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CITY OF DALLAS

Memorandum

CITY SECRETARY
DALLAS, TEXAS

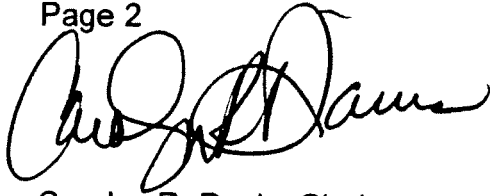
DATE October 18, 2013

TO Housing Committee Members: Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT October 21, 2013 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, October 21, 2013, City Hall, 1500 Marilla - Room 6ES, Dallas, Texas, 75201, from 11:00 a.m. - 12:30 p.m. The agenda is as follows:

1. Approval of October 7, 2013 Minutes
Councilmember Carolyn R. Davis
2. Multi-Family Housing Guidelines
Mitchell/O'Donnell
(Estimated time 30 minutes)
3. The Park at Cliff Creek Apartments
Kark Zavitkovsky
(Estimated time 20 minutes)
4. Bruton Apartments
Kark Zavitkovsky
(Estimated time 20 minutes)
5. Upcoming Agenda Items
Housing items only
For Information Only
 - a. Land Bank Sale – Habitat 1 lot
 - b. Land Bank Sale – Habitat 2 lots
 - c. Land bank Sale – Habitat 8 lots
 - d. Development loan to Fowler Christian Apartments, III, Inc.
 - e. Amendment to Patriot's Crossing development loan
 - f. Public Hearing fy 2013-14 Urban Land Bank Demonstration Program Plan



Carolyn R. Davis, Chair
Housing Committee

- c: A.C. Gonzalez, Interim City Manager
Warren M. S. Ernst, Interim City Attorney
Judge Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

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

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

Housing Committee

Meeting Record October 7, 2013

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department, Staff Coordinator at 214-670-3906.

Meeting Date: October 7, 2013

Meeting Start time: 11:08 A.M.

<p><u>Committee Members Present:</u> Carolyn R. Davis (Chair) Scott Griggs (Vice-Chair) Monica Alonzo Rick Callahan Philip Kingston</p>	<p><u>Staff Present:</u> Theresa O'Donnell-Interim City Manager Bernadette Mitchell-Interim Director/HOU Charles Brideau-Asst. Director/HOU Cobbie Ransom-HOU Rick Robin-HOU Cynthia Rogers-Ellickson-HOU Pam Jones-HOU Art Hudman-HOU Michael Bostic-CAO Robin Bentley-CAO Renita Griggs-MCO Doris Edmon-HOU Robyn Gerard-CMO Cassandra Luster-HOU Bryan Price-HOU Alida Allen-HOU</p>
<p><u>Other Council Members Present:</u></p>	
<p><u>Committee Members Absent:</u></p>	<p><u>Other Attendees</u> Annie Evans-SouthFair CDC Monique Allen-UPCDC Sherman Roberts-City Wide CDC Sandra Bowie-NTCDA Aniko Rakita- Patriot's Crossing Claire Palmer-Patriot's Crossing LaKisha Stark- SouthFair CDC JoEllen Smith- DMA Billie Collins-Fowler Christian Apartments Sabrina R. Porter-Fowler Christian Apartments</p>

AGENDA:

Housing Committee Meeting Called to Order by CM Carolyn R. Davis

1. Approval of September 16, 2013 Minutes of the Housing Committee

Presenter(s): Council Member Carolyn R. Davis

Action Taken/Committee Recommendation(s)

Motion made by: CM Monica Alonzo	Motion seconded by: CM Philip Kingston
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

2. SouthFair Community Development Corporation- Organizational Overview, Current Projects and Future Plans

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Annie Evans, SouthFair, CDC

Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. Fowler Christian Apartments

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director/Charles Brideau, Asst. Director

Information Only:

Action Taken/Committee Recommendation(s) Motion to move forward to full Council on October 23, 2013

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

4. Housing Projects Update

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director

Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. 2013 Low Income Housing Tax Update

Presenter(s): Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell, Interim Director

Information Only: X

Action Taken/Committee Recommendation(s)

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

**6. Upcoming Agenda Items
 Housing items only**

- a. Amendment to support 4% LIHTC application for 4623 S. Lancaster
- b. Amendment to South Dallas/Fair Park ICDC development loan
 (Addendum)

Information Only:

Action Taken/Committee Recommendation(s) Motion to move forward to full City Council on October 8, 2013

Motion made by: <u> CM Scott Griggs </u>	Motion seconded by: <u> CM Monica Alonzo </u>
Item passed unanimously: <u> X </u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned by CM Carolyn R. Davis

Meeting Adjourned: 12:36 P.M.

Approved By: _____

Memorandum



DATE October 18, 2013

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Multi-Family Housing Guidelines

On Monday, October 21, 2013, you will be briefed on Multi-Family Housing Guidelines. A copy of the briefing is attached.

Please let me know if you have any questions.



Theresa O'Donnell
Interim Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, Interim City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge
Ryan S. Evans, Interim First Assistant City Manager
Forest E. Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Bernadette Mitchell, Housing/Community Services, Interim Director
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Multi-Family Housing Guidelines

A Briefing To The
Housing Committee

Housing/Community Services Department
October 21, 2013



Key Focus Area: Economic Vibrancy

Purpose

- Review current multifamily review criteria and priorities
- Discuss changes to the current guidelines & priorities

Current Multifamily Priorities

- Permanent Supportive Housing/ Special Needs Housing
- New Construction
- Demolition & Reconstruction
- Projects included in master planned areas & transit-oriented developments

Current Multifamily Review Criteria Adopted by City Council January 23, 2008

1. Does the project fit in the City's priorities?
2. Has the City already provided financial assistance?
3. Does the project eliminate slum or blight?
4. Does the project have appropriate zoning?
5. Proximity & capability of schools for project
6. Comments of owners/residents surrounding project
7. Concentration of multifamily projects in an area
8. Has applicant agreed to incorporate safety/security features for project?
9. Willingness of applicant to address resident's concerns
10. Quality of proposed project
11. Project design and special accommodations for expected tenants
12. Will the project have adverse effect on the neighborhood?
13. Is the project compatible with existing or anticipated development of area?

Current Multifamily Review Criteria (continued)

14. Project compatibility with zoning in area
15. Parking demand & undue burden on public facilities
16. Traffic caused by the project
17. Existing or proposed public transit availability
18. Location, density, height of buildings effect on future development for area
19. Preservation of natural beauty and concern for landscaping
20. Managers reside on site
21. Financial capacity of applicant to complete & operate the project
22. Can the market absorb the new rental units?
23. One mile concern
24. Applicant has presented a suitable development plan for the entire development site
25. Any other factor relevant to the best interest of the City (includes consideration for fair housing)

Areas for Discussion

- Rehabilitation of Multifamily Units
 - Long Term Deed Restrictions

- City or Affiliate Ownership of Multifamily Units
 - Creates property tax exemption

- Mixed Income Projects
 - Opportunity to create market rate units

- Concentration of Multifamily Units
 - Texas Department of Housing & Community Affairs (TDHCA) to include 20% limit for each census tract unless waived by the City

Rehabilitation of Multifamily Units

- Key issues are:
 - Useful life of the structure
 - Extended deed restrictions for affordability

- Peer city review:
 - Austin, El Paso, Ft. Worth, Houston, and San Antonio support both
 - San Antonio limits financial support of rehabilitation projects

- Recommendation
 - Preference for projects which will newly construct or reconstruct units
 - Allow for rehabilitation projects if the age of the building is no more than 20 years old

City or Affiliate Ownership of Multifamily Units

- Key issues are:
 - Creates property tax exemption over thirty plus years
 - Creates a revenue stream for affordable housing
 - Long term ownership of multifamily properties

- Peer city review:
 - Austin, Ft. Worth, Houston, San Antonio provide ownership opportunities but with specific purpose (i.e. 30% or below rents, foreclosures, limited liability situations)
 - El Paso does not avail this option

- Recommendation
 - Preference for permanent supportive housing units
 - Support Dallas Housing Authority Redevelopment of Units
 - Allow City/Affiliate ownership when development commits to provide revenue above and beyond the value of the property tax exemption
 - City/Affiliate would prioritize mixed-income housing developments in the use of the revenues from such transactions

Mixed Income Projects

- Key issues are:
 - Need for mixed income units

- Peer city review:
 - No requirements for mixed-income units among peer cities

- Recommendation
 - Preference for projects that provide a minimum of 15% market rate units
 - Exception for Permanent Supportive Housing Projects

Concentration of Multifamily Units

- Key issues are:
 - Too many units in any one census tract

- Peer city review:
 - Peer cities are placing units within revitalization areas
 - Priority for projects near transit lines, grocery stores, schools, job centers

- Recommendation
 - No more than 20% low income housing tax credit multifamily units per census tract unless the project is part of a community revitalization strategy area, master planned area, or transit oriented development plan
 - Future adjustments based on total number of multifamily units in a given census tract

Considerations for Priorities

- City Council adopted guidelines with emphasis on focus areas where the City has been making major investments to spur development
 - Focus Areas
 - Transit Oriented Developments
 - Community Revitalization Areas
 - Master Planned Areas
 - Permanent Supportive Housing

Requests for Proposals

- Several of the peer cities request proposals at different times during the year to make the process more organized
- Staff recommends a request for applications (RFA) process for 9% low income housing tax credit projects and a separate RFA for 4% low income housing tax credit projects
 - RFA for 9% tax credit applications would be made beginning in December 2013 with deadlines in early January 2014
 - RFA for 4% tax credit applications would be made beginning in August 2014 with deadlines in September 2014
 - The Housing Committee would be briefed before any projects move forward for support and/or gap financing to full Council

Next Steps

- ❑ November 12, 2013 – City Council consideration of approval of multifamily housing guidelines and priorities

Memorandum



CITY OF DALLAS

DATE October 18, 2013

TO Housing Committee Members: Carolyn R. Davis (Chair), Scott Griggs (Vice-Chair), Monica Alonzo, Rick Callahan, Dwaine Caraway, and Phillip Kingston

SUBJECT **The Park at Cliff Creek Apartments**

On Monday, October 21, 2013, you will be briefed on The Park at Cliff Creek Apartments. A copy of the briefing material attached.

Should you have any questions, please contact me at (214) 670-3296.

A handwritten signature in black ink, appearing to read 'Ry - S E'.

Ryan S. Evans
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, Interim City Manager
Rosa Rios, City Secretary
Warren M. S. Ernst, City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge Municipal Court
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Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant the City Manager – Council Office

THE PARK AT CLIFF CREEK APARTMENTS

A BRIEFING TO THE
HOUSING COMMITTEE
DALLAS HOUSING FINANCE CORPORATION
ECONOMIC DEVELOPMENT DEPARTMENT

October 21, 2013



Purpose

- ▶ To seek Committee approval for Council consideration of the pre-application waiver for Cesar Chavez Foundation (CCF) to apply to Dallas Housing Finance Corporation (DHFC) for :
 - ▶ (1) The issuance of tax-exempt bonds, not to exceed \$13.5 Million, to finance rehabilitation of an existing 280 unit The Park at Cliff Creek Apartment Complex located at 7300 Marvin D. Love Freeway
 - ▶ (2) A resolution in support of the Texas Department of Housing and Community Affairs award of 4% Low Income Housing Tax Credits
- ▶ To approve authorization for a DHFC entity to become the General Partner, own the land and allow The Park at Cliff Creek Apartment Property to be exempt from ad valorem taxes in exchange for fee income and cash flow participation significantly above City's portion of current annual ad-valorem tax assessment.

Background

- CCF approached DHFC to consider ownership options in partnership with CCF
- DHFC has previous history of Council-approved partnerships involving land ownership and a general partnership interest to facilitate the ad valorem tax exempt status for two properties (Jubilee Seniors Project and Providence at Mockingbird – see Exhibit “A” and “B”)
 - Allows the DHFC to receive fee income significantly in excess of current City tax assessment fees of \$39,850
 - Allows Fees to be used to support GAP financing for mixed income housing
- DHFC approved the Bond Inducement for The Park at Cliff Creek Apartments on October 8, 2013 and granted approval for applicant to submit a Bond Application to Texas Bond Review Board, contingent on Council approval of a pre-application waiver on November 12, 2013

Developer CCF

- CCF operating since 1966
- Received the 2011 Service Award in the education category from the Corporation for National and Community Service
- Property Management Division operates over 3,900 rental units nationally and 1,213 in Texas
- Experience in operating very strong tenant services programs, including, but not limited to After School Program with emphasis on music, art, science, health and nutrition with enrichment programming for 2 ½ hours Monday through Friday

Project

- The Park at Cliff Creek - located at 7300 Marvin D. Love Freeway - existing buildings built in 1996 - Council District 8
 - 280 Units
 - (100%) 280 units for tenants whose incomes are no more than 60% of Area Median Family Income (AMFI)
 - 72 one-bedroom units, 120 two-bedroom units and 88 three-bedroom units
 - Net Monthly Rents:
 - \$521 - \$567- for one bedrooms
 - \$672- \$685 for two bedrooms
 - \$806 - \$824 for three bedrooms

Existing Apartment Buildings



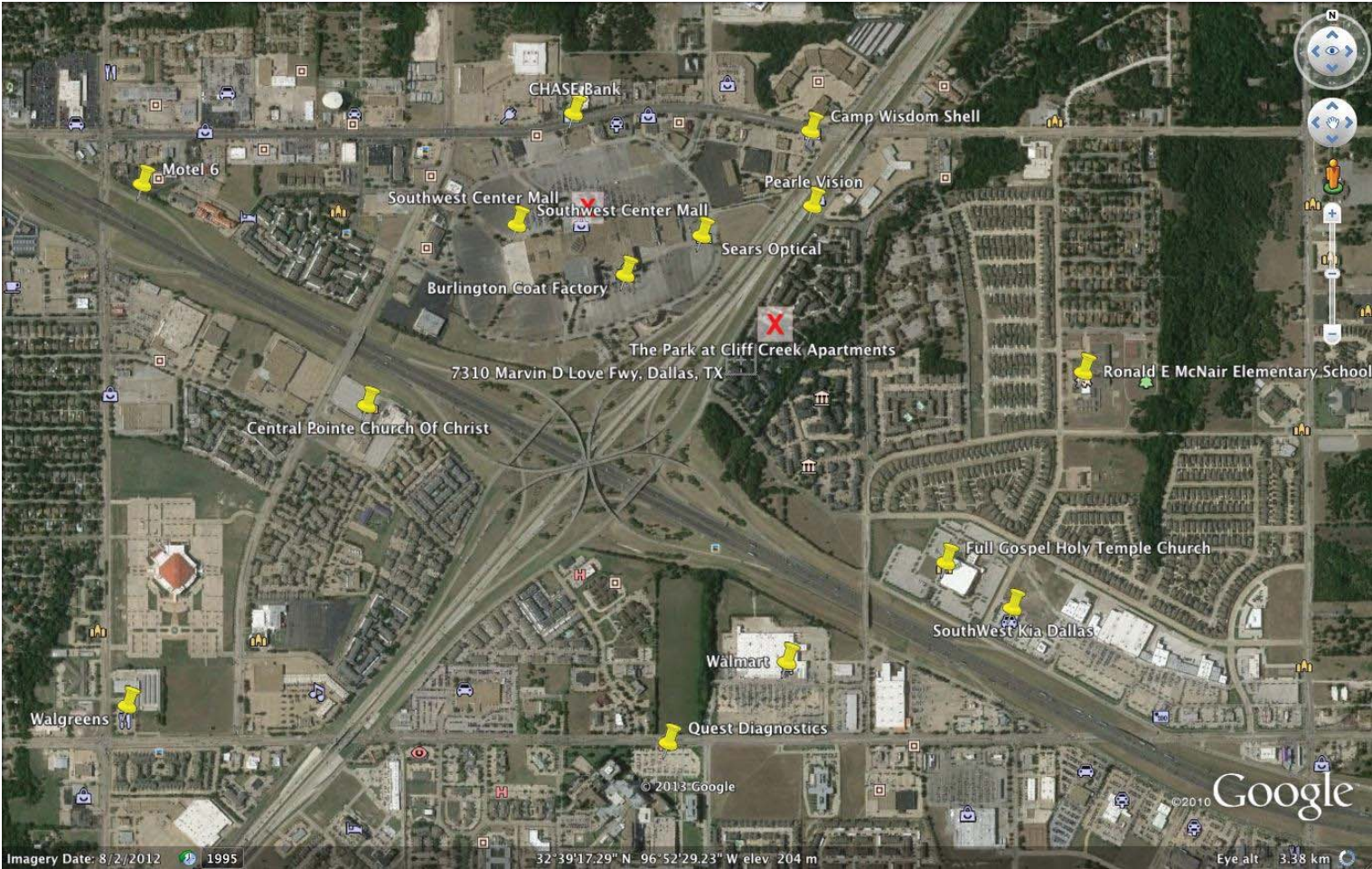
Existing Apartment Leasing/Activities Bldg.



Existing Apartment Buildings



Aerial Photo



Description of Proposed Property Improvements

- Approximately \$19,000 per unit in hard costs
- Interior Demolition, Removal and Replacement: Carpeting, cabinets, plumbing fixtures, blinds, bathroom, accessories, mirrors, door hardware, air-conditioning, compressor, light fixtures, electrical plug, switches, phone/TV jacks and appliances
 - Cabinets: Install new Series 100 Poplar slab beveled door standard overlay cabinets. New post form and drop edge countertops
 - Plumbing: Install all new plumbing fixtures, bath tub, lavatory sink, lavatory faucets, elongated water closet, kitchen sink and kitchen faucet
 - Electrical: All new light fixtures, plugs, switches, jacks, etc.
 - HVAC: All new 14 SEER - R410a refrigerant

Social Services

- After school care program enhances quality of life for the children residing at The Park at Cliff Creek that would not otherwise be provided
- Owners will be required to provide \$200 per unit per year (a minimum of \$40,000 per year), whichever is greater, estimated to be \$56,000 for 280 units; or
- Project could elect to implement the TDHCA's Tenant Services Program contained in the 2011 Qualified Allocation Plan which requires an agreement with a qualified service provider for the provision of supportive services
 - Owner can chose from a list of 20 types of services provided at no cost to tenants

Proposed Ownership, Developer and Management Company

- ▶ Owner, a to be formed Limited Partnership
 - ▶ Limited Partner equity provider with 99.97% ownership to be Cesar Chavez Foundation
 - ▶ General Partner with .01% ownership, a governmental entity created by the DHFC with the DHFC as the Sole member
- ▶ Equity Investor Affiliate .01% and Special Ltd. Partner/Co/Developer with .01% ownership (“SLP”/Guarantor, entity created by Cesar Chavez Foundation, proposes to receive a percentage of the developer fee)
 - ▶ Management Company, Cesar Chavez Foundation
 - ▶ Master Contractor: To Be Determined

SOURCES AND USES

Sources

Permanent Loan	\$13,345,000
Cash Flow during Construction	1,243,301
Deferred Developer Fee	942,499
Tax Credit Equity	7,009,620
Total	\$22,540,420

Uses

Land Acquisition	\$1,500,000
Buildings Acquisition	8,500,000
Construction Hard Costs	5,708,420
Professional	666,254
Financing Fees	1,692,249
Legal Fees and other Costs	1,016,452
Reserves	980,276
Developer Fee (amortized over 15 yr. compliance period)	2,426,769
Syndication Fees	50,000
Total	\$22,540,420

Stabilized Proforma

Revenue	\$2,386,988
Vacancy Loss	(365,759)
Other Income	51,408
Total Revenue	\$2,072,637
Operating Expenses	(1,032,180)
Replacement Reserves	(84,000)
Net Operating Income	956,457
Debt Service	(\$792,952)
Net Cash Flow	\$163,505

- Net Rents
 - \$521 - \$567- for one bedrooms
 - \$672- \$685 for two bedrooms
 - \$806 - \$824 for three bedrooms

Debt Coverage Ratio 1.20

4 Months Oper. Exp.and Debt Serv. \$636,353

Ad Valorem Tax Exemption for City's portion valued at \$50,000 per year

Deferred Developer Fee paid over 15 year compliance period including DHFC 's portion

Proposed Developer Fee and Cash Flow Split To be Negotiated

- DHFC Closing Fee – approximately \$250,000 at Closing
- DHFC Cash Flow Split (30%) - estimated to be \$810,000 @ \$54,000 per year over 15 years
- DHFC Application Fee: \$2,000
- Processing Fee: \$10,000
- Closing Fee: 50 Basis Points on Outstanding Principal Balance (OPB) = \$66,725
- Annual Issuer Fee 10 Basis points on Outstanding Principal Balance = \$3,345

Benefits to the City

- 280 Existing Units substantially upgraded and managed by a nationally recognized property management group (Cesar Chavez Foundation)
- After School care program that would not otherwise be provided
- DHFC Fee Income of equivalent to \$88,000 per year versus current annual city portion of ad valorem taxes of \$39,850.
 - To be dedicated to mixed income housing developments

Next Steps

- ▶ November 12, 2013 - City Council considers approval of pre-application waiver and resolution to support THDCA's award of the 4% Low Income Housing Tax Credits to CCF for The Park at Cliff Creek Apartment rehabilitation project and calls the Public Hearing to be held on December 11, 2013
- ▶ December 11, 2013 – Public Hearing and Council Consideration to grant approval for DHFC to take all actions necessary to complete final proposed transaction, including DHFC's ownership interest with ad valorem tax exemption and compliance with H.B. 3361

SUBSEQUENT STEPS

Subject to City Council approval on November 12, 2013

- November 12, 2013 - CCF submits full multifamily application to DHFC and calls the Public Hearing to be held on December 11, 2013
- November 20, 2013 – Ad for Public Hearing and Ad for Tefra Hearing is placed in the Dallas Morning News (DMN)
- December 2, 2013 - CCF submits its Bond Application to the Texas Bond Review Board and receives a Bond Reservation and an Ad is place in the DMN to hold the Tax, Equity and Fiscal Responsibility Hearing is held
- December 6, 2013 – TEFRA hearing is held

Exhibits

- Exhibit “A” - Jubilee Seniors at Gurley Place
- Exhibit “B” - Providence at Mockingbird
- Exhibit “C” - H.B. 3361 – 4% Tax Credits/Tax-Exempt Bonds

Exhibit “A”

Jubilee Seniors at Gurley Place

- DHFC is Owner of the Jubilee Seniors, with DHFC as Landlord owning the dirt/ground and DHFC Jubilee Seniors, LLC as Tenant under the Ground Lease
 - Jubilee is a rental property consisting of 24 affordable housing units for seniors with initial rents beginning at \$425 per month
 - Tenant’s pay their own utilities
 - The Jubilee was completed in April, 2012 and the DHFC took ownership of the property on July 2, 2012
 - Jubilee Seniors Project will generate approximately \$10,000 per year
 - The Jubilee is currently 96% leased

Exhibit “B”

Providence at Mockingbird

- The .01% owner of Providence at Mockingbird Apartments (155 Senior Units and 96 Family Units), by assuming the General Partner position in the Hines 68, Limited Partnership, previously held by Provident Realty Advisors, Inc. and ownership of the ground under a ground lease
- The DHFC took an ownership interest in the Providence at Mockingbird property on October 18, 2012
- The project has maintained an occupancy level of between 92% to 96%
- Providence will generate approximately \$160,000 for the first five years and thereafter to be capped at \$200,000 (minus up to \$50,000 per year to be paid to Central Dallas Community Development Corporation for providing 28 Housing Vouchers)

Exhibit “C”

H.B. 3361 – 4% Tax Credits/Tax-Exempt Bonds

- To allow the applicant to apply for a resolution as required by the State of Texas H.B. 3361, effective September 1, 2013 that can certify the following facts to be considered by the Dallas City Council in January/February 2014 in a Resolution:
- (i) Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A);
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

Memorandum



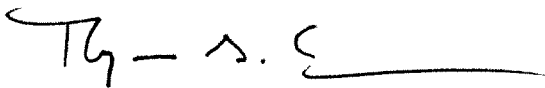
DATE October 18, 2013

TO Housing Committee Members: Carolyn R. Davis (Chair), Scott Griggs (Vice-Chair), Monica Alonzo, Rick Callahan, Dwaine Caraway, and Phillip Kingston

SUBJECT **Bruton Apartments**

On Monday, October 21, 2013, you will be briefed on Bruton Apartments. A copy of the briefing material attached.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, Interim City Manager
Rosa Rios, City Secretary
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BRUTON APARTMENTS

A BRIEFING TO THE
HOUSING COMMITTEE
DALLAS HOUSING FINANCE CORPORATION
ECONOMIC DEVELOPMENT DEPARTMENT
October 21, 2013

Key Focus Area



Economic Vibrancy

Purpose

- ▶ To seek Committee approval for Council consideration of the pre-application waiver for NRP, LLC to apply to Dallas Housing Finance Corporation (DHFC) for:
 - ▶ (1) Burton Apartments located at 9514 Bruton Road, Council District 7, a proposal for the new construction of 282 multifamily units and the issuance of tax-exempt bonds not to exceed \$22 Million
 - ▶ (2) A resolution in support of the Texas Department of Housing and Community Affairs award of 4% Low Income Housing Tax Credits
 - ▶ (3) Call for a Public Hearing on December 11, 2013
 - ▶ (4) No census tract concentration issues
- ▶ To approve authorization for a DHFC entity to become the General Partner, own the land and allow Bruton Apartment Property to be exempt from ad valorem taxes in exchange for fee income and cash flow significantly above the current ad-valorem tax assessment of \$122,020 (Land only), with current annual taxes of \$3,335.

