	62
	DTF	District 5		DTF	\$ -	\$ -	1	24%	75
	DTF	District 3	REKJ Builders, LLC	DTF	\$ 19,995	\$ 19,995	1	21%	81
	DTF	District 8	REKJ Builders, LLC	DTF	\$ -	\$ -	1	30%	62
	DTF	District 5	NCN Constructions LLC	DTF	\$ 19,895	\$ 19,895	1	49%	76
	HIPP	District 6		CDBG	\$ -	\$ -	1	19%	84
	HIPP	District 5	Titan & Associates Construction, LLC	CDBG	\$ 194,215	\$ 194,215	1	41%	66
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 56,930	\$ 56,930	1	50%	36
	HIPP	District 3	Dallas Finest Construction LLC	CDBG	\$ 50,000	\$ 50,000	1	23%	72
	HIPP	District 1		CDBG	\$ -	\$ -	1	29%	65
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 59,621	\$ 59,621	1	48%	64
	HIPP	District 7		CDBG	\$ -	\$ -	1		
	HIPP	District 9	Dallas Finest Construction LLC	CDBG	\$ 23,000	\$ 23,000	1	57%	71
	HIPP	District 8	REKJ Builders, LLC	CDBG	\$ 62,960	\$ 62,960	1	48%	64
	HIPP	District 5	Torres Construction	CDBG	\$ 55,719	\$ 55,719	1	27%	84
	HIPP	District 6		CDBG	\$ -	\$ -	1	70%	71
	HIPP	District 2		CDBG	\$ -	\$ -	1	18%	67
	HIPP	District 4		CDBG	\$ -	\$ -	1		
	HIPP	District 4	ANGEL AC & REFRIGERATION	CDBG	\$ 50,629	\$ 50,629	1	76%	42
	HIPP	District 2	ANGEL AC & REFRIGERATION	CDBG	\$ 52,825	\$ 52,825	1	78%	93
	HIPP	District 7	GTO1 Construction Corporation	CDBG	\$ 22,782	\$ 22,782	1	71%	62
	Lead	District 2	GTO1 Construction Corporation	Lead	\$ 25,480	\$ 25,480	1	17%	53
	Lead	District 7	GTO1 Construction Corporation	Lead	\$ 17,672	\$ 17,672	1	50%	28
	Lead	District 6		Lead	\$ -	\$ -	1	52%	60
	Lead	District 4		Lead	\$ -	\$ -	1	13%	55
	Lead	District 3		Lead	\$ -	\$ -	1	14%	50
	Lead	District 1	GTO1 Construction Corporation	Lead	\$ 7,116	\$ 7,116	1	45%	69
	Lead	District 6	GTO1 Construction Corporation	Lead	\$ 24,998	\$ 24,998	1	69%	29
	Senior Home Repair	District 3	Torres Construction		\$ -	\$ -	1	61%	79
	Senior Home Repair	District 8			\$ -	\$ -	1	43%	67
	Senior Home Repair	District 3			\$ -	\$ -	1	19%	81
	Senior Home Repair	District 8	Torres Construction		\$ 8,963	\$ 8,963	1	2%	76
	Senior Home Repair	District 3			\$ -	\$ -	1	51%	78
	Senior Home Repair	District 8			\$ -	\$ -	1	36%	78
	Senior Home Repair	District 4			\$ -	\$ -	1	9%	72
	West Dallas	District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	8%	68
	West Dallas	District 6		Equity Fund	\$ -	\$ -	1	28%	92

Ongoing and Recently Completed  
Home Repair Projects

Status	Program	Council District	Contractor	Funding Source	Repair Cost	Remaining Funds	Number of Units	AMI	Age
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	24%	78
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	41%	32
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	61%	46
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	61%	68
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	30%	73
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	21%	69
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 9,845	\$ 9,845	1	63%	62
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	73
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	71%	61
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	16%	75
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 9,575	\$ 9,575	1	25%	61
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	62%	49
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	68%	68
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	22%	64
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	41%	77
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	22%	52
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	34%	59
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	16%	62
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	88
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 7,290	\$ 7,290	1	24%	64
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	71%	66
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	21%	68
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 9,890	\$ 9,890	1	28%	63
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ -	1	28%	76
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 4,500	\$ 4,500	1	32%	72
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	37%	73
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	21%	73
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 10,000	\$ 10,000	1	37%	45
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	24%	65
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	22%	51
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	16%	70
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	31%	67
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	32%	63
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	31%	84
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ -	\$ -	1	73%	56
West Dallas		District 6	MIKO trucking Inc.	Equity Fund	\$ 9,590	\$ 9,590	1	67%	79
West Dallas		District 6		Equity Fund	\$ -	\$ -	1	25%	75
					<b>\$ 3,292,203</b>	<b>\$ 3,273,578</b>	<b>147</b>	<b>36%</b>	<b>65</b>

**Table 4: Income and Expenses for MIHDB and Corporations, as of September 2023**

Entity	Income	Deposits	Expenses	Bond	Net Income
MIHDB	\$5,551,773.70		\$41,581.12		\$5,510,192.58
Dallas Public Facility Corporation	\$2,004,306.10	\$367,000.00	\$0.00		\$2,371,306.10
Dallas Housing Finance Corporation	\$13,463,466.13	\$32,552.59	\$7,951.75		\$13,488,066.97
Dallas Housing Acquisition Development Corporation	\$463,986.32		\$48,078.65	\$653,203.47	\$1,069,111.14

Table 4 includes income and expenses for the MIHDB and corporations managed by the Department of Housing and Neighborhood Revitalization. The table will be updated on a quarterly basis.

**Table 5: Summary of The Texas Homebuyer Loan Program Loans in Dallas Issued for DHFC Assignment as of July 1, 2023**

Total Projected Loan Amount	Loans in Locked Delivery	Loans in Pipeline	Average Loan Amount	Number of Loans	Average Borrower Age
\$36,930,251	\$21,963,240	\$14,967,011	\$242,962	127	35