Background

- ▶ The NRP Group, LLC (NRP) approached DHFC to consider ownership options in partnership with NRP

- ▶ DHFC has previous history of Council approved partnerships involving land ownership and a general partnership interest to facilitate the ad valorem tax exempt status for two properties (Jubilee Seniors Project and Providence at Mockingbird – see Exhibit “A” and “B”)
 - Allows the DHFC to receive fee income significantly in excess of current City tax assessment fees of \$3,335 for the land
 - Allows Fees to be used to support GAP financing for mixed income housing

- ▶ DHFC approved the Bond Inducement for Bruton Apartments on October 8, 2013 and granted approval for applicant to submit a Bond Application to Texas Bond Review Board, contingent on Council approval of a pre-application waiver on November 12, 2013

Developer, NRP Group, Inc.

- ▶ Nationally recognized leader in the Multifamily Development arena as Developer, Builder and Property Manager with projects located in the following Texas locations:
 - Crestshire Village, 2314 N. St. Augustine, Dallas, Texas
 - Reserve II at Las Brisas, Irving, Texas
 - (5) Multifamily Projects in San Antonio, including Cervillos Lofts which won a National Homebuilder's award for excellence and a Five Star Home Energy Rating Certificate for 301 East Cervillos from Build San Antonio Green
 - Other projects in Corpus Christi, Houston, Waco and Fort Worth

Project

- ▶ Bruton Apartments located at 9415 Bruton Road – Council District 7
 - 282 Units
 - 95% (268 units) for tenants whose incomes are no more than 60% of Area Median Family Income (AMFI) - 5% (14 units) for tenants whose incomes are no more than 50% of AMFI
 - 6 one-bedroom units, 139 two-bedroom units and 137 three-bedroom units.

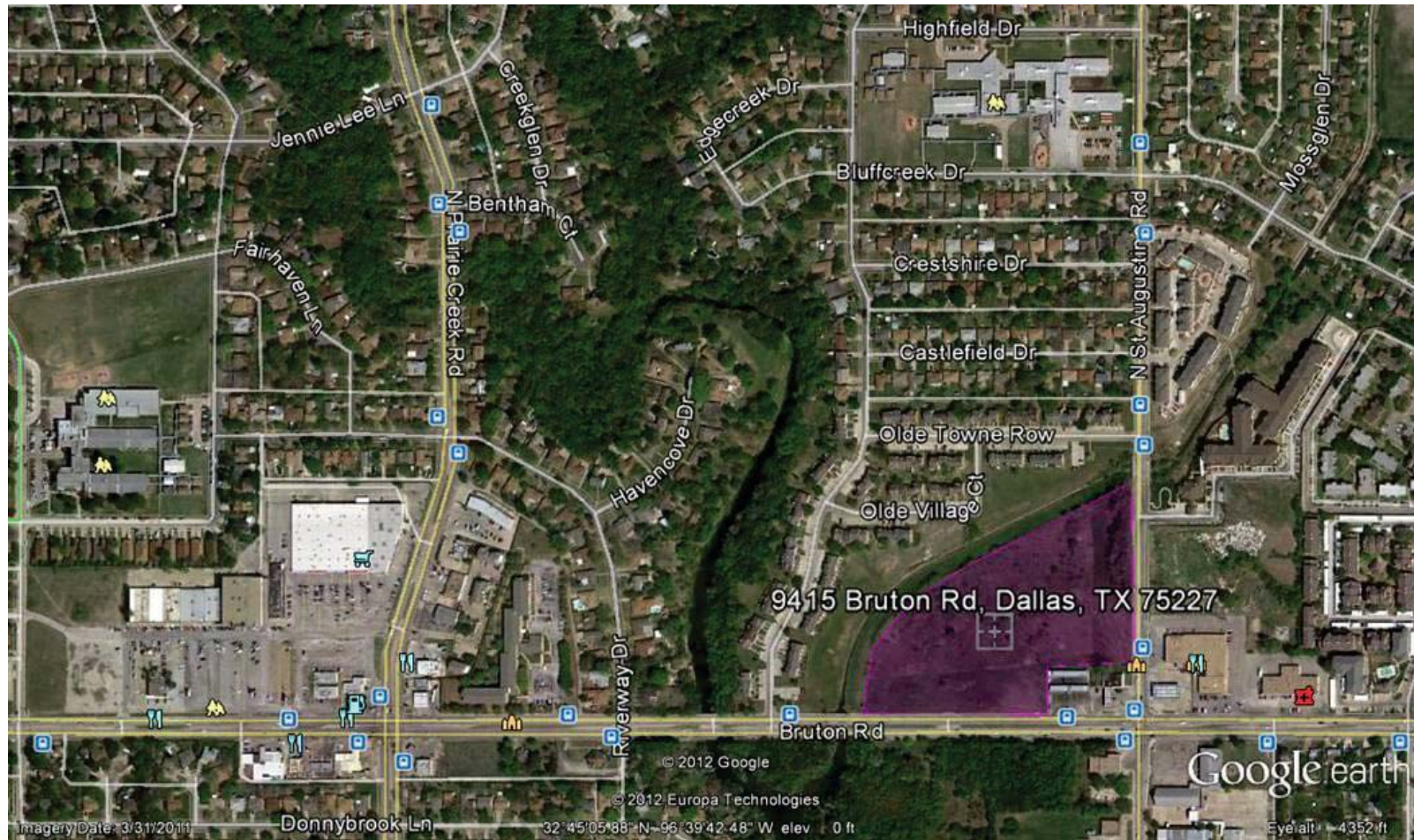


Plans for Retail Development on the Site

- ▶ 9,000 Square Feet of Commercial Space will be carved out for commercial/retail and/or educational facility separately financed
- ▶ Options for the retail space are:
 - Dental Office
 - Computer Based Company
 - Dry Cleaner
 - Educational Facility



Aerial Photo of Bruton Site



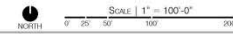
SITE PLAN



BRUTON ROAD MULTI-FAMILY APARTMENTS | SITE PLAN

DALLAS, TX
SEPTEMBER 6, 2019

PAGE 1 OF 1



the
NRP
group llc
Alamo
ARCHITECTURE

Social Services

- ▶ After school care program enhances quality of life for children residing at Bruton Apartments, that would not otherwise be provided
 - Owners required to provide \$200 per unit per year (minimum of \$40,000 per year), whichever is greater, estimated to be \$56,400 for 282 units, in accordance with the Social Service Policy approved by the Dallas City Council on October 13, 2004; or
 - The Project could elect to implement the TDHCA's Tenant Services Program contained in the 2011 Qualified Allocation Plan which requires an agreement with a qualified service provider for the provision of supportive services that would otherwise not be available to the tenants.
 - Owner can chose from a list of 20 types of services provided at no cost to tenants.

Occupancy Rates at DISD Public Schools in the Area

- ▶ DISD Schools assigned to the address of 9415 Bruton Road and their occupancy percentages:
 - Edward Titcher Elementary School located at 9560 Highfield Drive is currently 90% occupied
 - Fred R. Florence Middle School located at 1625 N. Masters Drive is currently 85% occupied
 - W. W. Samuell High School located at 8928 Palisade Drive is currently 93% occupied



Proposed Ownership, Developer and Management Company

- ▶ Owner, a to be formed Limited Partnership
 - ▶ Limited Partner equity provider with 99.98% ownership to be NRP Holdings
 - ▶ General Partner with .01% ownership, a governmental entity created by the DHFC with the DHFC as the Sole member
- ▶ Co-Developer and Special Ltd. Partner with .01% ownership (“SLP”/Guarantor) will be NRP Holdings (proposes to receive 80% of the developer fee)
 - ▶ Management Company, NRP Management, LLC
 - ▶ Master Contractor, NRP Contractors, LLC

SOURCES AND USES

Sources

Permanent Loan	\$20,075,000
Tax Credit Equity	14,103,652
Soft Funding	1,000,000
Deferred Developer Fee	2,493,555
Total	\$37,672,207

Uses

Acquisition	875,000
Construction Costs	\$25,164,763
Architectural/Engineering	530,000
Permits/Title/Survey/Construction Expenses	999,500
Financing Fees	3,772,950
Professional Fees	425,000
Tax Credit Fees	107,748
Developer Fee (amortized over 10yr compliance)	4,241,000
Reserves & Other	1,556,246
Total	\$37,672,207



Stabilized Proforma

Revenue	\$2,770,320
Vacancy Loss	(210,312)
Other Income	33,840
Total Revenue	\$2,593,848
Operating Expenses	(998,772)
Replacement Reserves	(70,500)
Net Operating Income	\$1,524,576
Debt Service	(\$1,325,465)
Net Cash Flow	\$199,111

- ▶ Net Rents
 - \$524 – \$651 – for one bedrooms 4 Months Oper. Exp. and Debt Serv. \$798,246
 - \$621 – \$773 for two bedrooms Ad Valorem Tax Exemption for City's portion valued at \$50,000 per year
 - \$714 – \$890 for three bedrooms Deferred Developer Fee paid over 15 year compliance period including DHFC 's portion

Debt Coverage Ratio 1.15



Proposed Developer Fee and Cash Flow Split to be Negotiated

NRP Proposal for Bruton Apartments

- ▶ DHFC Developer Fee Share (20 %) – approximately \$848,200 (payment at closing and remainder paid over 15 years)
- ▶ DHFC Cash Flow Split (50%) - \$1.5 Million @ \$100,000 per year over 15 years
- ▶ DHFC Application Fee: \$2,000
- ▶ Processing Fee: \$10,000
- ▶ Closing Fee: 50 Basis Points on outstanding principal balance (OPB) - \$100,000 on \$20 Million Bond Amount
- ▶ Annual Issuer Fee 10 Basis points on Outstanding Principal Balance - \$20,000 per year

Benefits to City

- ▶ 282 high quality new affordable units provided by nationally recognized developer, builder and property manager
- ▶ After School Care Program that would not otherwise be provided
- ▶ Annual Fee Income of approximately \$100,000 per year
 - To be dedicated to mixed income housing developments.



Next Steps

- November 12, 2013 – Council considers approval of pre-application waiver, resolution to support TDHCA's award of 4% Low Income Housing Tax Credits to NRP for the Bruton Apartments and calls for Public Hearing to be held on December 11, 2013
- December 11, 2013 – Public Hearing and Council Consideration to grant approval for DHFC to take all actions necessary to complete final proposed transaction, including DHFC's ownership interest with ad valorem tax exemption and compliance with H. B. 3361



SUBSEQUENT STEPS

Subject to City Council approval on November 12, 2013

- ▶ November 12, 2013 NRP submits full multifamily application to DHFC for issuance of the bonds, submits the application to the Texas Bond Review Board and submits its 4% LIHTC application to TDHCA
- ▶ November 13, 2013 - (1) Ad for Tax, Equity and Fiscal Responsibility (TEFRA) Hearing in Dallas Morning News
- ▶ November 25, 2013 City of Dallas Public Hearing Ad is placed in Dallas Morning News for hearing to take place on December 11, 2013
- ▶ November 27, 2013 - TEFRA Hearing
- ▶ January/February, 2014 – TDHCA considers approval of the 4% tax credit application, DHFC meets to finalize all approvals necessary to carry out the transaction and closing

Exhibits

- ▶ Exhibit “A” - Jubilee Seniors at Gurley Place
- ▶ Exhibit “B” - Providence at Mockingbird
- ▶ Exhibit “C”- H.B. 3361 – 4% Tax Credits/Tax-Exempt Bonds



Exhibit “A”

Jubilee Seniors at Gurley Place

- DHFC is Owner of the Jubilee Seniors, with DHFC as Landlord owning the dirt/ground and DHFC Jubilee Seniors, LLC as Tenant under the Ground Lease
 - Jubilee is a rental property consisting of 24 affordable housing units for seniors with initial rents beginning at \$425 per month
 - Tenant’s pay their own utilities
 - The Jubilee was completed in April, 2012 and the DHFC took ownership of the property on July 2, 2012
 - Jubilee Seniors Project will generate approximately \$10,000 per year
 - The Jubilee is currently 96% leased

Exhibit “B”

Providence at Mockingbird

- The .01% owner of Providence at Mockingbird Apartments (155 Senior Units and 96 Family Units), by assuming the General Partner position in the Hines 68, Limited Partnership, previously held by Provident Realty Advisors, Inc. and ownership of the ground under a ground lease
- The DHFC took an ownership interest in the Providence at Mockingbird property on October 18, 2012
- The project has maintained an occupancy level of between 92% to 96%
- Providence will generate approximately \$160,000 for the first five years and thereafter to be capped at \$200,000 (minus up to \$50,000 per year to be paid to Central Dallas Community Development Corporation for providing 28 Housing Vouchers)



Exhibit “C”

H.B. 3361 – 4% Tax Credits/Tax-Exempt Bonds

- ▶ To allow the applicant to apply for a resolution as required by State of Texas H.B. 3361, effective September 1, 2013 that can certify the following facts to be considered by the Dallas City Council on December 11, 2013 in a Resolution:
 - ▶ (i) Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A);
 - ▶ (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
 - ▶ (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B); and
 - ▶ (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 23, 2013
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 56H

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

On September 16, 2013, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

BACKGROUND (continued)

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of that lot from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and post-judgment non-tax liens, if any. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

Habitat will build an affordable house on the lot. The approximate square footage and sales prices of the houses will be 1,279 square feet and from \$80,000 to \$90,000. The lot will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (1 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$4,661.11 for the sales price, as calculated from the 2012-13 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On October 17, 2013, DHADC approved the development plan and sale of 1 lot from DHADC to Habitat.

FISCAL INFORMATION

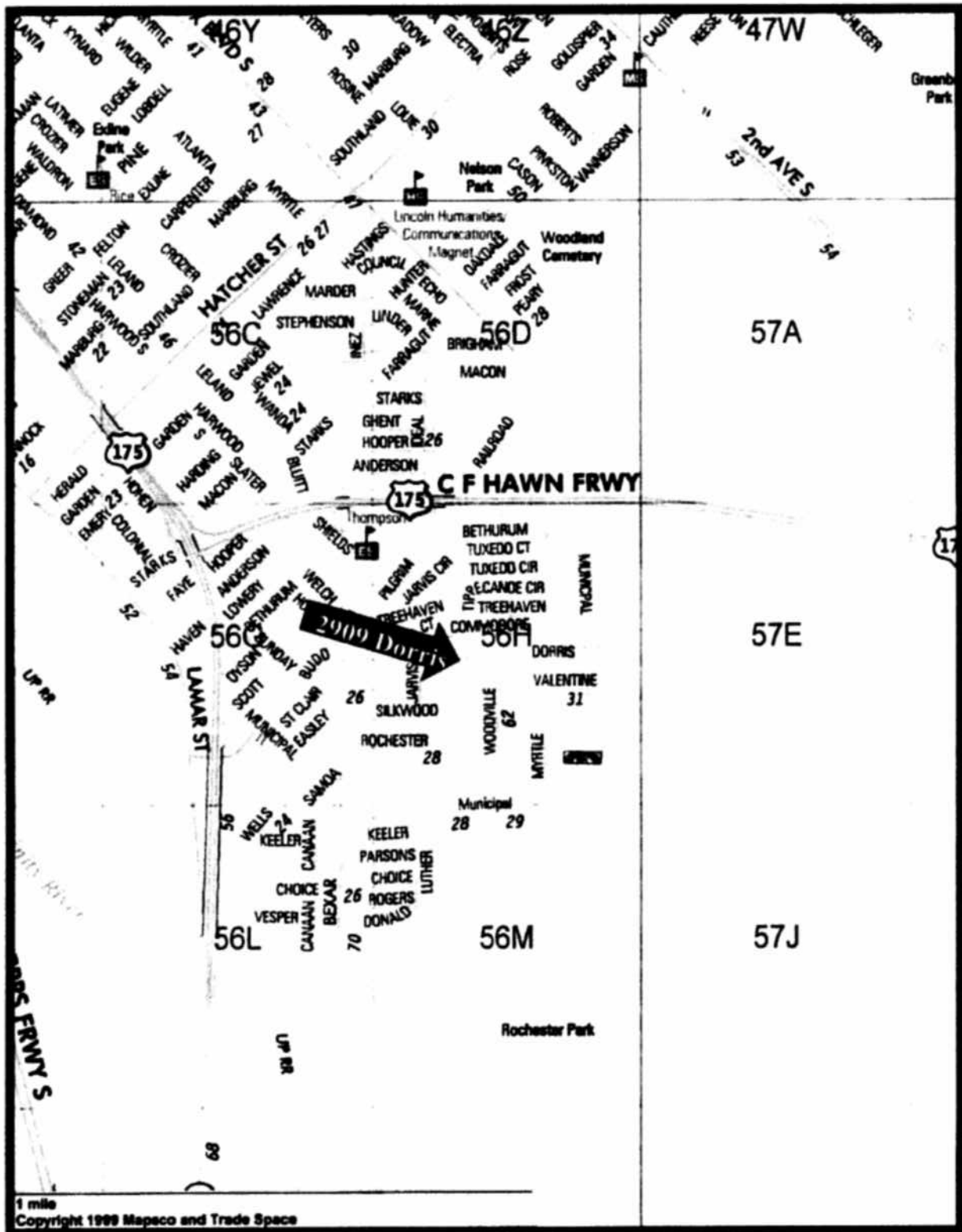
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Amount of Non-Tax Liens</u>
1. 2909 Dorris	56H	\$7,833.43



MAPSCO 56H

October 23, 2013

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 1 lot from DHADC to Habitat to build an affordable house; **NOW, THEREFORE;**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 1 lot shown on Exhibit "A" from DHADC to Habitat is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lot shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	2909 Derris Lot 9 Rochester Park Addition Block 4 7072	Dallas Area Habitat for Humanity	1	\$4,661.11
TOTAL				\$4,661.11

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 1
- (2) Land Bank name for this parcel of lots. Unknown
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

Number	Street	Lot	Block	Subdivision	DCAD Value
2909	Dorris	9	4/7072	Rochester Park	\$1000

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home Approximately 1279 AC: 1691 total
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports Detached Attached
Type of Exterior Veneer Brick or hardiboard Which sides 4
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-90,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots
Square Footage of each home
Number of Bedrooms/Baths in each home /
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Which sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots
Square Footage of each home
Number of Bedrooms/Baths in each home /
Number of Garages Number of Carports Detached Attached
Type of Exterior Veneer Which sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 1095 days
Completion of Construction 1215 days
Sale of first affordable housing unit to low income households 1305 days
Sale of last affordable unit to low income households 1305 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 23, 2013
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 44J

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

On September 16, 2013, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

BACKGROUND (continued)

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and post-judgment non-tax liens, if any. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,279 square feet and from \$80,000 to \$90,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (2 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$9,535.00 for the sales price, as calculated from the 2012-13 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On October 17, 2013, DHADC approved the development plan and sale of 2 lots from DHADC to Habitat.

FISCAL INFORMATION

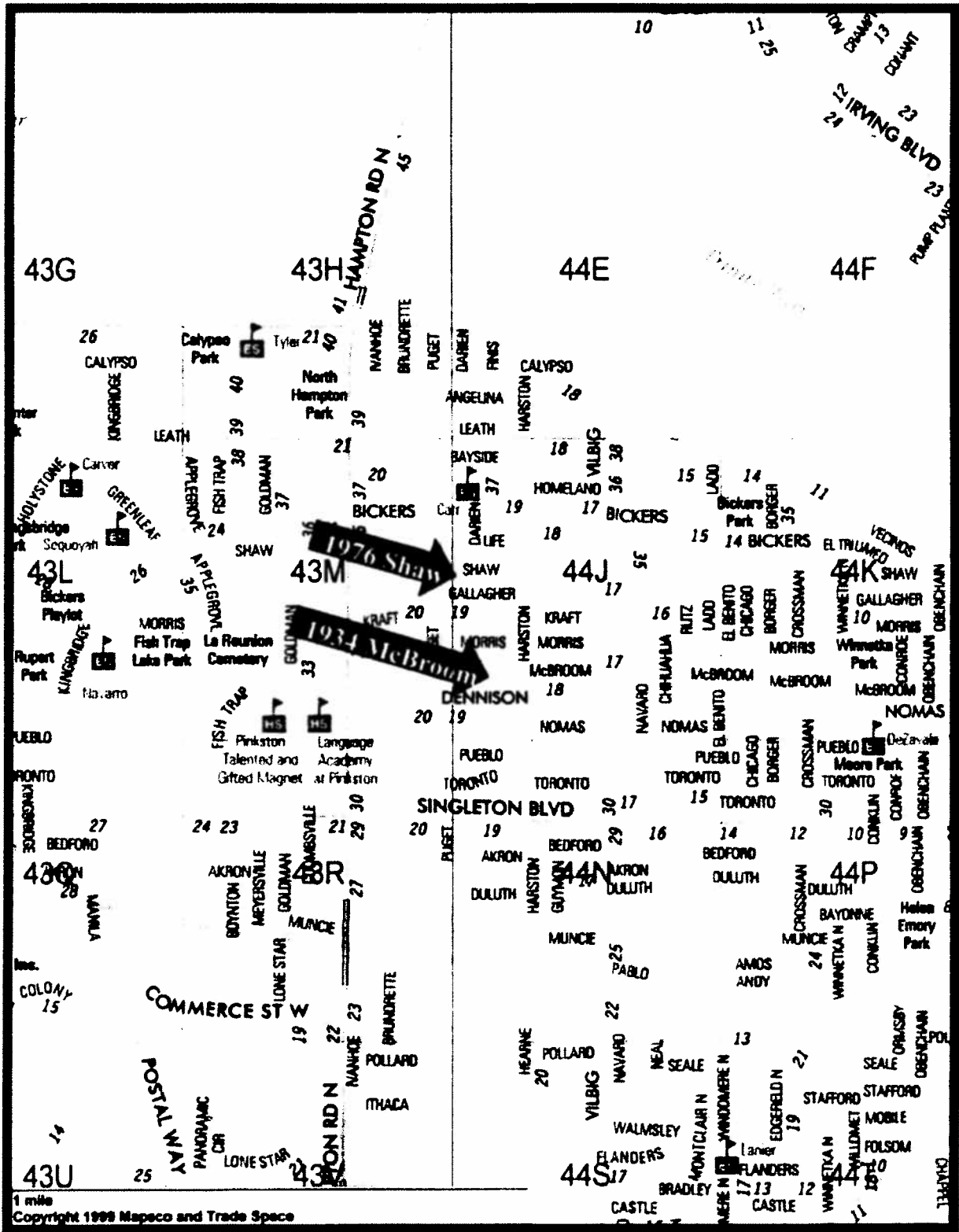
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Amount of Non-Tax Liens</u>
1. 1934 McBroom	44J	\$11,612.56
2. 1976 Shaw	44J	\$11,262.82



MAPSCO 44J

October 23, 2013

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 2 lots from DHADC to Habitat to build affordable houses; **NOW, THEREFORE;**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 2 lots shown on Exhibit "A" from DHADC to Habitat is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1934 McBroom Lot 1, Victory Gardens No 3 Addition Block 2 7124	Dallas Area Habitat for Humanity	1	\$4,850.00
2	1976 Shaw Lot 2, Victory Gardens No 5 Section 2 Addition Block 30-7127	Dallas Area Habitat for Humanity	1	\$4,685.00
TOTAL				\$9,535.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 2
- (2) Land Bank name for this parcel of lots. Unknown
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

Number	Street	Lot	Block	Subdivision	DCAD Value
1934	McBroom	1	2/7124	Victory Gardens No. 3	\$9,570
1976	Shaw	2	30/7127	Victory Gardens No 5 Sec 2	\$10,360

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1 on each lot
 Square Footage of each home Approximately 1279 AC; 1691 total
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports Detached Attached
 Type of Exterior Veneer Brick or hardboard Which sides 4
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-90,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots
 Square Footage of each home
 Number of Bedrooms/Baths in each home /
 Number of Garages Number of Carports Detached Attached
 Type of Exterior Veneer Which sides
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots
 Square Footage of each home
 Number of Bedrooms/Baths in each home /
 Number of Garages Number of Carports Detached Attached
 Type of Exterior Veneer Which sides
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a ~~two~~ three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 1095 days
Completion of Construction 1215 days
Sale of first affordable housing unit to low income households 1305 days
Sale of last affordable unit to low income households 1305 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 23, 2013
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 65D

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; (2) the sale of 8 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and (3) execution of a release of lien for any non-tax liens on the 8 properties that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment, and post-judgment non-tax liens, if any – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

On September 16, 2013, the Housing Committee received a briefing regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

BACKGROUND (continued)

Dallas Area Habitat for Humanity (Habitat) has submitted a proposal and development plan to DHADC for 8 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Habitat to the City's Land Bank, the sale of those lots from DHADC to Habitat and the release of lien for any non-tax liens that may have been filed by the City non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and post-judgment non-tax liens, if any. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Habitat will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Habitat and construction financing is not closed within three years of conveyance.

Habitat will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be 1,279 square feet and from \$80,000 to \$90,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (8 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (0 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$34,606.66 for the sales price, as calculated from the 2012-13 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On January 28, 2004, by Resolution No. 04-0458, the City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code.

On October 17, 2013, DHADC approved the development plan and sale of 8 lots from DHADC to Habitat.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Dallas Area Habitat for Humanity**

<u>Property Address</u>	<u>Mapsco</u>	<u>Amount of Non-Tax Liens</u>
1. 4201 Cardinal	65D	\$14,447.41
2. 2402 Custer	65D	\$ 8,387.35
3. 2502 Custer	65D	\$14,245.39
4. 2627 Custer	65D	\$12,498.72
5. 4220 Landrum	65D	\$ 9,231.71
6. 2427 Moffatt	65D	\$ 5,365.91
7. 2318 Wilhurt	65D	\$15,337.36
8. 2418 Wilhurt	65D	\$13,235.31



1. 4201 Cardinal
2. 2402 Custer
3. 2502 Custer
4. 2627 Custer
5. 4220 Landrum
6. 2427 Moffatt
7. 2318 Wilhurt
8. 2418 Wilhurt

October 23, 2013

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, Dallas Area Habitat for Humanity (Habitat) submitted a proposal and development plan to DHADC for 8 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by Habitat and authorize the sale of the said 8 lots from DHADC to Habitat to build affordable houses; **NOW, THEREFORE;**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the development plan shown on Exhibit "B" submitted by Habitat and the sale of 8 lots shown on Exhibit "A" from DHADC to Habitat is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City a release of lien for any non-tax liens included in the foreclosure judgment, pre-judgment non-tax liens not included in the judgment and any non-tax liens that may have been filed by the City post-judgment on the lots shown on "Exhibit "A".

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	4201 Cardinal Lot 44 City View Revised Addition Block 7 6083	Dallas Area Habitat for Humanity	1	\$4,275.00
2	2402 Custer Lot 16 Southern Crest Addition Block 10 5851	Dallas Area Habitat for Humanity	1	\$4,550.00
3	2502 Custer Lot 10 Southern Crest Addition Block 10 5851	Dallas Area Habitat for Humanity	1	\$4,550.00
4	2627 Custer Lot 16 Lubow Heights Addition Block 6 5852	Dallas Area Habitat for Humanity	1	\$4,198.33
5	4220 Landrum Lots 16 & 17, City View Addition Block 5 6083	Dallas Area Habitat for Humanity	1	\$4,250.00
6	2427 Moffatt Lot 7 Southern Crest Addition Block 4 5851	Dallas Area Habitat for Humanity	1	\$4,615.00
7	2318 Wilburt Lot 5 Lubow Heights Annex Addition Block 6 5851	Dallas Area Habitat for Humanity	1	\$3,953.33
8	2418 Wilburt Lot 13 Lubow Heights Annex Addition Block 6 5851	Dallas Area Habitat for Humanity	1	\$4,215.00
TOTAL				\$34,606.66

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 8

(2) Land Bank name for this parcel of lots. Unknown

(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

Number	Street	Lot	Block	Subdivision	DCAD Value
4201	Cardinal	44	7/6083	Cityview	\$ 6,900.00
2402	Custer	16	10/5851	Southern Crest	\$ 6,900.00
2502	Custer	10	Custer	Southern Crest	\$ 6,900.00
2827	Custer	16	6/5852	Lisbon Heights	\$ 6,900.00
4220	Landrum	16 & 17	5/6083	Cityview	\$ 6,900.00
2427	Moffatt	7	4/5851	Southern Crest	\$ 6,900.00
2318	Wilhurt	5	6/5853	Lisbon Heights Annex	\$ 6,900.00
2418	Wilhurt	13	6/5853	Lisbon Heights Annex	\$ 6,900.00

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots 1 on each lot
 Square Footage of each home Approximately 1279 AC; 1691 total
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports Detached Attached
 Type of Exterior Veneer Brick or hardiboard Which sides 4
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$80-90,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots
 Square Footage of each home
 Number of Bedrooms/Baths in each home /
 Number of Garages Number of Carports Detached Attached
 Type of Exterior Veneer Which sides
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots

Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages _____ Number of Carports _____ Detached _____ Attached _____
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 1095 days
Completion of Construction 1215 days
Sale of first affordable housing unit to low income households 1305 days
Sale of last affordable unit to low income households 1305 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 23, 2013
COUNCIL DISTRICT(S): 2
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 46D

SUBJECT

Authorize a housing development loan in the amount of \$250,000 to Fowler Christian Apartments III, Inc. as gap financing for the development of 36 units of affordable housing to be located in the 5800 block of East Side Avenue for seniors – Not to exceed \$250,000 - Financing: FY 2013-14 HOME Investment Partnership Program Funds

BACKGROUND

In September 2013, Juliette Fowler Homes, Inc. as developer of the Fowler Christian Apartments III project site, and Fowler Christian Apartments III, Inc. as owner, submitted a proposal to the City of Dallas for the construction of thirty six (36) affordable housing units for persons 62 years of age or older in the 5800 block of East Side Avenue. Juliette Fowler Homes, Inc. will also manage the project when completed.

The single three-story building will have thirty six one bedroom/one bath units, a community room, warming kitchen, laundry facilities and a leasing/social service coordinator's office. The City of Dallas will provide a zero interest, forgivable loan of \$250,000 with an affordability period of 20 years. HUD will provide \$4,242,289 in Section 202 Capital Advance, Predevelopment Grant and Deferred Developer fee funds. The Section 202 HUD funds do not require repayment as long as the owner operates the housing as affordable senior housing for the 40 year term of the mortgage.

The funds for the forgivable loan will be provided through FY 2013-14 HOME Investment Partnership Program Funds from the Department of Housing and Urban Development (HUD) which the City Council appropriated for housing developments such as this. The construction work should be complete within a year with occupancy within the same year. The loan will be forgiven 1/20th annually following the completion of construction and initial lease-up.

BACKGROUND (continued)

City Council approval of this agenda item will authorize the City Manager to execute the forgivable loan agreement with Fowler Christian Homes, III, Inc. for \$250,000 in HOME Investment Partnership Funds, subject to environmental review by the City of Dallas and HUD. The forgivable loan agreement will provide eighteen months for the construction and occupancy of the 36 units.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME Investment Partnership Funds by Resolution No. 13-1142.

On October 7, 2013, the Housing Committee was briefed on the Fowler Christian Apartments senior project.

FISCAL INFORMATION

FY 2013-14 HOME Investment Partnership Program Funds - \$250,000

Owner

Fowler Christian Apartments III, Inc.

Melissa Bitting, President
Eddie Hill, Vice President

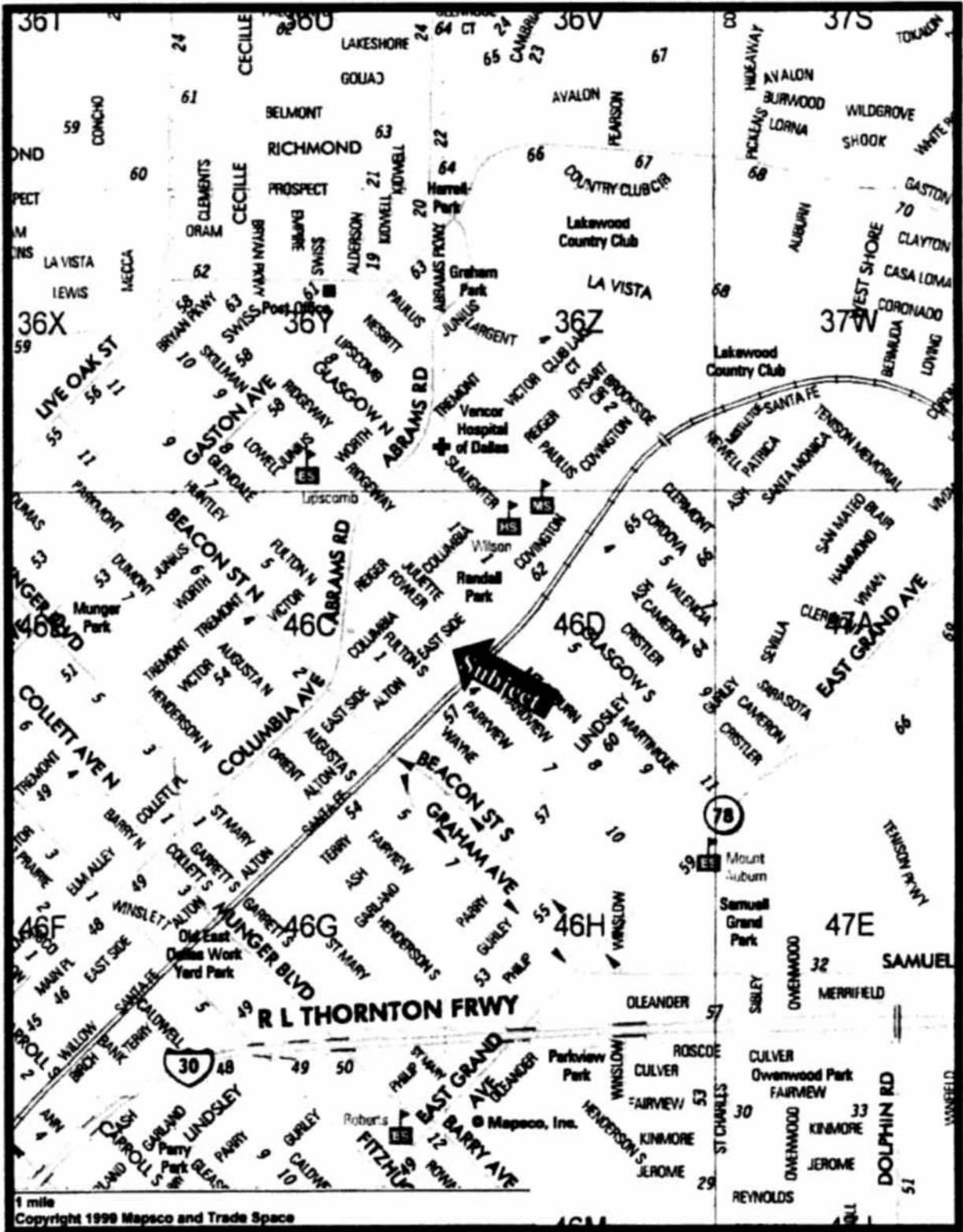
Developer

Juliette Fowler Homes, Inc.

Richard Dooley, Chair
Don Bostell, Vice Chair

MAP(s)

Attached



MAPSCO 46D

October 23, 2013

WHEREAS, affordable housing for seniors is a high priority of the City of Dallas; and

WHEREAS, on June 26, 2013, the City Council approved the FY 2013-14 Consolidated Plan Budget which included the HOME Investment Partnership Program Funds by Resolution No. 13-1142; and

WHEREAS, Fowler Christian Apartments III, Inc. proposed to work with the City of Dallas and HUD to undertake the construction of a 36 unit senior apartment facility in the 5800 block of East Side Ave.; and

WHEREAS, the City desires for Fowler Christian Apartments III, Inc. to develop 36 affordable units for seniors; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute a housing development loan in the amount of \$250,000 to Fowler Christian Apartments III, Inc. as gap financing for the development of 36 units of affordable housing to be located in the 5800 block of East Side Ave. for seniors.

Section 2. The terms of the loan agreement include:

- (a) Fowler Christian Apartments III, Inc. must execute a note payable to the City of Dallas for \$250,000 for the loan.
- (b) Fowler Christian Apartments III, Inc. must construct and occupy the affordable units to seniors with incomes at or below 50% of area median family income.
- (c) Fowler Christian Apartments III, Inc. will execute a Deed of Trust Lien and a Deed Restriction on the property which will carry a 20 year term for the affordable units.
- (d) Fowler Christian Apartments III, Inc. will have eighteen months to fully complete the project.

Section 3. That the City Controller is hereby authorized to disburse funds in accordance with this Resolution and the terms and conditions of the loan agreement with Fowler Christian Apartments III, Inc. as follows:

VENDOR - VS0000053598

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
HM13	HOU	236F	3099	HOU236FK152	\$250,000

Section 4. That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM13 for the amount of the loan.

October 23, 2013

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 23, 2013
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 65G

SUBJECT

Authorize an amendment to Resolution No.13-0458, previously approved on February 27, 2013, to support an application for 4% low income housing tax credits (LIHTC) to the Texas Department of Housing & Community Affairs (TDHCA) for the proposed project to be located at 4623 South Lancaster Road, for a multifamily residential development for low income families - Financing: No cost consideration to the City

BACKGROUND

On January 21, 2013, Yigal Lelah, Managing Member, submitted an application to the City of Dallas on behalf of Sapphire Road Development Patriot's Crossing South, LLC ("Applicant"), for support of their application to TDHCA for the 2013 Low Income Housing Tax Credit Program.

As a requirement for City of Dallas' funding and endorsement of low income housing tax credit projects, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants, such as: after-school and summer break care for children, health screenings; counseling/domestic crisis intervention; emergency assistance, computer education, adult education programs (such as: ESL, life skills and nutrition classes, etc.); and social and recreational activities. This requirement only applies if the Applicant(s) is utilizing City funding in the financing of the low income housing tax credit project. The Applicant has committed to renting all 162 units at 60% of area median family income.

This project is included in the City of Dallas adopted Community Revitalization Plan adopted by the City Council on December 12, 2012. On February 27, 2013, the City Council provided a resolution in support of the LIHTC application for 9% low income housing tax credits, authorized a loan in the amount of \$1,350,000 for the vertical development, and explicitly identified the project as contributing most significantly to the concerted revitalization efforts of the city.

BACKGROUND (continued)

The applicant, Sapphire Road Development Patriots Crossing South, LLC has requested that the City of Dallas amend its support to allow for them to apply for 4% LIHTC. The applicant would utilize the \$1,350,000 gap financing previously approved on February 27, 2013. With this support, the applicant would file paperwork with TDHCA in October.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On February 4, 2013, the Housing Committee was briefed on the Low Income Housing Tax Credit Program.

On February 19, 2013, the Low Income Housing Tax Credit multifamily project to be located at 4623 S. Lancaster Road was briefed to the Housing Committee.

On February 27, 2013, the City Council provided a resolution in support of the LIHTC application for 9% low income housing tax credits, authorized a loan in the amount of \$1,350,000 for the vertical development, and explicitly identified the project as contributing most significantly to the concerted revitalization efforts of the city by Resolution No. 13-0458.

FISCAL INFORMATION

No cost consideration to the City

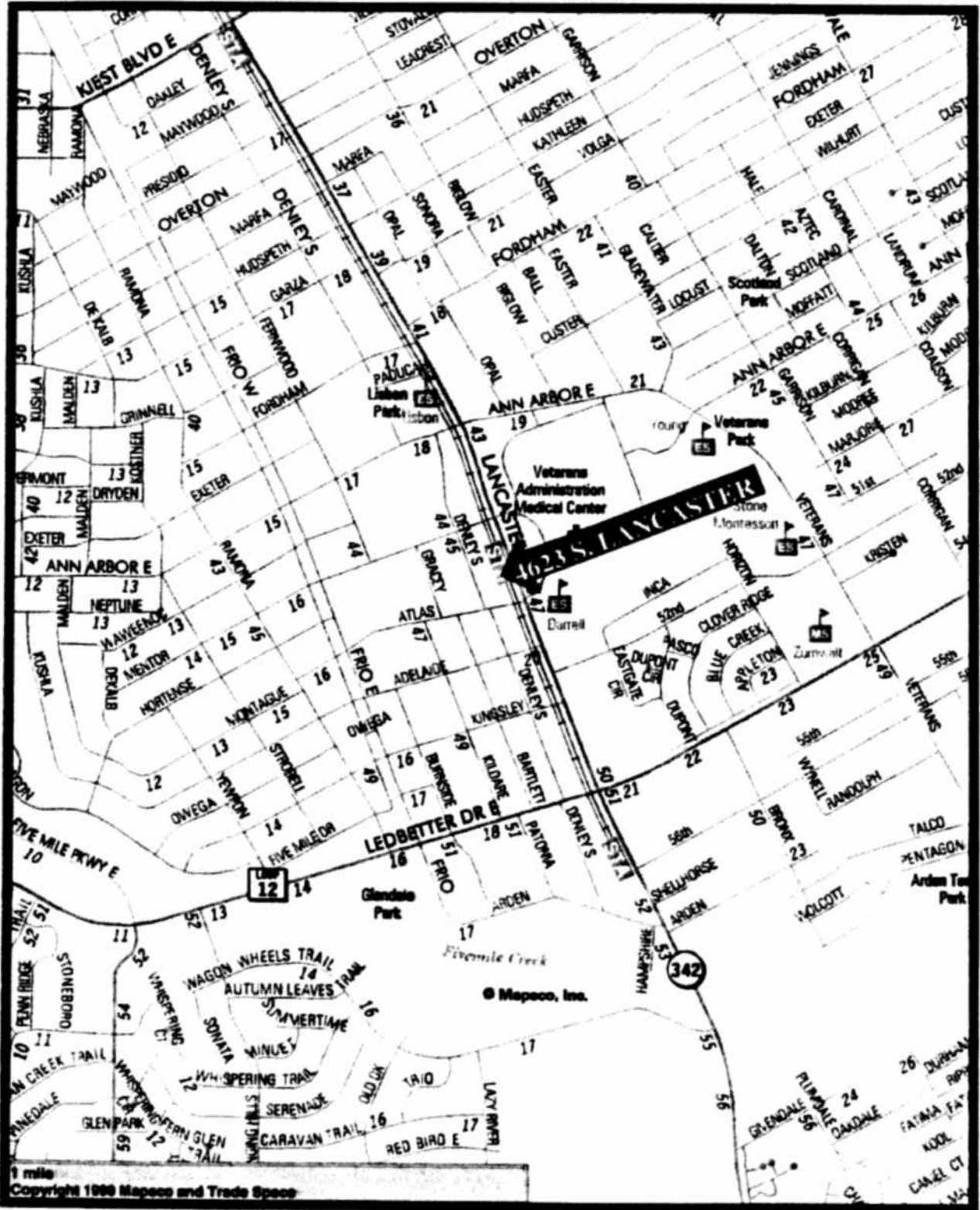
OWNER(S)/DEVELOPER

Sapphire Road Development Patriots Crossing South, LLC

Sapphire I GP, LLC, Managing Member
Yigal Lelah, President

MAP

Attached



MAPSCO 65G

October 23, 2013

WHEREAS, on February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498; and

WHEREAS, the Managing Member, Yigal Lelah, submitted an application to the City of Dallas on behalf of Sapphire Road Development Patriots Crossing South, LLC ("the Applicant"), for support of their application to TDHCA for the 2013 Low Income Housing Tax Credit Program; and

WHEREAS, on February 4, 2013 and February 19, 2013, the Low Income Housing Tax Credit multifamily project to be located at 4623 S. Lancaster Road was briefed to the Housing Committee; and

WHEREAS, the Tax Credit multifamily project to be located at 4623 S. Lancaster Road was selected as contributing most significantly to the concerted revitalization efforts of the city, pursuant to §11.9(d)(6)(A)(ii)(III) of the 2013 Housing Tax Credit Qualified Allocation Plan; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has committed to renting all 162 units at 60% of area median family income; and

WHEREAS, as with the City of Dallas' funding and endorsement of the TDHCA LIHTC application for Sapphire Road Development Patriots Crossing South, LLC the owner of the project will provide social services with the project approved by the Housing/Community Services Department, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project; and

WHEREAS, the City of Dallas desires to provide approval of the TDHCA 4% LIHTC application for the project located at 4623 S. Lancaster Road; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to amend Resolution No. 13-0458 previously approved on February 27, 2013, to support an application for 4% low income housing tax credits (LIHTC) to the Texas Department of Housing & Community Affairs (TDHCA) for the proposed project to be located at 4623 South Lancaster Road, for a multifamily residential development for low income families.

October 23, 2013

SECTION 2. That some of the terms of the loan documents previously approved include:

- a. Sapphire Road Development Patriots Crossing South, LLC must adhere to all applicable HOME Program requirements.
- b. Sapphire Road Development Patriots Crossing South, LLC must execute a note, deed of trust, and deed restrictions for a thirty-five year affordability period.
- c. The outstanding principal balance of the City's \$1,350,000 loan shall bear an interest rate of zero percent 0% per year forgivable in equal amounts annually over a thirty-five year period.
- d. The balance will be due and payable upon the sale or refinancing of the project.

SECTION 3. That the City of Dallas' funding and endorsement of the TDHCA LIHTC application for the project to be located at 4623 S. Lancaster Road will be contingent on the following if the owner is utilizing City funding in financing of the low income housing tax credit project: (1) the Project Owner expending a minimum of \$40,000 (a minimum of \$40,000 or \$200 per unit per year, whichever is greater) for social services for, and at no cost, to the residents of the development, based on a survey of residents needs, to be implemented within three months of project completion; (2) inclusion of this requirement in the Land Use Restriction Agreement (LURA) by the Texas Department of Housing and Community Affairs (TDHCA) and the City's Deed Restrictions containing the social services requirement; and, (3) if the LURA does not require the social services expenditures to be made prior to debt service payment, a separate guarantee by an entity or individual acceptable to the City that the social services expenditures will be made. Up to 50% of the social service requirement can be fulfilled with in kind social services provided the Housing/Community Services Department gives prior approval of the social service plan.

SECTION 4. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 5. That the City of Dallas' funding and endorsement for this project will be contingent on the Project Owner paying to the City an annual monitoring review fee in the amount of \$500, beginning on the anniversary of the closing on the 4% tax credits and ending at the end of the tax credit compliance period, for the cost of monitoring compliance with the social service requirement, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project.

October 23, 2013

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 23, 2013
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

A public hearing to receive comments on the proposed City of Dallas FY 2013-14 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, consideration of approval of the City of Dallas FY 2013-14 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

BACKGROUND

Chapter 379C of the Texas Local Government Code ("Act") requires that the governing body of the municipality that adopts an Urban Land Bank Demonstration Program adopt a plan annually. The plan must include: (1) a list of parcels of real property that may become eligible for sale to the land bank for development of affordable housing on such parcels in the upcoming year, (2) the municipality's plan for affordable housing development on such parcels, (3) a list of the community housing development organizations eligible to participate in the right of first refusal provided by the Act, and (4) the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2013-14 Urban Land Bank Demonstration Program Plan ("Plan") is attached as "Exhibit A" to the resolution.

Before adopting the FY 2013-14 Plan, the City of Dallas must hold a public hearing on the proposed Plan. In accordance with the Act, the City of Dallas provided notice of the hearing to all City-certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located.

In addition, the City of Dallas made copies of the proposed Plan available to the taxing entities and to the public beginning August 14, 2013. The proposed Plan is attached to this agenda item as "Exhibit A."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS COMMISSIONS)

On January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On August 14, 2013, the City Council approved the calling of a public hearing for the City of Dallas FY 2013-14 Urban Land Bank Demonstration Program Plan by Resolution No. 13-1298.

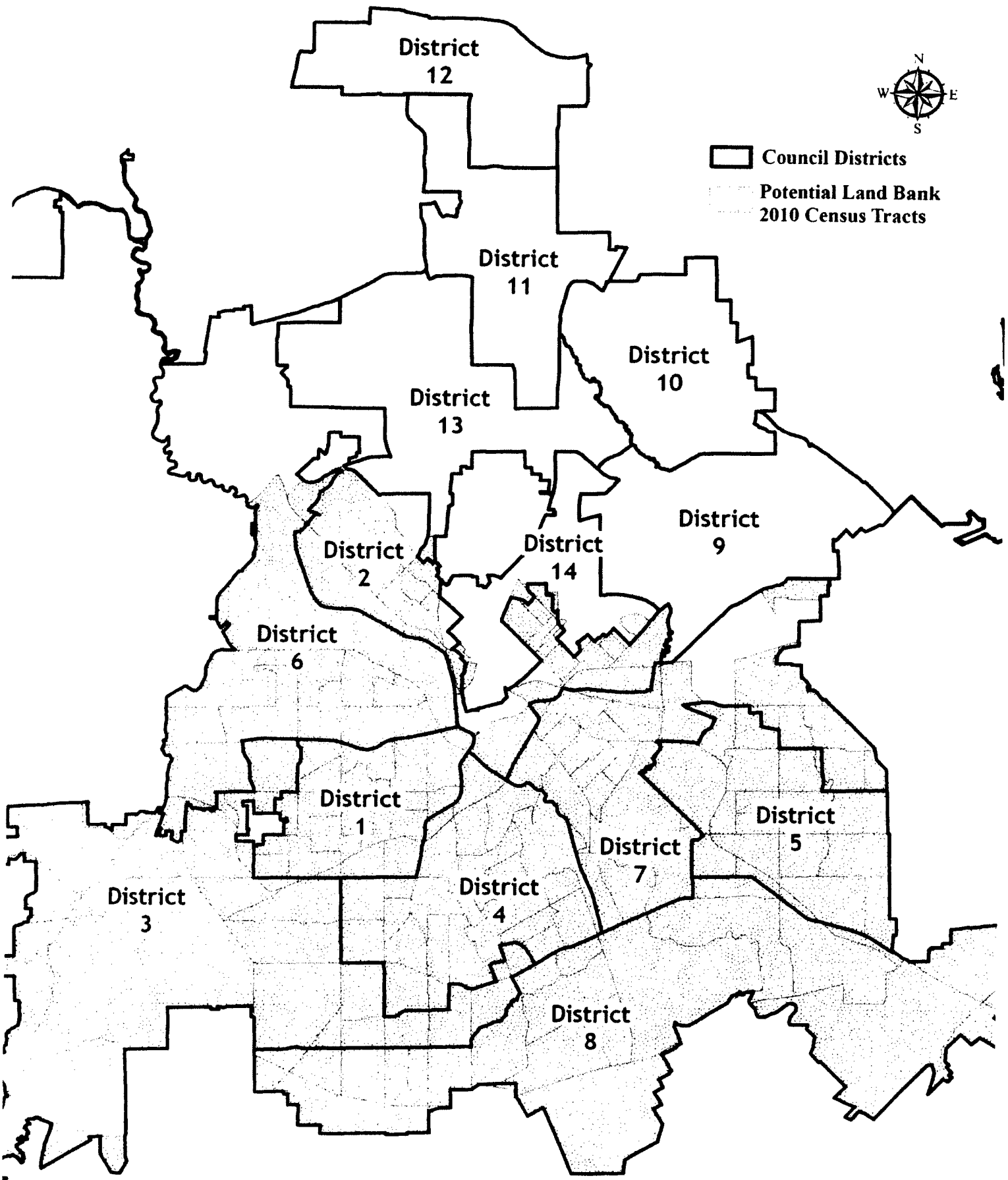
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

Potential Land Bank Census Tracts 2013-2014



October 23, 2013

WHEREAS, the State Legislature enacted and the Governor signed the Urban Land Bank Demonstration Program Act, Chapter 379C of the Texas Local Government Code ("Act") to enable the foreclosure of unproductive properties and sale to a land bank for the development of affordable housing; and

WHEREAS, on January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, the City of Dallas desires to operate an Urban Land Bank Demonstration Program during the Fiscal Year 2013-14, beginning October 1, 2013; and

WHEREAS, the Act requires that a municipality that has adopted an Urban Land Bank Demonstration Program hold a public hearing and adopt an Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, a public hearing was held on October 23, 2013 for public comment on the proposed FY 2013-14 Urban Land Bank Demonstration Program Plan satisfying the requirements set forth in the Act; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2013-14 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" is hereby approved.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A

Urban Land Bank
Demonstration Program Plan
Fiscal Year 2013-14



City of Dallas

**Housing Department
1500 Marilla Street
Room 6DN
Dallas, Texas 75201**

October 23, 2013

OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2013-14 includes the following elements:

- 1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,
- 2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.
- 3) The proposed sale price of the properties anticipated to be sold to "qualified participating developers" during the plan year.
- 4) A list of community housing development organizations eligible to participate in the "right of first refusal" for acquisition and development of real property sold to the land bank,
- 5) The municipality's plan for affordable housing development on those parcels of real property, and
- 6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2013-14 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the FY 2013-14 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2014. The performance report for the FY 2012-13 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2013.

CITY OF DALLAS' FY 2013-14 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Parcels of Property

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing or grocery store development. The acquisition of these lots will enable new single-family homeowner development and rental housing on the lots to house low and moderate income households and stabilize distressed communities. The lots may also contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the Land Bank during the fiscal year beginning October 1, 2013 (see Attachment C). The considerations for parcel identification included vacant residential/commercial properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing/grocery store development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the Land Bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 100 parcels of property from the attached list will be referred for tax foreclosure by the Land Bank during the 2013-14 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank ~~and has owned the adjacent property and continuously occupied that property as a primary residence for the two year period preceding the date of the sale,~~ and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the

adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

Additional Use of Land Bank Property

The Land Bank may also sell property to a developer to allow the construction of a grocery store that has at least 6,000 square feet of enclosed space and that offers for sale fresh produce and other food items for home consumption. A developer is not required to be a qualified participating developer but must obtain the City's approval of a development plan for the Land Bank property.

Qualified Participating Developer

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the Urban Land Bank Demonstration development Program, a developer must: (1) have built one ~~three~~ or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the City for the Land Bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed Land Bank property to be acquired.

Community Housing Development Organizations

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a "qualified organization" under Section 379C.011 of the Code. Only "qualified organizations" as defined in the Code may engage in the "right of first refusal" for this program.

A listing of those CHDOs that may be eligible for the "Right of First Refusal" is available as Attachment A. In order to engage in the "right of first refusal" on the acquisition of a property from the Land Bank, the CHDO must also have the following to be considered a "qualified organization":

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the Land Bank is offering for sale,
2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the Land Bank and within the organization's designated geographical boundaries of operation, and

3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the “Right of First Refusal” for “qualified organizations.” The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the “qualified organizations” for the offering;
2. The time period for “right of first refusal” will be six (6) months from the date of the deed of conveyance of the property to the Land Bank;
3. During this six-month period, the Land Bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the Land Bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the Land Bank may sell the property to any other qualified developer at the same price that the Land Bank offered the property to the qualified organization);
4. After the period for the “right of first refusal” expires, the subject property will be offered to a “qualified participating developer” as defined in the Code (a “qualified participating developer” is defined as a developer who has built three or more housing units within the three-year period preceding the submission of a proposal to the Land Bank and has a development plan approved by the City for the Land Bank property);
5. At the discretion of the Land Bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the Land Bank once an offer has been received and accepted from a “qualified organization or “qualified participating developer”;
6. If more than one “qualified organization” expresses an interest in exercising its “right of first refusal,” the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and
7. There will be no requirements for the Land Bank to give “right of first refusal” for “qualified organizations” if the subject property has reverted to the Land Bank after going through this entire process.
8. The “right of first refusal” applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no “right of first refusal” for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO “right of first refusal” is subject

to the “right of first refusal” to an eligible adjacent property owner as provided in Code Section 379C.0106.

City of Dallas Plan for Affordable Housing Development

Based on 2010 census data, the population of the City of Dallas has grown by 9,236 since 2000. The City of Dallas has identified high priority needs in the availability and affordability of housing. One main concern is the low rate of 44.1% for homeownership in Dallas compared to the national average of 66.9%.

In order to achieve a 50% homeownership rate goal, approximately 27,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the Land Bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those Land Bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. In addition, a lease-purchase option may be used with the understanding that the purchaser must close on the house within twelve months from the date the lease-purchase begins. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 2184 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09, FY 2009-10, FY 2010-11, FY 2011-12 and FY 2012-13 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2013-14 to “qualified organizations” and “qualified participating developers” for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2013-14 to “qualified organizations” at a price of ~~\$5,000.00~~ ~~\$3,500.00~~ for the first 7,500 square feet of land plus ~~\$0.667~~ ~~\$0.466~~ for each additional square foot plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. All properties will be deed restricted. Properties to be developed for homeownership

will remain deed restricted until construction is complete and sale of the affordable unit occurs.

Eligible properties to be developed as rental units on land acquired with 2006 general obligation bond funds will be deed restricted for 15 years for affordability to households with incomes not greater than sixty percent (60%) of area median family income ("AMFI"). Forty percent (40%) of the units would be occupied by households with incomes not greater than fifty percent (50%) of AMFI or twenty percent (20%) of the units would be occupied by households with incomes not greater than thirty percent (30%) of AMFI and as further restricted by statute.

All parcels will be conveyed with a right of reverter so that if the "qualified participating developer" does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the "qualified participating developer," the property will revert to the Land Bank for subsequent resale to another "qualified participating developer" or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a "qualified organization" or a "qualified participating developer," the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the Land Bank determines that the property is not appropriate for residential or grocery store development. The Land Bank may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a "qualified participating developer" if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the City of Dallas at the time of adoption of this plan.

ATTACHMENT A
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
RE-CERTIFICATION LIST FOR FY 2012-13
Updated – 10/1/12

CHDO	GEOGRAPHIC BOUNDARIES	DATE CERTIFIED
Builders of Hope CDC 333 N. Stemmons Frwy., Ste. 100 Dallas, Texas 75207 Office (214) 920-9850 Fax (214) 630-5155 Norman Henry, President Theresa Canales, Director of Housing Dee Russell, Operations Manager	West Dallas - Sylvan Avenue on the East; Trinity River on the North; IH-30 on the South; Loop 12 (Walton Walker Blvd.) on the West	12/15/1999
City Wide Community Development Corp. 3730 S. Lancaster Rd., Suite 110 Dallas, Texas 75216 Office (214) 371-0888 Fax (214) 371-0887 Sherman Roberts, President	City-wide	5/21/2007
Cornerstone Community Development Corporation 1819 Martin Luther King Jr. Blvd Dallas, Texas 75215 Office (214) 426-5468 Fax (214) 426-0512 Chris L. Simmons, Executive Director Michael Jones, Director of Development	IH-45 on the East; Lamar on the West; Martin Luther King Jr. Blvd. on the South; IH-30 on the North	09/11/2012
East Dallas Community Organization 4210 Junius St., Suite 5 th Floor Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer Rick Guerrero, Director of Operations Jesse A. Banda, Homebuyer Consultant	City-wide	10/09/1997
The Golden S.E.E.D.S. Foundation 1128 Sabine St. Dallas, Texas 75203 Office (214) 943-5010 Fax (213) 943-5723 Linda Preston, Executive Director	IH-35 on the West; 8 th Street on the South; Corinth Street on the East; Trinity River Levee on the North	10/01/2011

CHDO	GEOGRAPHIC BOUNDARIES	DATE CERTIFIED
South Dallas/Fair Park Inncercity Community Development Corporation 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Director/Administrative/Manager LaVette Dudley, Business Development Director	South Dallas/Fair Park including Zip Codes 75210 & 75215 and Census Tracts 27.01, 27.02, 28, 29, 35, 36, 37, 38, 39.01 & 39.02	08/17/1992
SouthFair Community Development Corporation 2610 Martin Luther King Blvd. Dallas, Texas 75215 Office (214) 421-1363 Fax (214) 421-1364 Annie Jones Evans, Executive Director	Martin Luther King Jr. Blvd. on the South; Good-Latimer on the West; Dart Green Line on the North; Robert B. Cullum Blvd. on the East	02/03/1994
2000 Roses Foundation, Inc. 2000 10 th Street Dallas, Texas 75208 Office (214) 941-1333 Fax (214) 944-5331 Alonzo Harris, President Kelly R. Wiley, Executive Director	Corinth Street on the East; Trinity River on the North; Loop 12 on the South; Hampton on the West	01/10/2013
Urban League of Greater Dallas and North Central Texas 4315 S. Lancaster Rd. Dallas, Texas 75216 Office (214) 915-4637 Fax (214) 943-5723 Gwendolyn Jones, Executive Director	City-wide	12/20/2011

**ATTACHMENT B
ASSISTANCE PROGRAM**

**City of Dallas Housing Department
Anticipated FY 2013-14 Assistance Programs**

The City of Dallas is required to include in its Urban Land Bank Demonstration Program Plan the sources and amounts of funding anticipated to be available from the City for development of affordable housing in Dallas, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted. This Plan is proposed for City Council adoption on October 23, 2013. The final FY 2013-14 budget for Housing Department Programs will not be adopted before October 23, 2013. Therefore, the program descriptions below include both the actual FY 2011-12, FY 2012-13 and proposed FY 2013-14 budget amounts.

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program

FY 2011-12 Actual	\$3,782,473
FY 2012-13 Actual	\$2,600,000
FY 2013-14 Proposed	\$2,600,000

Provides deferred payment loans to low-income first-time homebuyers for down payment, closing costs and principle reduction up to \$25,000 for new construction and up to \$10,000 for existing homes. (214-670-3601)

HOUSING DEVELOPMENT ASSISTANCE

Residential Development Acquisition Loan Program

FY 2011-12 Actual	\$750,000
FY 2012-13 Actual	\$500,000
FY 2013-14 Proposed	None

Provides funds for the acquisition of property for development of housing for low-income households. (214-670-3601)

Community Housing Development Organization Program

FY 2011-12 Actual	\$1,700,000
FY 2012-13 Actual	\$1,050,000
FY 2013-14 Proposed	\$1,000,000

Provides operating assistance grants up to \$50,000 and both pre-development and development loans to nonprofit City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low-income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214-670-3601)

Community Based Development Organization Program

FY 2011-12 Actual	\$300,000
FY 2012-13 Actual	\$300,000
FY 2013-14 Proposed	None

Provides vertical construction loans to Community Based Development Organizations. (214-670-3601)

Economic Development GO Bond Program for Southern Dallas

FY 2011-12 Actual	None
FY 2012-13 Actual	\$50,000,000
FY 2013-14 Proposed	None

Provides funding to promote economic development in the Southern area of the City and transit oriented development throughout the City. The funds can be used for acquisition, demolition, planning, design, construction, as well as, public streets and utilities. This includes providing funding for mixed-income residential in the Southern sector or mixed-use transit oriented development throughout the City. (214-670-3633)

Housing Development Loan Program

FY 2011-12 Actual	\$1,372,336
FY 2012-13 Actual	\$ 900,000
FY 2013-14 Proposed	\$1,714,500

Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs and rental rehabilitation. (214-670-3601)

Dallas Housing Finance Corporation Multifamily Program

Funding subject to availability of bond proceeds

Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for low- and moderate-income households. (214-671-8266)

ATTACHMENT C
FY 2013-14 LAND BANK PLAN

204	E	10TH	3907	AGNES	13	ALTO GARDEN
401	E	10TH	4002	AGNES	1325	AMOS
424	W	10TH	1823	ALABAMA	1333	AMOS
912	E	10TH	2119	ALABAMA	1340	AMOS
1024	E	10TH	2200	ALABAMA	2212	ANDERSON
1027	E	10TH	2206	ALABAMA	2223	ANDERSON
1102	E	10TH	2210	ALABAMA	2234	ANDERSON
1124	E	10TH	2214	ALABAMA	2239	ANDERSON
1214	E	10TH	2218	ALABAMA	2241	ANDERSON
1221	E	10TH	2222	ALABAMA	2243	ANDERSON
1300	E	10TH	2226	ALABAMA	2302	ANDERSON
1308	E	10TH	2404	ALABAMA	2414	ANDERSON
1031	E	11TH	2412	ALABAMA	2629	ANDERSON
1823	E	11TH	2423	ALABAMA	2710	ANDERSON
2410	E	11TH	2722	ALABAMA	1815	ANGELINA
722	W	12TH	2831	ALABAMA	2017	ANGELINA
901	W	12TH	2835	ALABAMA	2024	ANGELINA
917	E	12TH	2847	ALABAMA	2037	ANGELINA
911		18TH	2900	ALABAMA	2914	ANGELINA
2714		1ST	2919	ALABAMA	9414	ANGELUS
4216		1ST	2926	ALABAMA	9422	ANGELUS
2304		2ND	2935	ALABAMA	9430	ANGELUS
2008		3RD	2939	ALABAMA	713	ANGUS
2436		51ST	3014	ALABAMA	717	ANGUS
2611		51ST	3038	ALABAMA	1514	E ANN ARBOR
2433		52ND	3042	ALABAMA	1522	E ANN ARBOR
2436		52ND	3102	ALABAMA	1719	E ANN ARBOR
2522		52ND	2541	ALAMAIN	2107	E ANN ARBOR
2612		52ND	2715	ALAMAIN	2143	E ANN ARBOR
2633		52ND	2723	ALAMAIN	2207	E ANN ARBOR
2641		52ND	2739	ALAMAIN	2211	E ANN ARBOR
2705		52ND	2747	ALAMAIN	2215	E ANN ARBOR
2727		52ND	1514	ALASKA	2219	E ANN ARBOR
618	E	5TH	1631	ALASKA	2251	E ANN ARBOR
817	E	6TH	1706	ALASKA	2323	E ANN ARBOR
918	W	7TH	2006	ALASKA	2516	E ANN ARBOR
115	W	8TH	2402	ALASKA	654	ANNAROSE
406	E	8TH	2720	ALASKA	710	ANNAROSE
513	E	8TH	2730	ALASKA	2111	ANNEX
1922	E	8TH	2914	ALASKA	803	APACHE
1930	E	8TH	2927	ALASKA	3725	ARANSAS
2934	W	9TH	2931	ALASKA	3814	ARANSAS
110	S	ACRES	2946	ALASKA	3826	ARANSAS
111	N	ACRES	3038	ALASKA	3922	ARANSAS
116	N	ACRES	3123	ALASKA	4114	ARANSAS
230	S	ACRES	414	ALBRIGHT	2117	AREBA
350	N	ACRES	421	ALCALDE	1711	ARIZONA
1439		ADELAIDE	2902	ALEX	1918	ARIZONA
1535		ADELAIDE	2911	ALEX	2021	ARIZONA
1818		ADELAIDE	2927	ALEX	2201	ARIZONA
2814		ARIZONA	2055	ALHAMBRA	2209	ARIZONA
2914		ARIZONA	4004	ALS BURY	2221	ARIZONA
3018		ARIZONA	4311	AZTEC	2227	ARIZONA

3031	ARIZONA	4118		BABCOCK	2420	ARIZONA
3035	ARIZONA	1315		BADEN	2430	ARIZONA
3047	ARIZONA	1322		BADEN	2606	ARIZONA
3328	ARIZONA	1330		BADEN	2609	ARIZONA
8218	ARLENE	118	S	BAGLEY	2610	ARIZONA
5511	ARLINGTON PARK	400	N	BAGLEY	2618	ARIZONA
3732	ARMOR	403	N	BAGLEY	2642	ARIZONA
3734	ARMOR	1042	N	BAGLEY	2716	ARIZONA
3736	ARMOR	4019		BAKER	12402	BEAUFORD
3738	ARMOR	3916		BALCH	1409	BEAUMONT
3742	ARMOR	4503		BALDWIN	707	N BECKLEY
5	ARMY	4727		BALDWIN	719	N BECKLEY
20	ARMY	4731		BALDWIN	735	N BECKLEY
21	ARMY	4811		BALDWIN	828	N BECKLEY
22	ARMY	4819		BALDWIN	918	S BECKLEY
23	ARMY	4161		BALL	1512	S BECKLEY
1614	ARROW	710		BANK	2938	S BECKLEY
4504	ASH	1114		BANK	3042	S BECKLEY
4526	ASH	1615		BANNOCK	3206	S BECKLEY
5407	ASH	1635		BANNOCK	3302	S BECKLEY
9566	ASH CREEK	1641		BANNOCK	8924	BECKLEYCREST
1	ASHWOOD	5135		BARBER	9116	BECKLEYCREST
2	ASHWOOD	2619		BARLOW	9224	BECKLEYVIEW
600	ASPENDALE	2623		BARLOW	9228	BECKLEYVIEW
3208	ATLANTA	2709		BARLOW	209	BECKLEYWOOD
3905	ATLANTA	2717		BARLOW	336	BECKLEYWOOD
3942	ATLANTA	3301		BARNARD	3200	S BELTLINE
1833	ATLAS	5500		BARREE	2058	BEN HUR
5301	AUDREY	5634		BARREE	2065	BEN HUR
1906	AUTUMN MEADOW	5734		BARREE	2070	BEN HUR
409	AVE A	916		BAYONNE	2122	BEN HUR
415	AVE A	1115		BAYONNE	2158	BEN HUR
1	AVE D	1836		BAYSIDE	2164	BEN HUR
423	AVE E	2019		BAYSIDE	2176	BEN HUR
444	AVE E	605	S	BEACON	2182	BEN HUR
319	AVE F	3313		BEALL	2222	BEN HUR
351	AVE F	3326		BEALL	7041	BENNING
418	AVE F	3327		BEALL	2726	BENROCK
327	AVE G	3330		BEALL	2730	BENROCK
419	AVE H	8119		BEARDEN	2731	BENROCK
516	AVE H	3023		BEAUCHAMP	2806	BENROCK
402	AVE J	3066		BEAUCHAMP	2807	BENROCK
419	AVE L	3300		BEAUCHAMP	2815	BENROCK
405	AVE L	3302		BEAUCHAMP	2823	BENROCK
410	AVE L	3421		BEAUCHAMP	2830	BENROCK
3962	AVOCADO	1534		BEAUFORD	2906	BENROCK
4202	AZTEC	1553		BEAUFORD	2907	BENROCK
4208	AZTEC	1577		BEAUFORD	2918	BENROCK
4212	AZTEC	1643		BEAUFORD	2934	BENROCK
4306	AZTEC	1737		BEAUFORD	2938	BENROCK
5726	BERNAL	1739		BEAUFORD	2946	BENROCK
534	BETHPAGE	1819		BEAUFORD	2947	BENROCK
630	BETHPAGE	1821		BEAUFORD	2954	BENROCK

634	BETHPAGE	1308	BLISS	2955	BENROCK
707	BETHPAGE	1314	BLISS	2963	BENROCK
714	BETHPAGE	1318	BLISS	9350	BERMUDA
2210	BETHURUM	1022	BLUEBERRY	3401	BERNAL
2214	BETHURUM	9025	BLUECREST	3427	BERNAL
2216	BETHURUM	9211	BLUECREST	5518	BERNAL
2210	BETHURUM	5868	BLUFFMAN	5704	BERNAL
2302	BETHURUM	6006	BLUNTER	5708	BERNAL
2743	BETHURUM	6007	BLUNTER	5140	BOURQUIN
845	BETTERTON	6014	BLUNTER	5144	BOURQUIN
903	BETTERTON	402	BOBBIE	5213	BOURQUIN
1015	BETTERTON	416	BOBBIE	5424	BOURQUIN
1101	BETTERTON	417	BOBBIE	2710	BOYNTON
1105	BETTERTON	8329	BOHANNON	2718	BOYNTON
1112	BETTERTON	5635	BON AIR	1044	BRADFIELD
1131	BETTERTON	5643	BON AIR	4507	BRADSHAW
1139	BETTERTON	5647	BON AIR	3216	BRANDON
5414	BEXAR	5663	BON AIR	4814	BRASHEAR
6018	BEXAR	5707	BON AIR	4818	BRASHEAR
6022	BEXAR	5711	BON AIR	4822	BRASHEAR
6812	BEXAR	5714	BON AIR	4930	BRASHEAR
7011	BEXAR	5731	BON AIR	1429	BRIAR CLIFF
7013	BEXAR	5735	BON AIR	1544	BRIAR CLIFF
1711	BICKERS	5739	BON AIR	414	BRIDGES
1719	BICKERS	1240	N BOND	6816	BRIERFIELD
1823	BICKERS	1252	N BOND	7005	BRIERFIELD
1930	BICKERS	315	BONNIE VIEW	2814	BRIGHAM
3423	BICKERS	327	BONNIE VIEW	2908	BRIGHAM
3634	BICKERS	332	BONNIE VIEW	2916	BRIGHAM
3642	BICKERS	345	BONNIE VIEW	2920	BRIGHAM
3702	BICKERS	417	BONNIE VIEW	700	S BRIGHTON
3706	BICKERS	440	BONNIE VIEW	1137	S BRIGHTON
3724	BICKERS	1529	BONNIE VIEW	8823	BRILEY
3317	BIGLOW	2202	BONNIE VIEW	2330	BRITTON
4002	BIGLOW	2210	BONNIE VIEW	2519	BRITTON
4006	BIGLOW	2214	BONNIE VIEW	2610	BRITTON
4151	BIGLOW	2538	BONNIE VIEW	2631	BRITTON
4155	BIGLOW	3815	BONNIE VIEW	2633	BRITTON
4159	BIGLOW	4114	BONNIE VIEW	2822	BRITTON
4175	BIGLOW	4310	BONNIE VIEW	2914	BRITTON
4207	BIGLOW	4431	BONNIE VIEW	1031	BROADVIEW
4214	BIGLOW	5603	BONNIE VIEW	1116	BROCK
4218	BIGLOW	3508	BOOKER	1120	BROCK
4231	BIGLOW	3515	BOOKER	1121	BROCK
3126	BILL HARROD	3516	BOOKER	1123	BROCK
2615	BIRDSONG	3339	BORGER	4923	BRONX
2401	BIRMINGHAM	3434	BORGER	2119	BROOKHAVEN
2408	BIRMINGHAM	3603	BORGER	2827	W BROOKLYN
2501	BIRMINGHAM	1219	BOSWELL	2858	W BROOKLYN
2521	BIRMINGHAM	1220	BOSWELL	823	BROOKWOOD
2825	BIRMINGHAM	6623	BOULDER	912	BROOKWOOD
2901	BIRMINGHAM	2020	BOURBON	917	BROOKWOOD
2909	BIRMINGHAM	5011	BOURQUIN	923	BROOKWOOD

2931	BIRMINGHAM	2020	CALYPSO	929	BROOKWOOD
3020	BIRMINGHAM	2038	CALYPSO	936	BROOKWOOD
3021	BIRMINGHAM	2058	CALYPSO	2007	BROWDER
3025	BIRMINGHAM	2612	CAMEL	2009	BROWDER
3034	BIRMINGHAM	2627	CAMEL	408	E BROWNLEE
3118	BIRMINGHAM	2630	CAMEL	7720	BROWNSVILLE
3725	BLACK OAK	2631	CAMEL	7721	BROWNSVILLE
1210	BLISS	2634	CAMEL	7724	BROWNSVILLE
1214	BLISS	2706	CAMEL	7727	BROWNSVILLE
1218	BLISS	2708	CAMEL	7732	BROWNSVILLE
1222	BLISS	2710	CAMEL	7735	BROWNSVILLE
9529	BROWNWOOD	2732	CAMEL	7743	BROWNSVILLE
4015	BRUNDRETTE	2736	CAMEL	2806	CARTER
4018	BRUNDRETTE	2741	CAMEL	2818	CARTER
4022	BRUNDRETTE	2743	CAMEL	5807	CARY
9999	N BUCKNER	6218	CANAAN	5815	CARY
2418	BUDD	1505	CANADA	5817	CARY
15319	BUDEUDY	1902	CANADA	10534	CASTLEROCK
15323	BUDEUDY	3018	CANADA	3706	CAUTHORN
709	BUICK	3511	CANADA	3824	CAUTHORN
2606	BURGER	3523	CANADA	3907	CAUTHORN
2610	BURGER	3845	CANADA	2322	CEDAR CREST
2626	BURGER	3931	CANADA	2536	CEDAR CREST
2818	BURGER	4023	CANADA	3303	CEDAR LAKE
1004	BURLINGTON	4643	CANADA	1421	CEDAR OAKS
1515	BURLINGTON	4007	CANAL	1427	CEDAR OAKS
2310	BURLINGTON	4317	CANAL	5405	CEDAR RIDGE
4516	BURMA	4511	CANAL	4571	CEDARDALE
4532	BURMA	2840	CANARY	4736	CEDARDALE
4536	BURMA	1829	CANELO	4820	CEDARDALE
4540	BURMA	213	E CANTY	3711	S CENTRAL
4628	BURMA	1614	CANYON	3713	S CENTRAL
4635	BURMA	2012	CANYON	3717	S CENTRAL
4640	BURMA	2016	CANYON	3741	S CENTRAL
4726	BURMA	7724	CARBONDALE	2103	CHALK HILL
4741	BURMA	7728	CARBONDALE	2123	CHALK HILL
4744	BURMA	7824	CARBONDALE	2623	CHALK HILL
4745	BURMA	8110	CARBONDALE	1204	CHARLOTTE
4815	BURMA	8450	CARBONDALE	1205	CHARLOTTE
4830	BURNSIDE	4201	CARDINAL	1302	CHARLOTTE
4914	BURNSIDE	4205	CARDINAL	1332	CHARLOTTE
5114	BURNSIDE	4221	CARDINAL	5910	CHELSEA
5154	BURNSIDE	4229	CARDINAL	5918	CHELSEA
555	BURRELL	4310	CARDINAL	5922	CHELSEA
561	W BURRELL	4410	CARDINAL	5934	CHELSEA
9800	C F HAWN	3709	CARL	5935	CHELSEA
10100	C F HAWN	3802	CARL	5941	CHELSEA
13800	C F HAWN	4214	CARL	5945	CHELSEA
14000	C F HAWN	4245	CARL	6003	CHELSEA
4510	C.L. VEASEY	5800	CARLTON	6006	CHELSEA
4710	C.L. VEASEY	6205	GARRETT	4346	CHERBOURG
2419	CADILLAC	6207	CARLTON	4514	CHERBOURG

2422	CADILLAC	6306	GARRETT	4525	CHERBOURG
1521	CALDWELL	2617	CARPENTER	4535	CHERBOURG
1530	CALDWELL	2621	CARPENTER	4549	CHERBOURG
1536	CALDWELL	2633	CARPENTER	4608	CHERBOURG
1542	CALDWELL	2707	CARPENTER	4612	CHERBOURG
1554	CALDWELL	3006	CARPENTER	4627	CHERBOURG
1613	CALDWELL	3711	CARPENTER	4636	CHERBOURG
1615	CALDWELL	3715	CARPENTER	4639	CHERBOURG
1618	CALDWELL	3801	CARPENTER	4643	CHERBOURG
3332	CALHOUN	4006	CARPENTER	4647	CHERBOURG
3431	CALHOUN	4211	CARPENTER	238	E CHERRY POINT
3502	CALHOUN	4226	CARPENTER	307	E CHERRY POINT
3506	CALHOUN	2800	CARTER	315	E CHERRY POINT
1920	CALYPSO	944	CLEARFIELD	3034	COLUMBINE
2008	CALYPSO	2563	CLEARVIEW	3040	COLUMBINE
323	E CHERRY POINT	401	CLEAVES	3048	COLUMBINE
331	E CHERRY POINT	419	CLEAVES	1100	COMAL
339	E CHERRY POINT	438	CLEAVES	1102	COMAL
2919	CHERRY VALLEY	447	CLEAVES	1110	COMAL
1335	CHEYENNE	2705	CLEVELAND	1204	COMANCHE
1933	CHEYENNE	2818	CLEVELAND	1205	COMANCHE
1939	CHEYENNE	3216	CLEVELAND	1208	COMANCHE
3102	CHICAGO	3512	CLEVELAND	1209	COMANCHE
3222	CHICAGO	3642	CLEVELAND	1212	COMANCHE
3338	CHICAGO	4100	CLEVELAND	1213	COMANCHE
3610	CHICAGO	4521	CLEVELAND	1216	COMANCHE
3314	CHIHUAHUA	222	S CLIFF	1202	COMPTON
3400	CHIHUAHUA	612	N CLIFF	1311	COMPTON
3429	CHIHUAHUA	616	N CLIFF	1315	COMPTON
3438	CHIHUAHUA	510	S CLINTON	1316	COMPTON
3502	CHIHUAHUA	818	S CLINTON	1325	COMPTON
5308	CHIPPEWA	1521	N CLINTON	7506	CONCORD
2723	CHOICE	2036	CLOUDCROFT	1	CONCORDIA
2723	CHOICE	7339	CLOVERGLEN	2403	CONKLIN
2402	CHRYSLER	2974	CLOVIS	2409	CONKLIN
2411	CHRYSLER	2987	CLOVIS	2411	CONKLIN
2415	CHRYSLER	2203	CLYMER	2614	CONKLIN
2518	CHRYSLER	2407	CLYMER	1612	CONNER
1027	CHURCH	2411	CLYMER	2046	COOL MIST
1030	CHURCH	2607	CLYMER	2058	COOL MIST
1033	CHURCH	3306	CLYMER	2140	COOL MIST
1103	CHURCH	3310	CLYMER	2147	COOL MIST
1109	CHURCH	24	COLDBROOK	2157	COOL MIST
1124	CHURCH	28	COLDBROOK	2170	COOL MIST
1136	CHURCH	2247	COLDBROOK	2191	COOL MIST
1403	CHURCH	1216	COLEMAN	2200	COOL MIST
1410	CHURCH	1220	COLEMAN	2247	COOL MIST
4322	CICERO	1307	COLEMAN	2364	COOL MIST
9	CIRCLEWOOD	1314	COLEMAN	3942	COOLIDGE
9538	CIRCLEWOOD	6917	COLESHIRE	2704	COOMBS
2612	CLARENCE	4505	COLLINS	2712	COOMBS

2616		CLARENCE	4818	COLLINS	2716	COOMBS
2630		CLARENCE	4904	COLLINS	2210	COOPER
2737		CLARENCE	2815	COLONIAL	2218	COOPER
911	W	CLARENDON	3600	COLONIAL	3918	COPELAND
915	W	CLARENDON	3613	COLONIAL	4003	COPELAND
1316	E	CLARENDON	3717	COLONIAL	4005	COPELAND
1403	E	CLARENDON	4522	COLONIAL	4114	COPELAND
914		CLAUDE	4600	COLONIAL	4322	COPELAND
1009		CLAUDE	4902	COLONIAL	4323	COPELAND
1102		CLAUDE	4904	COLONIAL	4335	COPELAND
1104		CLAUDE	4919	COLONIAL	224	S CORINTH
1201		CLAUDE	5003	COLONIAL	621	S CORINTH
1204		CLAUDE	5012	COLONIAL	800	S CORINTH
1209		CLAUDE	5019	COLONIAL	1331	CORINTH
1222		CLAUDE	5031	COLONIAL	632	N DENLEY
1229		CLAUDE	5218	COLONIAL	1410	S DENLEY
1432		CLAUDIA	5323	COLONIAL	1438	S DENLEY
810		CLEARFIELD	202	N COLSON	1732	S DENLEY
1630		CORINTH	3020	COLUMBINE	2416	S DENLEY
1910		CORINTH	2404	CROSSMAN	2719	S DENLEY
1912		CORINTH	2415	CROSSMAN	2907	S DENLEY
7440		CORONADO	2603	CROSSMAN	4019	S DENLEY
3341		CORONET	3105	CROSSMAN	4021	S DENLEY
4515		CORREGIDOR	3438	CROSSMAN	4502	S DENLEY
4516		CORREGIDOR	9643	CROWNFIELD	4506	S DENLEY
4519		CORREGIDOR	9649	CROWNFIELD	4718	S DENLEY
4520		CORREGIDOR	4303	CROZIER	2104	DENMARK
4523		CORREGIDOR	4524	CROZIER	2116	DENMARK
4524		CORREGIDOR	4934	CROZIER	2122	DENMARK
4525		CORREGIDOR	115	CUNEY	2171	DENMARK
4538		CORREGIDOR	119	CUNEY	2317	DENMARK
4552		CORREGIDOR	2018	CUSTER	1831	DENNISON
4553		CORREGIDOR	2123	CUSTER	1966	DENNISON
4556		CORREGIDOR	2127	CUSTER	3330	DETONTE
4559		CORREGIDOR	2130	CUSTER	3919	DIAMOND
4603		CORREGIDOR	2202	CUSTER	4000	DIAMOND
4604		CORREGIDOR	2214	CUSTER	1303	DICEMAN
4607		CORREGIDOR	2511	CUSTER	1418	DICEMAN
4623		CORREGIDOR	2623	CUSTER	1424	DICEMAN
4627		CORREGIDOR	2656	CUSTER	1429	DICEMAN
4631		CORREGIDOR	1317	DACKI	3714	DILDOCK
4639		CORREGIDOR	3231	DAHLIA	7830	DOAK
4643		CORREGIDOR	917	DALE	1026	DODD
4644		CORREGIDOR	22	DALVIEW	4701	DOLPHIN
4647		CORREGIDOR	1250	DALVIEW	4705	DOLPHIN
4648		CORREGIDOR	1254	DALVIEW	2935	DON
10436		CORY	1258	DALVIEW	2939	DON
8926		COTTONVALLEY	1307	DALVIEW	2712	DONALD
9008		COTTONVALLEY	1315	DALVIEW	2716	DONALD
2718		COUNCIL	1319	DALVIEW	8943	DONNYBROOK
2518		CRADDOCK	1428	DALVIEW	11626	DORCHESTER
3615		CRANE	1435	DALVIEW	2608	DORRIS
3623		CRANE	353	DANIELDALE	2716	DORRIS

3629	CRANE	365	DANIELDALE	2718	DORRIS
3639	CRANE	431	DANIELDALE	2902	DORRIS
3716	CRANE	803	DANIELDALE	2909	DORRIS
1	CRANFILL	3634	DARIEN	2914	DORRIS
4419	CRANFILL	2225	DATHE	2930	DORRIS
4508	CRANFILL	2241	DATHE	220	DOWDY FERRY
4517	CRANFILL	2403	DATHE	512	DOWDY FERRY
4525	CRANFILL	2411	DATHE	708	DOWDY FERRY
800	N CRAWFORD	2610	DATHE	710	DOWDY FERRY
8471	CREEKWOOD	2611	DATHE	1344	DOWDY FERRY
3835	CREPE MYRTLE	2822	DAWSON	2028	DOWDY FERRY
2523	CREST	3804	DE MAGGIO	2111	DOWDY FERRY
502	CRETE	1611	DEAN	1726	DRISKELL
1	CRIMNSON	7	DEEP GREEN	11570	DRUMMOND
3670	CRIPPLE CREEK	3506	DEL REY	319	DU BOIS
2311	CROSS	3534	DEL REY	407	DU BOIS
2710	CROSS	3811	DELHI	734	ELWAYNE
523	DU BOIS	3922	DELHI	746	ELWAYNE
2031	DUDLEY	2510	DELL VIEW	747	ELWAYNE
810	DULUTH	100	S DENLEY	770	ELWAYNE
1110	DULUTH	419	N DENLEY	759	EMBERWOOD
1826	DULUTH	421	N DENLEY	547	EMBREY
1915	DULUTH	505	N DENLEY	559	EMBREY
1926	DULUTH	527	N DENLEY	1303	EMILY
3512	DUNBAR	9999	EDD	1307	ENGLEWOOD
8529	DUNLAP	1222	EDGEFIELD	4021	ESMALDA
8730	DUNLAP	317	EDGEMONT	4048	ESMALDA
2613	DURHAM	914	EDGEMONT	4107	ESMALDA
2626	DURHAM	1316	S EDGEMONT	6519	ETHEL
2628	DURHAM	1322	EDGEMONT	1735	EUGENE
706	N DWIGHT	1421	EDGEMONT	1743	EUGENE
1024	DWIGHT	1627	EDGEMONT	2226	EUGENE
2334	N DYSON	3117	EDGEWOOD	2228	EUGENE
2400	DYSON	3502	EDGEWOOD	2235	EUGENE
2523	DYSON	2829	EISENHOWER	2306	EUGENE
812	EADS	3203	EISENHOWER	6120	EVERGLADE
816	EADS	3000	EL BENITO	604	N EWING
818	EADS	3506	EL BENITO	1202	S EWING
2937	EAGLE	2961	EL TOVAR	1214	S EWING
2961	EAGLE	2969	EL TOVAR	1216	S EWING
4729	EAST SIDE	2973	EL TOVAR	1631	S EWING
4932	EAST SIDE	6413	ELAM	1827	S EWING
2724	EASTER	6419	ELAM	2015	S EWING
2806	EASTER	6520	ELAM	2315	S EWING
4114	EASTER	8314	ELAM	2324	S EWING
4114	EASTER	623	ELI	2505	S EWING
4150	EASTER	1400	ELK CREEK	2617	S EWING
4162	EASTER	1410	ELK CREEK	2625	S EWING
4166	EASTER	1425	ELK CREEK	2704	S EWING
4204	EASTER	1507	ELK CREEK	2731	S EWING
4218	EASTER	730	ELKHART	4407	S EWING
4219	EASTER	619	ELLA	1318	EXETER
4246	EASTER	638	ELLA	1346	EXETER

1915	EBBTIDE	738	ELLA	1349	EXETER
2106	EBBTIDE	746	ELLA	1414	EXETER
5018	ECHO	1207	ELLENWOOD	1423	EXETER
5027	ECHO	915	ELMDALE	1502	EXETER
2054	ECHO LAKE	107	ELMORE	1550	EXETER
2147	ECHO LAKE	231	E ELMORE	2322	EXETER
2170	ECHO LAKE	338	W ELMORE	2522	EXETER
2182	ECHO LAKE	1507	E ELMORE	2538	EXETER
2188	ECHO LAKE	1542	E ELMORE	2626	EXETER
2194	ECHO LAKE	1618	E ELMORE	2631	EXETER
2204	ECHO LAKE	1622	E ELMORE	2743	EXETER
2217	ECHO LAKE	1743	E ELMORE	2510	EXLINE
2323	ECHO LAKE	1711	W ELMWOOD	2514	EXLINE
2050	EDD	659	ELSBERRY	2534	EXLINE
2058	EDD	726	ELSBETH	2535	EXLINE
2111	EDD	653	ELSTON	2540	EXLINE
2147	EDD	711	ELSTON	2722	EXLINE
2341	EDD	3012	ELVA	1520	S FITZHUGH
2347	EDD	3108	ELVA	1625	S FITZHUGH
3041	EDD	3110	ELVA	1627	S FITZHUGH
2726	EXLINE	3202	ELVA	3311	S FITZHUGH
2730	EXLINE	522	ELWAYNE	3706	S FITZHUGH
2734	EXLINE	548	ELWAYNE	4222	S FITZHUGH
2735	EXLINE	610	ELWAYNE	1014	S FIVE MILE
526	EZEKIAL	631	ELWAYNE	1022	W FIVE MILE
540	EZEKIAL	650	ELWAYNE	1531	W FLEETWOOD
610	EZEKIAL	659	ELWAYNE	1630	FLEETWOOD
618	EZEKIAL	706	ELWAYNE	304	FLEMING
722	EZEKIAL	2720	FATIMA	312	FLEMING
731	EZEKIAL	2722	FATIMA	1218	FLETCHER
734	EZEKIAL	2723	FATIMA	1300	FLETCHER
746	EZEKIAL	2724	FATIMA	1308	FLETCHER
747	EZEKIAL	2737	FATIMA	1325	FLETCHER
750	EZEKIAL	521	FAULK	1330	FLETCHER
754	EZEKIAL	531	FAULK	1302	FOLEY
7817	FAIRPORT	1411	FAYETTE	1310	FOLEY
7909	FAIRPORT	4629	FELLOWS	2423	FONVILLE
8123	FAIRPORT	4724	FELLOWS	12800	FOOTHILL
5306	FANNIE	4728	FELLOWS	1335	FORDHAM
5410	FANNIE	4732	FELLOWS	1526	FORDHAM
5524	FANNIE	4736	FELLOWS	1746	FORDHAM
5608	FANNIE	4752	FELLOWS	2110	FORDHAM
2812	FARRAGUT	4816	FELLOWS	2218	FORDHAM
2823	FARRAGUT	4820	FELLOWS	2246	FORDHAM
2825	FARRAGUT	4836	FELLOWS	2522	FORDHAM
2844	FARRAGUT	4844	FELLOWS	2729	FORDHAM
2845	FARRAGUT	2414	FELTON	2733	FORDHAM
2861	FARRAGUT	806	FERNWOOD	2751	FORDHAM
2870	FARRAGUT	1527	FERNWOOD	2819	FORDHAM
2311	FATIMA	1835	FERNWOOD	2826	FORDHAM
2319	FATIMA	2521	FERNWOOD	2839	FORDHAM
2323	FATIMA	2526	FERNWOOD	3217	FORDHAM
2328	FATIMA	2603	FERNWOOD	3223	FORDHAM

2336	FATIMA	2639	FERNWOOD	3300	FORDHAM
2339	FATIMA	2719	FERNWOOD	2923	FOREMAN
2350	FATIMA	3001	FERNWOOD	3423	FORNEY
2354	FATIMA	3217	FERNWOOD	3427	FORNEY
2358	FATIMA	3922	FERNWOOD	3511	FORNEY
2362	FATIMA	3930	FERNWOOD	1900	FORT WORTH
2363	FATIMA	2612	FERRIS	114	FRANCES
2366	FATIMA	2620	FERRIS	210	N FRANCES
2367	FATIMA	301	FIDELIS	215	N FRANCES
2371	FATIMA	8820	FILES	218	N FRANCES
2375	FATIMA	8919	FILES	218	N FRANCES
2407	FATIMA	4008	FINIS	315	S FRANCES
2420	FATIMA	4011	FINIS	2726	FRANK
2523	FATIMA	2402	FINKLEA	3510	FRANK
2639	FATIMA	2406	FINKLEA	3607	FRANK
2709	FATIMA	2410	FINKLEA	3714	FRANK
2714	FATIMA	2414	FINKLEA	3807	FRANK
2717	FATIMA	2418	FINKLEA	4010	FRANK
2718	FATIMA	2430	FINKLEA	4117	FRANK
2719	FATIMA	4500	FIRESIDE	2339	GOOCH
4328	FRANK	9305	FIRESIDE	2346	GOOCH
4414	FRANK	9309	FIRESIDE	2403	GOOCH
4504	FRANK	1	FISH	2420	GOOCH
4535	FRANK	2708	FISH TRAP	2503	GOOCH
4602	FRANK	2714	FISH TRAP	2701	GOOCH
4611	FRANK	5124	FITCHBURG	2809	GOOCH
2726	FRAZIER	5512	FITCHBURG	2814	GOOCH
2739	FRAZIER	1315	FITZHUGH	2820	GOOCH
1321	FRIENDSHIP	1618	GARZA	2825	GOOCH
1321	FRIENDSHIP	1630	GARZA	2412	GOOD LATIMER
4838	FRIO	1634	GARZA	2425	S GOOD LATIMER
1000	FRONT	1730	GARZA	2715	GOODWILL
1219	FRONT	1733	GARZA	2723	GOODWILL
2817	FROST	1735	GARZA	1900	GOULD
2850	FROST	1742	GARZA	2608	GOULD
2858	FROST	1823	GARZA	2700	GOULD
2859	FROST	2231	GARZA	9700	GRADY
2870	FROST	2900	GAY	10706	GRADY
2874	FROST	2909	GAY	2703	GRAFTON
9351	FROSTWOOD	2910	GAY	608	GRAHAM
4014	FUREY	2914	GAY	702	GRAHAM
4015	FUREY	1238	GEORGIA	710	GRAHAM
4031	FUREY	1410	GEORGIA	1502	GRAND
4109	FUREY	1514	GEORGIA	1507	GRAND
4127	FUREY	1537	GEORGIA	1910	GRAND
4130	FUREY	2723	GERTRUDE	2524	GRAND
4131	FUREY	2522	GHENT	2534	GRAND
2651	GADBERRY	2555	GHENT	2723	GRAND
1910	GALLAGHER	2401	GIBBS WILLIAMS	4309	GRAND
1950	GALLAGHER	2445	GIBBS WILLIAMS	1101	E GRANT
3404	GALLAGHER	2521	GIBBS WILLIAMS	1231	GRANT
3510	GALLAGHER	3526	GIBSONDELL	1307	GRANT
3710	GALLAGHER	4513	GINGER	3017	GRAYSON

5215	GALLAGHER	4539	GINGER	1	GREAT TRINITY FOREST
2207	GALLATIN	2434	GIVENDALE	804	GREEN CASTLE
2231	GARDEN	2502	GIVENDALE	804	GREEN CASTLE
2254	GARDEN	2506	GIVENDALE	9999	GREENGROVE
2403	GARDEN	2510	GIVENDALE	13101	GREENGROVE
2425	GARDEN	9	GLADEWATER	13305	GREENGROVE
13600	GARDEN GROVE	4116	GLADEWATER	214	GREENHAVEN
13826	GARDEN GROVE	4126	GLADEWATER	234	GREENHAVEN
4600	GARLAND	4154	GLADEWATER	1611	GREENLAWN
4818	GARLAND	4170	GLADEWATER	1615	GREENLAWN
4822	GARLAND	4227	GLADEWATER	1619	GREENLAWN
5409	GARLAND	4247	GLADEWATER	2218	GREER
4516	GARRISON	4327	GLADEWATER	2325	GREER
4520	GARRISON	1415	GLEN	3126	GREGG
4601	GARRISON	5722	GLEN FOREST	3128	GREGG
4609	GARRISON	2519	GLENFIELD	3141	GREGG
4618	GARRISON	2524	GLENFIELD	620	GRIFFITH
4710	GARRISON	2711	GLENFIELD	1626	GRINNELL
4711	GARRISON	2719	GLENFIELD	1630	GRINNELL
4712	GARRISON	9	GLIDDEN	10404	GROVE OAKS
4713	GARRISON	19	GLIDDEN	2811	GUYMON
1529	GARZA	20	GLIDDEN	3426	HIGHLAND WOODS
3325	HALLETT	1331	GLIDDEN	3430	HIGHLAND WOODS
3333	HALLETT	1338	GLIDDEN	3436	HIGHLAND WOODS
3507	HALLETT	2919	GLOYD	3440	HIGHLAND WOODS
3515	HALLETT	2945	GLOYD	3444	HIGHLAND WOODS
3306	HAMILTON	2310	GOOCH	3504	HIGHLAND WOODS
3706	HAMILTON	2315	GOOCH	3505	HIGHLAND WOODS
3726	HAMILTON	2333	GOOCH	3510	HIGHLAND WOODS
3815	HAMILTON	1644	S HASKELL	3511	HIGHLAND WOODS
3909	HAMILTON	3212	S HASKELL	3516	HIGHLAND WOODS
3925	HAMILTON	2310	S HASLETT	3517	HIGHLAND WOODS
4105	HAMILTON	2711	HASTINGS	3521	HIGHLAND WOODS
4414	HAMILTON	1632	HATCHER	3525	HIGHLAND WOODS
4510	HAMILTON	1705	HATCHER	3526	HIGHLAND WOODS
1858	HAMLET	2600	HATCHER	3529	HIGHLAND WOODS
3303	HAMPTON	2819	HATCHER	3533	HIGHLAND WOODS
3601	HANCOCK	3112	HATCHER	3536	HIGHLAND WOODS
3617	S HANCOCK	3801	HATCHER	3537	HIGHLAND WOODS
3906	HANCOCK	3814	HATCHER	940	HILLBURN
3910	HANCOCK	533	HATTON	1227	HILLBURN
3926	HANCOCK	538	HATTON	1231	HILLBURN
2301	HARDING	772	HAVENWOOD	9999	HILLBURN
1522	HARLANDALE	929	HAVENWOOD	227	HILLVALE
1735	HARLANDALE	4412	HAVERTY	917	E HOBSON
2314	HARLANDALE	728	HAYMARKET	1010	HOBSON
2318	HARLANDALE	1019	HAYMARKET	1115	E HOBSON
2431	HARLANDALE	1019	HAYMARKET	1144	E HOBSON
2923	HARLANDALE	2021	HAYMARKET	5019	HOHEN
3135	HARLANDALE	2045	HAYMARKET	5023	HOHEN
4033	HAMMERLY	2071	HAYMARKET	841	HOLCOMB
3105	HARMON	2101	HAYMARKET	846	HOLCOMB

3108	HARMON	2161	HAYMARKET	851	HOLCOMB
3130	HARMON	7610	HAZEL	930	HOLCOMB
1538	HARRIS	2003	HEARNE	942	HOLCOMB
1550	HARRIS	2714	HECTOR	950	HOLCOMB
1579	HARRIS	2720	HECTOR	1032	E HOLCOMB
2605	HARRISON	4430	HEDGDON	1224	HOLCOMB
2609	HARRISON	4511	HEDGDON	1224	HOLCOMB
2611	HARRISON	538	HELENA	7459	HOLLY HILL
2819	HARSTON	542	HELENA	2703	HOLMES
2823	HARSTON	602	HELENA	2715	HOLMES
401	HART	611	HELENA	2820	HOLMES
407	HART	619	HELENA	2824	HOLMES
409	HART	731	HELENA	2913	HOLMES
411	HART	734	HELENA	3012	HOLMES
444	HART	747	HELENA	3105	HOLMES
457	HART	402	HENDERSON	3522	HOLMES
608	HARTSDALE	1311	S HENDRICKS	3720	HOLMES
9800	HARWELL	1327	HENDRICKS	3734	HOLMES
3308	HARWOOD	1401	HENDRICKS	3821	HOLMES
3409	S HARWOOD	1419	HENDRICKS	3826	HOLMES
3513	S HARWOOD	1631	HERALD	3830	HOLMES
3521	S HARWOOD	1635	HERALD	2430	JEFF
4926	S HARWOOD	1638	HERALD	3347	JEFFERSON
3833	HOLMES	5726	HIAWATHA	1601	W JEFFRIES
1722	HOMELAND	5732	HIAWATHA	2410	JEFFRIES
3642	HOMELAND	523	HIGH	2414	JEFFRIES
3642	HOMELAND	718	HIGHFALL	2501	JEFFRIES
3730	HOMELAND	1960	HIGHLAND	2505	JEFFRIES
9429	HOMEPLACE	3420	HIGHLAND		
			WOODS	2517	JEFFRIES
			HIGHLAND		
35	HONEYSUCKLE	3421	WOODS	2629	JEFFRIES
8317	HONEYSUCKLE	1930	HUNTINGDON	2741	JENNINGS
8321	HONEYSUCKLE	2002	HUNTINGDON	2747	JENNINGS
8327	HONEYSUCKLE	1401	HUTCHINS	2753	JENNINGS
8331	HONEYSUCKLE	1403	HUTCHINS	2759	JENNINGS
8521	HONEYSUCKLE	1404	HUTCHINS	3117	JESSIE BELL
8607	HONEYSUCKLE	1503	HUTCHINS	2406	JEWELL
8611	HONEYSUCKLE	1810	IDAHO	2402	JIM
2222	HOOPER	1918	IDAHO	137	N JIM MILLER
2435	HOOPER	2018	IDAHO	307	S JIM MILLER
2615	HOOPER	2222	IDAHO	1021	JIM MILLER
2618	HOOPER	2223	IDAHO	4708	N JIM MILLER
2629	HOOPER	2323	IDAHO	8107	N JOHN
18	HORIZON HILLS	2630	IDAHO	8111	JOHN
19	HORIZON HILLS	3110	IDAHO	8115	JOHN
2	HORTENSE	4023	IDAHO	8116	JOHN
1334	HORTENSE	4228	IDAHO	5739	JOHNSON
1342	HORTENSE	4407	IDAHO	5921	JOHNSON
1506	HORTENSE	1121	E ILLINOIS	9999	JOHNSON
1510	HORTENSE	2716	ILLINOIS	604	JONELLE
1511	HORTENSE	2720	E ILLINOIS	627	JONELLE
5406	HOUSTON SCHOOL	2100	E INADALE	632	JONELLE
1306	HUDSPETH	3105	INDIANOLA	648	JONELLE

1422	HUDSPETH	1927	INGERSOLL	660	JONELLE
1611	HUDSPETH	1934	INGERSOLL	711	JONELLE
1710	HUDSPETH	1935	INGERSOLL	715	JONELLE
1714	HUDSPETH	1938	INGERSOLL	746	JONELLE
2135	HUDSPETH	1939	INGERSOLL	4731	JONES
2159	HUDSPETH	2622	INGERSOLL	2224	JORDAN
2706	HUDSPETH	2434	INGERSOLL	2234	JORDAN
2708	HUDSPETH	3402	INGERSOLL	2235	JORDAN
2710	HUDSPETH	3615	INGERSOLL	2019	JORDAN VALLEY
2733	HUDSPETH	3722	INGERSOLL	2104	JORDAN VALLEY
2735	HUDSPETH	4010	INGERSOLL	429	JOSEPHINE
2820	HUDSPETH	4026	INGERSOLL	503	JOSEPHINE
4702	HUEY	1503	IOWA	519	JOSEPHINE
4712	HUEY	111	IRA	3610	JULIUS SCHEPPS
4718	HUEY	118	N IRA	3614	JULIUS SCHEPPS
4806	HUEY	10899	N IRIS	315	JUSTIN
4807	HUEY	2507	IROQUOIS	2418	N KAHN
7740	HULL	2622	IROQUOIS	2115	KATHLEEN
7904	HULL	2807	IROQUOIS	2125	KATHLEEN
7935	HULL	3520	IROQUOIS	2141	KATHLEEN
7944	HULL	2015	IVANHOE	2407	KATHLEEN
7958	HULL	4010	IVANHOE	2655	KATHLEEN
8024	HUME	4022	IVANHOE	4720	KOLLOCH
3746	HUMPHREY	5035	IVY	4726	KOLLOCH
4404	HUMPHREY	5041	IVY	944	JADEWOOD
2736	KAVASAR	5103	IVY	3526	JAMAICA
2807	KAVASAR	5156	IVY	4018	JAMAICA
2814	KAVASAR	1702	J B JACKSON	4202	JAMAICA
2818	KAVASAR	1916	J B JACKSON	2517	KOOL
2831	KAVASAR	1917	J B JACKSON	2611	KOOL
2906	KAVASAR	1921	J B JACKSON	2622	KOOL
2918	KAVASAR	4352	JAMAICA	2626	KOOL
2919	KAVASAR	4518	JAMAICA	2631	KOOL
2935	KAVASAR	4606	JAMAICA	2635	KOOL
2936	KAVASAR	6616	JEANE	2708	KOOL
2939	KAVASAR	2430	JEFF	2717	KOOL
2942	KAVASAR	3511	KEYRIDGE	2719	KOOL
2952	KAVASAR	3515	KEYRIDGE	2726	KOOL
2962	KAVASAR	1409	E KIEST	2740	KOOL
2963	KAVASAR	1700	E KIEST	1928	KRAFT
9999	KAVASAR	1713	E KIEST	2006	KRAFT
2728	KEELER	1805	E KIEST	2012	KRAFT
2732	KEELER	2720	E KIEST	2024	KRAFT
5300	KEENLAND	2503	E KILBURN	2031	KRAFT
2732	KELLER	2606	KILBURN	302	KRAMER
2419	KEMP	2615	KILBURN	322	N KRAMER
2457	KEMP	2846	KILBURN	3420	N KRISTEN
2462	KEMP	4833	KILDARE	3819	KYNARD
2466	KEMP	4914	KILDARE	3304	KYSER
1	KEMROCK	4926	KILDARE	6810	LACY
11	KEMROCK	4935	KILDARE	6816	LACY
6015	KEMROCK	4943	KILDARE	4122	LADALE
6030	KEMROCK	1231	KILLOUGH	3411	LADD

6039	KEMROCK	1329	KILLOUGH	2720	LAGOW
6043	KEMROCK	1339	KILLOUGH	2820	LAGOW
6107	KEMROCK	1427	KILLOUGH	2902	LAGOW
6109	KEMROCK	1505	KILLOUGH	2906	LAGOW
6121	KEMROCK	1545	KILLOUGH	8322	LAKE ANNA
6125	KEMROCK	3819	KIMBALLDALE	421	LAKE CLIFF
6131	KEMROCK	2606	KIMSEY	7420	LAKE JUNE
6216	KEMROCK	2810	KINGBRIDGE	9501	LAKE JUNE
6222	KEMROCK	1038	KINGS	2118	LAKEVIEW
6311	KEMROCK	2200	KINGS	2724	S LAMAR
6411	KEMROCK	8325	KINGSFIELD	22	LANARK
6419	KEMROCK	8345	KINGSFIELD	2434	LANARK
6427	KEMROCK	8353	KINGSFIELD	619	S LANCASTER
6434	KEMROCK	3617	KINGSFORD	4226	LANCASTER
6454	KEMROCK	1507	KINGSLEY	6318	N LANCASTER
6505	KEMROCK	1511	KINGSLEY	6322	S LANCASTER
6511	KEMROCK	1815	KINGSLEY	6326	S LANCASTER
2811	KENESAW	2522	KINGSTON	6620	S LANCASTER
3509	KENILWORTH	2503	KIRKLEY	7422	S LANCASTER
3723	KENILWORTH	2517	KIRKLEY	13122	S LAND
700	KESSLER LAKE	1317	KIRNWOOD	202	LANDIS
700	KESSLER LAKE	1800	KIRNWOOD	208	LANDIS
3418	KEYRIDGE	2627	KIRVEN	215	LANDIS
3422	KEYRIDGE	8111	KISKA	218	LANDIS
4220	LANDRUM	8112	KISKA	227	LANDIS
4222	LANDRUM	9030	KISSELL	4202	LANDRUM
4224	LANDRUM	5806	KITTY	4206	LANDRUM
4227	LANDRUM	12	KIWANIS	4210	LANDRUM
4233	LANDRUM	11800	KLEBERG	2412	LENWAY
4300	LANDRUM	12239	KLEBERG	2601	LENWAY
4304	LANDRUM	12611	KLEBERG	1922	LEROY
4309	LANDRUM	2438	KNIGHT	2042	LEROY
4317	LANDRUM	3733	KOLLOCH	2904	LEWISTON
4402	LANDRUM	3742	KOLLOCH	1619	LIFE
9212	LANEYVALE	3907	KOLLOCH	1619	LIFE
9219	LANEYVALE	4308	KOLLOCH	2023	LIFE
9426	LANEYVALE	4609	KOLLOCH	1816	LINCOLN
2507	LANGDON	546	E LAURELAND	7436	LINDA
8502	LAPANTO	2422	LAWRENCE	7507	LINDA
2202	LAPSLEY	2503	LAWRENCE	5035	LINDER
2626	LAPSLEY	2601	LAWRENCE	4702	LINDSLEY
3123	LAPSLEY	2628	LAWRENCE	5319	LINDSLEY
3203	LAPSLEY	2710	LAWRENCE	2816	LINFIELD
3207	LAPSLEY	2711	LAWRENCE	3023	LINFIELD
3211	LAPSLEY	336	LAWSON	3514	LINFIELD
3215	LAPSLEY	3818	LE FORGE	3518	LINFIELD
3219	LAPSLEY	3902	LE FORGE	4816	LINFIELD
3302	LAPSLEY	1905	LEACREST	4532	LIVE OAK
3306	LAPSLEY	2000	LEACREST	2631	LOBDELL
3310	LAPSLEY	2132	LEACREST	2638	LOBDELL
3314	LAPSLEY	6315	LEANA	3300	LOCKETT
3315	LAPSLEY	6413	LEANA	3523	LOCKETT
3318	LAPSLEY	1819	LEATH	3527	LOCKETT

3319	LAPSLEY	2035	LEATH	6806	LOCKHEED
3322	LAPSLEY	2711	LEBROCK	2739	LOCUST
3323	LAPSLEY	2718	LEBROCK	2268	LOLITA
3326	LAPSLEY	2719	LEBROCK	2740	LOLITA
3327	LAPSLEY	2720	LEBROCK	2914	LOLITA
3330	LAPSLEY	2724	LEBROCK	2915	LOLITA
3331	LAPSLEY	2728	LEBROCK	850	LONG ACRE
3334	LAPSLEY	2733	LEBROCK	319	LONGRIDGE
3335	LAPSLEY	2736	LEBROCK	1220	LONSDALE
3338	LAPSLEY	2737	LEBROCK	1233	LONSDALE
3339	LAPSLEY	2745	LEBROCK	1	LOOP 12
3342	LAPSLEY	2749	LEBROCK	13	LOOP 12
3345	LAPSLEY	2807	LEBROCK	14	LOOP 12
3346	LAPSLEY	2815	LEBROCK	15	LOOP 12
3349	LAPSLEY	2822	LEBROCK	7455	LOOP 12
3350	LAPSLEY	2823	LEBROCK	1617	S LORIS
3354	LAPSLEY	2826	LEBROCK	1300	LOTUS
3356	LAPSLEY	2827	LEBROCK	1302	LOTUS
4727	LARUE	2838	LEBROCK	1309	LOTUS
910	LASALLE	2843	LEBROCK	1311	LOTUS
3015	LATIMER	2854	LEBROCK	1313	LOTUS
3414	LATIMER	2855	LEBROCK	2214	LOTUS
3504	LATIMER	1048	LEDBETTER	2226	LOTUS
3521	LATIMER	1915	E LEDBETTER	210	E LOUISIANA
3730	LATIMER	2003	E LEDBETTER	224	E LOUISIANA
3922	LATIMER	2007	E LEDBETTER	300	W LOUISIANA
10	LAURELAND	2346	E LEDBETTER	319	W LOUISIANA
3716	LOVINGOOD	2615	E LEDBETTER	1423	E LOUISIANA
3810	LOVINGOOD	3307	E LEDBETTER	1616	LOUISIANA
2302	LOWERY	3311	E LEDBETTER	7012	W LOVETT
2308	LOWERY	3427	E LEDBETTER	507	MARLBOROUGH
2331	LOWERY	3540	E LEDBETTER	902	S MARLBOROUGH
2406	LOWERY	5538	S LEEWOOD	5001	S MARNE
2605	LOWERY	4417	LELAND	5007	MARNE
6623	LUCY	4918	LELAND	5026	MARNE
6627	LUCY	3823	LEMAY	5039	MARNE
4504	LUZON	3903	LEMAY	825	S MARSALIS
4531	LUZON	3915	LEMAY	1331	MARSALIS
4540	LUZON	13328	LENOSA	1342	S MARSALIS
4623	LUZON	1708	LENWAY	1703	S MARSALIS
4640	LUZON	1710	LENWAY	1903	S MARSALIS
4644	LUZON	2730	MARBURG	2002	S MARSALIS
4647	LUZON	2731	MARBURG	2415	S MARSALIS
1410	LYNN HAVEN	2735	MARBURG	2818	S MARSALIS
2426	LYOLA	2738	MARBURG	2823	S MARSALIS
2433	LYOLA	2739	MARBURG	2830	S MARSALIS
2441	LYOLA	3001	MARBURG	2911	S MARSALIS
2716	LYOLA	3010	MARBURG	2915	S MARSALIS
2726	LYOLA	4538	MARCELL	2923	S MARSALIS
2804	LYOLA	3301	MARCOLE	2935	S MARSALIS
2808	LYOLA	3307	MARCOLE	3107	S MARSALIS
2814	LYOLA	3311	MARCOLE	4915	S MARSALIS
2821	LYOLA	3312	MARCOLE	3709	MARSHALL

2838	LYOLA	3315	MARCOLE	4002	MARSHALL
2845	LYOLA	3316	MARCOLE	4103	MARSHALL
2849	LYOLA	3319	MARCOLE	4220	MARSHALL
2853	LYOLA	3320	MARCOLE	4302	MARSHALL
2854	LYOLA	3323	MARCOLE	4315	MARSHALL
2141	MACK	3324	MARCOLE	2633	MARTIN LUTHER KING JR
2249	MACON	3327	MARCOLE	5700	MARTINEZ
2338	MACON	3328	MARCOLE	515	MARTINIQUE
2622	MACON	3331	MARCOLE	811	MARTINIQUE
2633	MACON	3332	MARCOLE	3402	MARVIN D LOVE
2731	MACON	3335	MARCOLE	7446	MARY DAN
8233	MADDOX	3342	MARCOLE	1704	MARY ELLEN
2139	MAIL	2802	MARDER	1726	MARYLAND
2143	MAIL	1212	MARFA	2418	MARYLAND
245	MAIN	1236	MARFA	2419	MARYLAND
266	W MAIN	1242	MARFA	2635	MARYLAND
2014	MAIN	1247	MARFA	2915	MARYLAND
3014	S MALLORY	1415	MARFA	4129	MARYLAND
3122	MALLORY	1502	MARFA	200	MASTERS
2703	MANILA	1514	MARFA	322	S MASTERS
6718	MANITOBA	1527	MARFA	1608	N MATAGORDA
1610	MARBURG	18	MARGEWOOD	1608	MATAGORDA
2231	MARBURG	20	MARGEWOOD	3315	MAYBETH
2318	MARBURG	5714	MARGEWOOD	3806	MAYBETH
2539	MARBURG	2900	MARIDEEN	3930	MAYBETH
2618	MARBURG	2934	MARIDEEN	1509	MAYWOOD
2727	MARBURG	2938	MARIDEEN	1515	MAYWOOD
1729	MCBROOM	8619	MARIGOLD	1413	MCBROOM
1729	MCBROOM	8701	MARIGOLD	1414	MCBROOM
1834	MCBROOM	9	MARINE	1721	MCBROOM
1906	MCBROOM	10	MARINE	2415	MOFFATT
1939	MCBROOM	2431	MARJORIE	2422	MOFFATT
2012	MCBROOM	2515	MARJORIE	2431	MOFFATT
2029	MCBROOM	2521	MARJORIE	2656	MOJAVE
3402	MCBROOM	2747	MARJORIE	2724	MOJAVE
3610	MCBROOM	2804	MARJORIE	2839	MOJAVE
3615	MCBROOM	3021	MARJORIE	2906	MOJAVE
3618	MCBROOM	3115	MARJORIE	2921	MOJAVE
3630	MCBROOM	140	MARKS	4542	MOLER
3705	MCBROOM	150	MARKS	345	MONTANA
3723	MCBROOM	208	MARKS	1122	E MONTCLAIR
3734	MCBROOM	9120	METZ	1220	S MONTCLAIR
3143	MCDERMOTT	9211	METZ	2021	S MONTCLAIR
739	MCDOWELL	4825	MEXICANA	4003	MONTIE
1509	MCKEE	4911	MEXICANA	4311	MONTIE
1315	MCKENZIE	4934	MEXICANA	106	N MOORE
1325	MCKENZIE	5015	MEXICANA	110	S MOORE
1332	MCKENZIE	2423	MEYERS	114	S MOORE
1334	MCKENZIE	2508	MEYERS	118	S MOORE
1336	MCKENZIE	2515	MEYERS	122	S MOORE
1338	MCKENZIE	2526	MEYERS	333	N MOORE
1428	MCKENZIE	2609	MEYERS	338	N MOORE

3018	MCNEIL	2612	MEYERS	340	N	MOORE
3333	MCNEIL	2641	MEYERS	402	N	MOORE
2800	MEADOW	3314	MEYERS	420	N	MOORE
2816	MEADOW	3630	MEYERS	423	N	MOORE
2820	MEADOW	1251	MICHIGAN	424	N	MOORE
3410	MEADOW	1610	MICHIGAN	426	N	MOORE
4618	MEADOW	1632	MICHIGAN	427	N	MOORE
2742	MEADOW DAWN	1735	MICHIGAN	428	N	MOORE
428	MELBA	2642	MICHIGAN	506	N	MOORE
4220	MEMORY LANE	2710	MICHIGAN	507	N	MOORE
4234	MEMORY LANE	2926	MICHIGAN	508	N	MOORE
4400	MEMORY LANE	2938	MICHIGAN	509	N	MOORE
4414	MEMORY LANE	3011	MICHIGAN	511	N	MOORE
4520	MEMORY LANE	3051	MICHIGAN	513	N	MOORE
1600	MENTOR	3055	MICHIGAN	515	N	MOORE
1610	MENTOR	3302	MICHIGAN	602	N	MOORE
2405	MERLIN	4715	MILITARY	607	N	MOORE
2406	MERLIN	4727	MILITARY	2554	N	MORGAN
2435	MERLIN	4819	MILITARY	2728		MORGAN
206	MERRIFIELD	5625	MILLAR	3046		MORGAN
5535	MESA	623	MILLARD	3115		MORGAN
4230	S MESA GLEN	808	MILLARD	3210		MORGAN
2237	METROPOLITAN	813	MILLARD	2738		MORNING
3514	METROPOLITAN	825	MILLARD	2811		MORNING
3526	METROPOLITAN	2807	MILLBROOK	3902		MORNING SPRINGS
3803	METROPOLITAN	3502	MINGO	1018		MOROCCO
3809	METROPOLITAN	3510	MINGO	1210	N	MOROCCO
3905	METROPOLITAN	3531	MINGO	1250	N	MOROCCO
3926	METROPOLITAN	3539	MINGO	1420	N	MORRELL
4015	METROPOLITAN	3547	MINGO	1735		MORRELL
4213	METROPOLITAN	1143	MISSOURI	1802		MORRELL
4301	METROPOLITAN	1143	MISSOURI	1516		MORRIS
4507	METROPOLITAN	2718	E MITCHELL	1912		MORRIS
4522	METROPOLITAN	2728	MITCHELL	1925		MORRIS
4602	METROPOLITAN	2106	MOFFATT	5521		NOMAS
1506	MORRIS	2110	MOFFATT	5703		NOMAS
1512	MORRIS	2111	MOFFATT	5707		NOMAS
1925	MORRIS	2222	MOFFATT	5711		NOMAS
1929	MORRIS	2235	MOFFATT	5715		NOMAS
2011	MORRIS	2242	MOFFATT	5719		NOMAS
2017	MORRIS	2246	MOFFATT	5723		NOMAS
2020	MORRIS	2302	MOFFATT	4705		NOME
2030	MORRIS	2303	MOFFATT	4711		NOME
3500	MORRIS	2314	MOFFATT	4716		NOME
3506	MORRIS	2319	MOFFATT	4720		NOME
3510	MORRIS	2327	MOFFATT	4723		NOME
3542	MORRIS	7934	NASSAU	4736		NOME
3602	MORRIS	8002	S NASSAU	4744		NOME
3639	MORRIS	3343	S NAVAJO	4748		NOME
3701	MORRIS	3314	NAVARO	4812		NOME
3722	MORRIS	3116	NAVARO	4820		NOME
3741	MORRIS	3321	NAVARO	4832		NOME
1222	MOUNTAIN LAKE	3226	NAVARO	4836		NOME

1405		MOUNTAIN LAKE	3503		NAVARO	4843		NOME
1		MOUNTAIN SHORES	5		NAVY	4851		NOME
2		MOUNTAIN SHORES	15		NAVY	4123		NORCO
3		MOUNTAIN SHORES	221		NAVY	1201		NORTH
4		MOUNTAIN SHORES	1909		NEAL	1207		NORTH
5		MOUNTAIN SHORES	111		NECHES	1215		NORTH
16		MOUNTAIN SHORES	654		NEELY	1310		NORTH
3616		MT EVEREST	631	W	NEOMI	239		NORTH SHORE
3726		MT RANIER	722		NEOMI	851		OAK FOREST
3623		MT ROYAL	726		NEOMI	714		OAK PARK
804		MUNCIE	731		NEOMI	2328		OAK PLAZA
908		MUNCIE	9999		NEW BEDFORD	2404		OAK PLAZA
910		MUNCIE	9325		NEWHALL	2419		OAK PLAZA
913		MUNCIE	9407		NEWHALL	2364		OAKDALE
1812		MUNCIE	3115		NICHOLSON	2370		OAKDALE
1911		MUNCIE	5		NO NAME	2428		OAKDALE
1927		MUNCIE	8		NO NAME	2510		OAKDALE
119		MURDEAUX	363		NO NAME	2514		OAKDALE
547		MURDOCK	999		NO NAME	2519		OAKDALE
605		MURDOCK	1219		NO NAME	2521		OAKDALE
609		MURDOCK	3515		NO NAME	2542		OAKDALE
720		MURDOCK	5839		NO NAME	2543		OAKDALE
824		MURDOCK	6036		NO NAME	2547		OAKDALE
1624	N	MURDOCK	6500		NO NAME	1306		OAKLEY
3511		MYRTLE	6524		NO NAME	1308		OAKLEY
6310		MYRTLE	6532		NO NAME	1406		OAKLEY
6318		MYRTLE	6534		NO NAME	1506		OAKLEY
123		NACHITA	9011		NO NAME	9999		OAKWOOD
2810		NAMUR	1224		NOAH	4		ODESSA
2825	S	NAMUR	1100		NOKOMIS	3421		ODESSA
3145		NANDINA	1131		NOLTE	4103		ODESSA
3244		NANDINA	1415		NOMAS	8621		ODOM
9999		NANTUCKET VILLAGE	1525		NOMAS	114		OHIO
10311		NANTUCKET VILLAGE	1735		NOMAS	119	W	OHIO
2446		NAOMA	1842		NOMAS	3533		PENELOPE
2506		NAOMA	1846		NOMAS	3603		PENELOPE
318	E	OHIO	1955		NOMAS	3606		PENELOPE
1238	W	OHIO	1966		NOMAS	3702		PENELOPE
1242	E	OHIO	3316		NOMAS	3704		PENELOPE
1567	E	OHIO	3320		NOMAS	3707		PENELOPE
219	W	OKLAUNION	3326		NOMAS	3719		PENELOPE
3708		OPAL	3407		NOMAS	3815		PENELOPE
3923		OPAL	3431		NOMAS	3819		PENELOPE
4234		OPAL	3529		NOMAS	3922		PENELOPE
829		OSLO	3615		NOMAS	1313		PENNSYLVANIA
1427		OVERTON	3630		NOMAS	1325		PENNSYLVANIA
1607	E	OVERTON	3715		NOMAS	1415		PENNSYLVANIA
1618	E	OVERTON	3720		NOMAS	2414		PENNSYLVANIA
1623	E	OVERTON	5518		NOMAS	2504		PENNSYLVANIA
1651	E	OVERTON	721		PARKVIEW	2525		PENNSYLVANIA
2307	E	OVERTON	509		PARKWOOD	2710		PENNSYLVANIA
2730	E	OVERTON	516		PARKWOOD	2722		PENNSYLVANIA
2803	E	OVERTON	605		PARKWOOD	2812		PENNSYLVANIA

2835	E	OVERTON	611	PARKWOOD	2822	PENNSYLVANIA
1418		OWEGA	617	PARKWOOD	2834	PENNSYLVANIA
1442		OWEGA	623	PARKWOOD	2908	PENNSYLVANIA
1446		OWEGA	629	PARKWOOD	3105	PENNSYLVANIA
1510		OWEGA	740	PARKWOOD	3110	PENNSYLVANIA
4818		OWENWOOD	1211	PARLAY	3117	PENNSYLVANIA
4838		OWENWOOD	1212	PARLAY	3423	PEORIA
1179		OXBOW	1215	PARLAY	3717	PEORIA
1183		OXBOW	1216	PARLAY	3738	PEORIA
4907		PACIFIC	1219	PARLAY	3838	PEORIA
704		PACKARD	1222	PARLAY	3842	PEORIA
705		PACKARD	1223	PARLAY	2	PERSIMMON
713		PACKARD	2724	PARNELL	2906	PERSIMMON
717		PACKARD	2732	PARNELL	2918	PERSIMMON
721		PACKARD	2901	PARNELL	2937	PERSIMMON
1011	S	PACKARD	2708	PARSONS	3038	PERSIMMON
417		PAGE	2712	PARSONS	3045	PERSIMMON
4022	W	PALACIOS	3343	PARVIA	3049	PERSIMMON
2322		PALL MALL	5168	PATONIA	3053	PERSIMMON
2620		PALL MALL	1307	PEABODY	3129	PERSIMMON
2656		PALL MALL	1319	PEABODY	3156	PERSIMMON
2660		PALL MALL	1325	PEABODY	3203	PERSIMMON
2715		PALL MALL	1812	PEABODY	4520	PHILIP
2719		PALL MALL	2311	PEABODY	4524	PHILIP
2723		PALL MALL	2408	PEABODY	1600	PINE
2750		PALL MALL	2413	PEABODY	1725	PINE
2808		PALL MALL	2509	PEABODY	2232	PINE
2814		PALL MALL	2524	PEABODY	2506	PINE
2815		PALL MALL	2525	PEABODY	3319	PINE
2820		PALL MALL	2529	PEABODY	3335	PINE
2824		PALL MALL	2610	PEABODY	3622	PINE
557		PALMETTO	2612	PEABODY	3639	PINE
3155		PALO ALTO	1637	PEAR	3642	PINE
9302		PARAMOUNT	1712	PEAR	3710	PINE
9502		PARAMOUNT	2819	PEARY	3714	PINE
1805		PARK ROW	2823	PEARY	4002	PINE
1819		PARK ROW	2859	PEARY	2002	PLAINCREEK
2532		PARK ROW	2875	PEARY	2010	PLAINCREEK
2723		PARK ROW	999	PEBBLE VALLEY	2016	PLAINCREEK
6903		PARKDALE	401	PECAN	8334	PLAINVIEW
6927		PARKDALE	402	PECAN	5637	PUEBLO
6938		PARKDALE	407	PECAN	5638	PUEBLO
5008		PARKLAND	408	PECAN	5641	PUEBLO
8344		PLAINVIEW	413	PECAN	5642	PUEBLO
8351		PLAINVIEW	416	PECAN	5645	PUEBLO
8401		PLAINVIEW	423	PECAN	5646	PUEBLO
8430		PLAINVIEW	431	PECAN	5649	PUEBLO
604		PLEASANT	606	PEMBERTON HILL	5650	PUEBLO
1038		PLEASANT	648	PEMBERTON HILL	5654	PUEBLO
1813		PLEASANT	1031	PEMBERTON HILL	5658	PUEBLO
2267		PLEASANT	3533	PENELOPE	5702	PUEBLO
2271		PLEASANT	800	PONTIAC	5703	PUEBLO
2851		PLEASANT	801	PONTIAC	5706	PUEBLO

3105		PLEASANT	903	PONTIAC	5707	PUEBLO
		PLEASANT				
134		MEADOWS	1023	PONTIAC	5802	PUEBLO
		PLEASANT				
204		MEADOWS	1624	POPLAR	5805	PUEBLO
612		PLEASANT VISTA	1715	POPLAR	5806	PUEBLO
613		PLEASANT VISTA	2207	POPLAR	5809	PUEBLO
619		PLEASANT WOODS	2307	POPLAR	5810	PUEBLO
627		PLEASANT WOODS	2208	PORTERFIELD	5813	PUEBLO
1420	N	PLUM	2210	PORTERFIELD	5814	PUEBLO
5734	N	PLUM DALE	2213	PORTERFIELD	5817	PUEBLO
5739		PLUM DALE	2214	PORTERFIELD	5818	PUEBLO
5744		PLUM DALE	2218	PORTERFIELD	5821	PUEBLO
5800		PLUM DALE	2221	PORTERFIELD	5822	PUEBLO
5801		PLUM DALE	800	PRAIRIE CREEK	5825	PUEBLO
5818		PLUM DALE	1	PRAIRIE FLOWER	5826	PUEBLO
5906		PLUM DALE	900009	PRATER	5829	PUEBLO
5908		PLUM DALE	1432	PRESIDIO	5830	PUEBLO
6018		PLUM DALE	1813	PRESIDIO	5900	PUEBLO
6022		PLUM DALE	1651	PRESIDIO	3107	PUGET
6023		PLUM DALE	2727	PROSPERITY	1201	PURITAN
6031		PLUM DALE	2753	PROSPERITY	1205	PURITAN
6035		PLUM DALE	2761	PROSPERITY	1208	PURITAN
6039		PLUM DALE	2763	PROSPERITY	1209	PURITAN
6043		PLUM DALE	2769	PROSPERITY	1212	PURITAN
6047		PLUM DALE	2781	PROSPERITY	8724	QUINN
6051		PLUM DALE	2801	PROSPERITY	9039	QUINN
6055		PLUM DALE	2802	PROSPERITY	6606	RACINE
6059		PLUM DALE	2910	PROSPERITY	4219	RAMONA
6067		PLUM DALE	2918	PROSPERITY	15	RAMSEY
6071		PLUM DALE	2931	PROSPERITY	1609	RAMSEY
6072		PLUM DALE	3018	PROSPERITY	1931	RAMSEY
800		PLYMOUTH	3019	PROSPERITY	2019	RAMSEY
4114		POINSETTIA	1403	PUEBLO	2431	RAMSEY
4105	S	POINTER	1515	PUEBLO	2614	RAMSEY
925		POLK	1903	PUEBLO	2615	RAMSEY
9330		POLK	1922	PUEBLO	2716	RAMSEY
9408	S	POLK	1933	PUEBLO	2742	RAMSEY
1818	S	POLLARD	3318	PUEBLO	2743	RAMSEY
1842		POLLARD	3329	PUEBLO	2819	RAMSEY
1919	S	POLLARD	3423	PUEBLO	3038	RAMSEY
3924		POLLY	3434	PUEBLO	2611	SANTA FE
3933		POLLY	3521	PUEBLO	4934	SANTA FE
3425		PONDROM	3525	PUEBLO	6221	SARAH LEE
3509		PONDROM	3541	PUEBLO	6227	SARAH LEE
708		PONTIAC	3543	PUEBLO	2731	SCAMMEL
3051		RAMSEY	3552	PUEBLO	15	SCARSDALE
3106		RAMSEY	3622	PUEBLO	3902	SCHOFIELD
5700		RANCHERO	3623	PUEBLO	3918	SCHOFIELD
2519		RANDOLPH	3624	PUEBLO	3607	SCHUSTER
2551		RANDOLPH	3626	PUEBLO	2323	SCOTLAND
4020		RANGER	3700	PUEBLO	2414	SCOTLAND
4024		RANGER	5618	PUEBLO	2754	SCOTLAND
1411		RANIER	5622	PUEBLO	2329	SCOTT

110		RAVINIA	5626	PUEBLO	4401	SCYENE
202		RAVINIA	5630	PUEBLO	4403	SCYENE
502	S	RAYENELL	5633	PUEBLO	7225	SCYENE
563	S	RAYENELL	5634	PUEBLO	7331	SCYENE
607		RAYENELL	2711	ROCHESTER	7339	SCYENE
623		RAYENELL	2718	ROCHESTER	7800	SCYENE
643		RAYENELL	3002	ROCHESTER	8000	SCYENE
650		RAYENELL	3016	ROCHESTER	131	SEAGOVILLE
766		RAYENELL	10726	ROCKINGHAM	134	SEAGOVILLE
802		RAYENELL	709	ROCKWOOD	141	N SEAGOVILLE
821		RAYENELL	713	ROCKWOOD	235	N SEAGOVILLE
2538		RAYMOND	717	ROCKWOOD	340	SEAGOVILLE
319		RED WING	725	ROCKWOOD	9622	SEAGOVILLE
334		RED WING	2731	ROGERS	10115	SEAGOVILLE
7012		REDBUD	2227	ROMINE	14100	SEAGOVILLE
7202		REDBUD	2526	ROMINE	2845	S SEATON
4625		REIGER	2530	ROMINE	2924	SEATON
4825		REIGER	3409	ROSELAND	4427	SEAY
5533		REIGER	4407	ROSELAND	6516	SEBRING
1200		RENNER	5	ROSEMONT	6546	SEBRING
1315		RENNER	7512	ROSEMONT	8906	SEDGEMOOR
3107		REYNOLDS	5120	ROSINE	9310	SEDGEMOOR
3119		REYNOLDS	8003	ROTHINGTON	1508	SEEGAR
3239		REYNOLDS	8005	ROTHINGTON	1516	SEEVERS
3306		RICH ACRES	1401	ROWAN	1615	SEEVERS
3312		RICH ACRES	1424	ROWAN	1723	SEEVERS
2623		RIPPLE	5700	ROYAL	1912	SEEVERS
2627		RIPPLE	2100	ROYAL OAKS	1918	SEEVERS
2631		RIPPLE	2200	ROYAL OAKS	2118	SEEVERS
2637		RIPPLE	10110	ROYCE	2502	SEEVERS
2641		RIPPLE	10117	ROYCE	2518	SEEVERS
2919		RIPPLE	4334	RUSK	2522	SEEVERS
2935		RIPPLE	4411	RUSK	2624	SEEVERS
718		RIVERWOOD	4414	RUSK	2714	SEEVERS
2506		ROBERT B CULLUM	3702	RUSKIN	2930	SEEVERS
2734		ROBERTA	3709	RUSKIN	3054	SEEVERS
2803		ROBERTA	3724	RUSKIN	4111	SHADRACK
2807		ROBERTA	3238	RUTLEDGE	2512	SHARON
2811		ROBERTA	3238	RUTLEDGE	2758	SHARON
3516		ROBERTS	3300	RUTLEDGE	6145	SPORTSMANS
4006		ROBERTS	3315	RUTLEDGE	6151	SPORTSMANS
4010		ROBERTS	3322	RUTLEDGE	6155	SPORTSMANS
4014		ROBERTS	3323	RUTLEDGE	6165	SPORTSMANS
2711		ROCHESTER	3327	RUTLEDGE	6171	SPORTSMANS
2711		ROCHESTER	3441	RUTZ	6181	SPORTSMANS
2718		ROCHESTER	8143	RYLIE	6211	SPORTSMANS
2910		ROCHESTER	10708	RYLIE CREST	6221	SPORTSMANS
2915		ROCHESTER	506	SABINE	6231	SPORTSMANS
2922		ROCHESTER	1020	SABINE	6241	SPORTSMANS
1716		SHAW	1031	SABINE	3303	SPRING
1846		SHAW	7920	SAIPAN	3304	SPRING
1910		SHAW	3100	SAMUELL	3319	SPRING
1917		SHAW	7534	SAN JOSE	3331	SPRING

1964	SHAW	2812	SANDERSON	3524	SPRING
1968	SHAW	1518	SANGER	3804	SPRING
2028	SHAW	1808	SANGER	3808	SPRING
7	SHAYNA	1822	SANGER	3900	SPRING
1222	SHEFFIELD	2703	SANTA CRUZ	4326	SPRING
1402	SHEFFIELD	1514	SMOKE TREE	4334	SPRING
1408	SHEFFIELD	1703	SMOKE TREE	4335	SPRING
3436	SHELDON	1707	SMOKE TREE	3021	SPRINGVIEW
3444	SHELDON	1711	SMOKE TREE	3026	SPRINGVIEW
3932	SHELLEY	1717	SMOKE TREE	3211	SPRINGVIEW
2113	SHELLHORSE	1852	SMOKE TREE	3327	SPRINGVIEW
2123	SHELLHORSE	1903	SMOKE TREE	3337	SPRINGVIEW
2130	SHELLHORSE	1940	SMOKE TREE	3347	SPRINGVIEW
2140	SHELLHORSE	1948	SMOKE TREE	3350	SPRINGVIEW
2206	SHELLHORSE	3760	SOFT WIND	3361	SPRINGVIEW
2212	SHELLHORSE	3623	SOFTCLOUD	2865	SPRUCE VALLEY
2218	SHELLHORSE	4534	SOLAR	348	S ST AUGUSTINE
23	SHEPHERD	4535	SOLAR	1101	ST AUGUSTINE
1711	SHORE	4542	SOLAR	1337	ST AUGUSTINE
1715	SHORE	4543	SOLAR	1619	S ST AUGUSTINE
1719	E SHORE	4550	SOLAR	1925	S ST AUGUSTINE
1619	SICILY	4553	SOLAR	2237	N ST AUGUSTINE
1702	E SICILY	4557	SOLAR	2945	S ST AUGUSTINE
3527	SIDNEY	4600	SOLAR	2411	ST CLAIR
3527	SIDNEY	4603	SOLAR	2415	S ST CLAIR
3533	SIDNEY	4624	SOLAR	2416	ST CLAIR
3601	SIDNEY	4019	SOLOMAN	2425	ST CLAIR
3607	SIDNEY	4102	SOLOMAN	2434	ST CLAIR
3926	SIDNEY	4135	SOLOMAN	2437	ST CLAIR
2614	SILKWOOD	3703	SONORA	2439	ST CLAIR
2618	SILKWOOD	3935	SONORA	407	ST MARY
2620	SILKWOOD	1802	SOUTH	3914	STANLEY SMITH
2718	SILKWOOD	1804	SOUTH	3919	STANLEY SMITH
2726	SILKWOOD	1901	SOUTH	6625	STARKEY
2730	SILKWOOD	2516	SOUTH	2315	STARKS
2811	SILKWOOD	2524	SOUTH	2331	STARKS
2819	SILKWOOD	2934	SOUTH	2336	STARKS
4635	SILVER	222	SOUTH SHORE	2412	STARKS
4655	SILVER	625	SOUTHEAST	2424	STARKS
4800	SILVER	1717	SOUTHERLAND	2425	STARKS
4806	SILVER	2319	SOUTHLAND	3321	TOKAY
4807	SILVER	2623	SOUTHLAND	3324	TOKAY
4820	SILVER	2631	SOUTHLAND	3325	TOKAY
9406	SILVER FALLS	2838	SOUTHLAND	3328	TOKAY
4020	SILVERHILL	405	SPARKS	3329	TOKAY
2411	SIMPSON STUART	418	SPARKS	3332	TOKAY
2417	SIMPSON STUART	433	SPARKS	3333	TOKAY
2955	SIMPSON STUART	442	SPARKS	3336	TOKAY
5711	SINGLETON	505	SPARKS	3337	TOKAY
14000	SKYFROST	6530	SPEIGHT	3341	TOKAY
14300	SKYFROST	3810	SPENCE	3342	TOKAY
14515	SKYFROST	3818	SPENCE	3345	TOKAY
8746	SLAY	3905	SPENCE	3346	TOKAY

8752	SLAY	4006	SPENCE	3349	TOKAY
2331	STARKS	6105	SPORTSMANS	3352	TOKAY
2441	STARKS	6111	SPORTSMANS	12	TOLUCA
2510	STARKS	6115	SPORTSMANS	1710	TOLUCA
2511	STARKS	6121	SPORTSMANS	1720	TOLUCA
2538	STARKS	6125	SPORTSMANS	1731	TORONTO
2707	STARKS	6131	SPORTSMANS	1835	TORONTO
319	STARR	6135	SPORTSMANS	1836	TORONTO
1315	STELLA	6141	SPORTSMANS	1848	TORONTO
1408	STELLA	2407	TALLYHO	1950	TORONTO
1451	STELLA	2410	TALLYHO	2009	TORONTO
4	STILLWELL	2411	TALLYHO	3402	TORONTO
5	STILLWELL	2415	TALLYHO	3403	TORONTO
1425	STIRLING	2419	TALLYHO	3407	TORONTO
4611	STOKES	2430	TALLYHO	3519	TORONTO
4616	STOKES	2435	TALLYHO	3548	TORONTO
4640	STOKES	503	TAMA	3618	TORONTO
4646	STOKES	524	TAMA	3632	TORONTO
4648	STOKES	100	TAMALPAIS	3719	TORONTO
4708	STOKES	99999	TAMALPAIS	5803	TORONTO
4716	STOKES	2603	TANNER	6030	TRACY
4719	STOKES	2636	TANNER	6034	TRACY
4720	STOKES	2643	TANNER	6102	TRACY
4723	STOKES	812	TARRYALL	6214	TRACY
4729	STOKES	818	TARRYALL	6314	TRACY
4735	STOKES	925	TARRYALL	6316	TRACY
4743	STOKES	101	TATUM	6342	TRACY
4748	STOKES	703	TATUM	9711	TRAVIS
4751	STOKES	6907	S TAYLOE	9715	TRAVIS
4752	STOKES	8773	N TEAGARDEN	9719	TRAVIS
4803	STOKES	6309	TEAGUE	9723	TRAVIS
4804	STOKES	6311	TEAGUE	9727	TRAVIS
8123	STONEHURST	6317	TEAGUE	9731	TRAVIS
1741	STONEMAN	6418	TEAGUE	4709	TREMONT
1402	STRICKLAND	6419	TEAGUE	3300	TRINITY GATE
1404	STRICKLAND	6510	TEAGUE	3400	TRINITY GATE
4500	STROBEL	6530	TEAGUE	7903	TROJAN
4907	STROBEL	3906	TELEPHONE	7912	TROJAN
4919	STROBEL	1302	TEMPEST	7928	TROJAN
4	STRONG	1306	TEMPEST	7931	TROJAN
2416	SUE	1454	TEMPEST	7936	TROJAN
8116	SUETELLE	2940	TERMINAL	7955	TROJAN
1861	SUMMIT	116	TERRACE	7959	TROJAN
3814	SUNNYVALE	239	TERRACE	7960	TROJAN
237	SUNSET	3431	TERRELL	1009	WAVERLY
2807	SUTTON	3535	TERRELL	1703	WAVERLY
2806	SWANSON	4801	TERRY	373	N WEAVER
2819	SUTTON	5102	TERRY	3122	S WEISENBERGER
3354	SYLVAN	5232	TERRY	3519	WEISENBERGER
4244	SYLVESTER	5232	TERRY	3916	WEISENBERGER
2404	SYLVIA	2049	THEDFORD	2521	WELLS
2432	SYLVIA	909	THELMA	2527	WELLS
2517	SYLVIA	3209	THOMAS	2531	WELLS

2517		SYLVIA	2431		THROCKMORTON	2533		WELLS
2210		TALLYHO	218	N	TILLERY	3217		WENDELKIN
2214		TALLYHO	802	N	TILLERY	3317		WENDELKIN
2403		TALLYHO	1116		TILLERY	3401		WENDELKIN
2813		TROY	1120		TILLERY	3417		WENDELKIN
2819		TROY	3502	S	TIOGA	3624		WENDELKIN
2823		TROY	3312	N	TOKAY	3741		WENDELKIN
1708		TRUNK	3316		TOKAY	8103		WES HODGES
4011		TRUNK	3317		TOKAY	8107		WES HODGES
4042		TUMALO	3320		TOKAY	8111		WES HODGES
21		TURFWAY	9999		VIDA	8119		WES HODGES
3107		TUSKEGEE	13000		VIDA	8120		WES HODGES
3112		TUSKEGEE	2726		VILBIG	8123		WES HODGES
3114		TUSKEGEE	3106		VILBIG	8124		WES HODGES
3208		TUSKEGEE	3110		VILBIG	8127		WES HODGES
3217		TUSKEGEE	3118		VILBIG	8128		WES HODGES
3224		TUSKEGEE	3205		VILBIG	8131		WES HODGES
3226		TUSKEGEE	3401		VILBIG	8132		WES HODGES
3228		TUSKEGEE	3510		VILBIG	24		WESTERHAM
1110		TYLER	3705		VILBIG	25		WESTERHAM
2526		TYLER	3722		VILBIG	33		WESTERHAM
9	S	UNKNOWN	3831		VINEYARD	34		WESTERHAM
3107	S	URBAN	3922		VINEYARD	35		WESTERHAM
3115		URBAN	4006		VINEYARD	36		WESTERHAM
2611		VALENTINE	4011		VINEYARD	4105		WESTMORELAND
2726		VALENTINE	1335		WACO	1294		WHISPERING
2802		VALENTINE	1415		WACO	1	N	WHISPERING OAKS
2811		VALENTINE	1522		WACO	1507		WHITAKER
2814		VALENTINE	1611		WACO	8916		WHITEHALL
2822		VALENTINE	1614		WACO	9216		WHITEHALL
2907		VALENTINE	8822		WADLINGTON	9222		WHITEHALL
2926		VALENTINE	5006		WADSWORTH	9428		WHITEHALL
3027		VALENTINE	4503		WAHOO	2837		WHITEWOOD
3041		VALENTINE	4515		WAHOO	1110		WHITLEY
1301		VALLEY	4519		WAHOO	1000		WILD BRICK
1303		VALLEY	4523		WAHOO	3806		WILDER
1306		VALLEY	4535		WAHOO	2234		WILHURT
1307		VALLEY	3808		WALDRON	2235		WILHURT
1314		VALLEY	3918		WALDRON	2243		WILHURT
1316		VALLEY	4039		WALKER	2246		WILHURT
1335		VALLEY	907		WALKWAY	2247		WILHURT
40		VALLEY MILLS	1012		WALKWAY	2251		WILHURT
42		VALLEY MILLS	1621		WALMSLEY	2314		WILHURT
45		VALLEY MILLS	1715		WARREN	2318		WILHURT
47		VALLEY MILLS	2409		WARREN	2414		WILHURT
9652		VALLEY MILLS	2413		WARREN	2507		WILHURT
820		VAN BUREN	2614		WARREN	2515		WILHURT
5611		VAN WINKLE	2617		WARREN	2607		WILHURT
3716	N	VANDERVOORT	2625		WARREN	2631		WILHURT
3914		VANDERVOORT	2631		WARREN	8357		YUKON
3129		VANNERSON	2701		WARREN	8360		YUKON
3141		VANNERSON	3021		WARREN	708		ZANG
7342		VECINO	1627		WARSAW	4705		ZEALAND

114	VENTURA	1337	WASCO	4745	ZEALAND
2	VERDE	1345	WASCO	4807	ZEALAND
4	VERDE	1346	WASCO	4812	ZEALAND
4610	VERDUN	1349	WASCO	4816	ZEALAND
5029	VETERANS	1365	WASCO	4820	ZEALAND
4213	VICTOR	1438	WASCO	4828	ZEALAND
4616	VICTOR	5043	WATSON	3331	ZELMA
2747	WILHURT	5102	WATSON		
2921	WILHURT	235	S WAVERLY		
2926	WILHURT	902	S WAVERLY		
3400	WILHURT	905	WOODACRE		
3529	WILHURT	508	WOODBINE		
9025	WILLOUGHBY	559	WOODBINE		
9031	WILLOUGHBY	623	WOODBINE		
5522	WILSON	26	WOODED GATE		
5526	WILSON	603	E WOODIN		
5530	WILSON	822	E WOODIN		
5534	WILSON	907	E WOODIN		
5703	WILSON	915	E WOODIN		
5707	WILSON	1125	WOODIN		
5711	WILSON	1227	WOODIN		
5805	WILSON	1229	E WOODIN		
5809	WILSON	1531	E WOODIN		
5813	WILSON	1615	E WOODIN		
5903	WILSON	1619	E WOODIN		
5907	WILSON	1623	E WOODIN		
5919	WILSON	1627	E WOODIN		
6105	WIN ONLY	9999	E WOODLEAF		
6106	WIN ONLY	5316	E WOODSBORO		
6110	WIN ONLY	1931	WOODY		
6111	WIN ONLY	500	WORTH		
6115	WIN ONLY	9011	WORTH		
6116	WIN ONLY	5115	WYNELL		
6121	WIN ONLY	5117	WYNELL		
6122	WIN ONLY	5119	WYNELL		
6125	WIN ONLY	4511	YANCY		
6130	WIN ONLY	4531	YANCY		
6131	WIN ONLY	4536	YANCY		
6131	WIN ONLY	4543	YANCY		
6135	WIN ONLY	4544	YANCY		
6140	WIN ONLY	4548	YANCY		
6141	WIN ONLY	4709	YANCY		
6146	WIN ONLY	4739	YANCY		
6150	WIN ONLY	4749	YANCY		
6156	WIN ONLY	4754	YANCY		
6160	WIN ONLY	4758	YANCY		
6161	WIN ONLY	4766	YANCY		
6164	WIN ONLY	4808	YANCY		
6165	WIN ONLY	4226	YORK		
6170	WIN ONLY	434	YOUNGSTOWN		
6171	WIN ONLY	525	YOUNGSTOWN		
1	WINNETKA	8316	YUKON		
1614	WINNETKA	8320	YUKON		

1618	N	WINNETKA	8324	YUKON
2411	N	WINNETKA	8325	YUKON
2509	N	WINNETKA	8328	YUKON
904	N	WINSTON	8332	YUKON
4835	N	WISTERIA	8338	YUKON
820		WIXOM	8339	YUKON
830		WIXOM	8343	YUKON
			8344	YUKON
			8350	YUKON

ATTACHMENT D
2184 POTENTIAL LAND BANK LOTS SUBMITTED
FY 2003-04 TO FY 2012-13

4210		1 ST AVE	1838	ANGELINA	441	AVE A
4215		1 ST AVE	1855	ANGELINA	1703	AVE B
4226		1 ST AVE	1922	ANGELINA	1721	AVE B
329	E	10 TH	1941	ANGELINA	1727	AVE B
405	E	10 TH	1955	ANGELINA	1731	AVE B
627	W	10 TH	1962	ANGELINA	1742	AVE B
2714		1ST	1966	ANGELINA	1806	AVE B
1709		4 TH	1967	ANGELINA	324	AVE E
1916		4 TH	1974	ANGELINA	355	AVE E
618	E	5 TH	2005	ANGELINA	402	AVE E
2436		51 ST	2017	ANGELINA	414	AVE E
2506		51 ST	2024	ANGELINA	419	AVE E
2627		52ND	2027	ANGELINA	426	AVE E
3217		52ND	2028	ANGELINA	435	AVE E
2516		56TH	2032	ANGELINA	444	AVE E
316	E	6 TH	2037	ANGELINA	418	AVE F
401	E	8 TH	2059	ANGELINA	323	AVE G
521	E	8 TH	1503	ANN ARBOR	607	AVE G
424	W	9 TH	1514	ANN ARBOR	418	AVE H
701	W	9 TH	1522	ANN ARBOR	419	AVE H
731	W	9 TH	1955	ANN ARBOR	516	AVE H
1439		ADELAIDE	1959	ANN ARBOR	523	AVE H
3907		AGNES	1961	ANN ARBOR	402	AVE J
4002		AGNES	1965	ANN ARBOR	402	AVE J
2722		ALABAMA	2107	ANN ARBOR	403	AVE J
2847		ALABAMA	2251	ANN ARBOR	431	AVE J
2900		ALABAMA	2528	ANN ARBOR	316	AVE L
2926		ALABAMA	2723	ANN ARBOR	323	AVE L
2935		ALABAMA	2773	ANN ARBOR	506	AVE L
2939		ALABAMA	2219	E ANN ARBOR	510	AVE L
3038		ALABAMA	3827	ARANSAS	518	AVE L
3042		ALABAMA	4103	ARANSAS	4202	AZTEC
1514		ALASKA	4114	ARANSAS	4202	AZTEC
1631		ALASKA	2111	ARDEN	4249	AZTEC
2006		ALASKA	2119	AREBA	3914	BALCH
2720		ALASKA	2609	ARIZONA	4422	BALDWIN
2927		ALASKA	2914	ARIZONA	4423	BALDWIN
3036		ALASKA	3047	ARIZONA	4507	BALDWIN
1631		ALASKA	4510	ASH	4518	BALDWIN
403		ALBRIGHT	5407	ASH	4701	BALDWIN
405		ALBRIGHT	3604	ATLANTA	4707	BALDWIN
410		ALBRIGHT	3604	ATLANTA	4712	BALDWIN
414		ALBRIGHT	3619	ATLANTA	4715	BALDWIN
415		ALBRIGHT	5301	AUDREY	4723	BALDWIN
2221		ANDERSON	229	AVE A	4735	BALDWIN
2245		ANDERSON	315	AVE A	4803	BALDWIN
2402		ANDERSON	323	AVE A	4806	BALDWIN
2663		ANDERSON	331	AVE A	4823	BALDWIN
2715		ANDERSON	426	AVE A	4863	BALDWIN
1815		ANGELINA	427	AVE A	4869	BALDWIN
1832		ANGELINA	430	AVE A	4134	BALL
1834		ANGELINA	431	AVE A	4161	BALL

1118	BALLARD	2313	BETHURUM	5662	BON AIR
1401	BANK	2336	BETHURUM	315	BONNIE VIEW
1420	BANK	903	BETTERTON	345	BONNIE VIEW
1429	BANK	6520	BEXAR	349	BONNIE VIEW
1641	BANNOCK	6526	BEXAR	405	BONNIE VIEW
1407	BARRY	6702	BEXAR	406	BONNIE VIEW
1437	BARRY	6812	BEXAR	426	BONNIE VIEW
1449	BARRY	3642	BICKERS	431	BONNIE VIEW
1501	BARRY	1518	BICKERS	434	BONNIE VIEW
4844	BARTLETT	1526	BICKERS	438	BONNIE VIEW
805	BAYONNE	1531	BICKERS	443	BONNIE VIEW
811	BAYONNE	1606	BICKERS	1011	BONNIE VIEW
818	BAYONNE	1615	BICKERS	1235	BONNIE VIEW
916	BAYONNE	1623	BICKERS	3508	BOOKER
1610	BAYSIDE	1626	BICKERS	3515	BOOKER
1619	BAYSIDE	1719	BICKERS	3426	BORGER
1623	BAYSIDE	1822	BICKERS	3607	BORGER
1702	BAYSIDE	1831	BICKERS	3623	BORGER
1711	BAYSIDE	1906	BICKERS	3627	BORGER
1715	BAYSIDE	1910	BICKERS	5011	BOURQUIN
1834	BAYSIDE	1918	BICKERS	5104	BOURQUIN
1836	BAYSIDE	1930	BICKERS	5424	BOURQUIN
1843	BAYSIDE	1956	BICKERS	4711	BOWLING
1847	BAYSIDE	3634	BICKERS	3320	BRANTLEY
1909	BAYSIDE	3638	BICKERS	4826	BRASHEAR
1911	BAYSIDE	3642	BICKERS	2702	BRIGHAM
1918	BAYSIDE	3702	BICKERS	2708	BRIGHAM
2019	BAYSIDE	3734	BICKERS	2806	BRIGHAM
3326	BEALL	3738	BICKERS	2807	BRIGHAM
3330	BEALL	4002	BIGLOW	2838	BRIGHAM
3435	BEALL	4155	BIGLOW	2906	BRIGHAM
3023	BEAUCHAMP	3317	BIGLOW	2918	BRIGHAM
3067	BEAUCHAMP	3907	BIGLOW	2924	BRIGHAM
724	N BECKLEY	4151	BIGLOW	1137	BRIGHTON
728	N BECKLEY	4159	BIGLOW	2610	BRITTON
3712	BEDFORD	4175	BIGLOW	2633	BRITTON
3427	BERNAL	4207	BIGLOW	2114	BRITTON
3439	BERNAL	4208	BIGLOW	2416	BRITTON
4302	BERTRAND	4231	BIGLOW	2519	BRITTON
4306	BERTRAND	2408	BIRMINGHAM	2522	BRITTON
4318	BERTRAND	2521	BIRMINGHAM	2526	BRITTON
4322	BERTRAND	2825	BIRMINGHAM	2715	BRITTON
4322	BERTRAND	2931	BIRMINGHAM	2814	BRITTON
3508	BERTRAND	3020	BIRMINGHAM	2822	BRITTON
3520	BERTRAND	3025	BIRMINGHAM	2903	BRITTON
3614	BERTRAND	3836	BLACK OAK	3106	BRITTON
3723	BERTRAND	5868	BLUFFMAN	1120	BROCK
634	BETHPAGE	400	BOBBIE	118	BROOKLYN, E.
2208	BETHURUM	403	BOBBIE	122	BROOKLYN, E.
2218	BETHURUM	406	BOBBIE	7720	BROWNSVILLE
2311	BETHURUM	412	BOBBIE	7724	BROWNSVILLE
2313	BETHURUM	417	BOBBIE	7727	BROWNSVILLE
7736	BROWNSVILLE	4322	CANAL	3718	CAUTHORN

7807	BROWNSVILLE	4328	CANAL	1321	CEDAR HAVEN
7820	BROWNSVILLE	4338	CANAL	2707	CHARBA
4018	BRUNDRETTE	4611	CANAL	2711	CHARBA
2313	BUDD	4615	CANAL	4514	CHERBOURG
2418	BUDD	2016	CANYON	4514	CHERBOURG
2711	BURGER	2016	CANYON	4534	CHERBOURG
4726	BURMA	2018	CANYON	4514	CHERBOURG
4635	BURMA	5127	CARDIFF	4515	CHERBOURG
4635	BURMA	4201	CARDINAL	4525	CHERBOURG
4704	BURMA	4205	CARDINAL	4534	CHERBOURG
4914	BURNSIDE	4221	CARDINAL	4538	CHERBOURG
4710	C.L. VEASEY	4221	CARDINAL	4545	CHERBOURG
1521	CALDWELL	3204	CARL	4549	CHERBOURG
1530	CALDWELL	3208	CARL	4608	CHERBOURG
1542	CALDWELL	3605	CARL	4631	CHERBOURG
1554	CALDWELL	3607	CARL	4636	CHERBOURG
1536	CALDWELL	3614	CARL	4639	CHERBOURG
1217	CALDWELL	3709	CARL	4640	CHERBOURG
1231	CALDWELL	3724	CARL	3610	CHICAGO
1403	CALDWELL	3802	CARL	3523	CHIHUAHUA
1419	CALDWELL	3814	CARL	5426	CHIPPEWA
1423	CALDWELL	4211	CARL	2723	CHOICE
1425	CALDWELL	4214	CARL	2724	CHOICE
1534	CALDWELL	4215	CARL	1030	CHURCH
1536	CALDWELL	4215	CARL	1103	CHURCH
1614	CALDWELL	4218	CARL	1109	CHURCH
1614	CALDWELL	4230	CARL	1124	CHURCH
1814	CALYPSO	4245	CARL	1403	CHURCH
2022	CALYPSO	4245	CARL	939	CHURCH
2054	CALYPSO	3006	CARPENTER	1415	CHURCH
2058	CALYPSO	2719	CARPENTER	4322	CICERO
2510	CAMEL	2731	CARPENTER	2700	CLARENCE
2611	CAMEL	2819	CARPENTER	2704	CLARENCE
2614	CAMEL	3205	CARPENTER	919	CLAUDE
2732	CAMEL	3303	CARPENTER	1010	CLAUDE
2736	CAMEL	3531	CARPENTER	1201	CLAUDE
6218	CANAAN	3715	CARPENTER	1217	CLAUDE
6906	CANAAN	4007	CARPENTER	1314	CLAUDE
6910	CANAAN	4211	CARPENTER	1339	CLAUDE
1615	CANADA	4229	CARPENTER	1422	CLAUDE
1622	CANADA	4233	CARPENTER	401	CLEAVES
1923	CANADA	1446	CARSON	402	CLEAVES
1923	CANADA	1506	CARSON	412	CLEAVES
3343	CANADA	1527	CARSON	435	CLEAVES
3611	CANADA	2806	CARTER	437	CLEAVES
3837	CANADA	2810	CARTER	439	CLEAVES
4317	CANAL	2818	CARTER	2705	CLEVELAND
4007	CANAL	2818	CARTER	2818	CLEVELAND
4215	CANAL	2818	CASEY	2706	CLEVELAND
4235	CANAL	3510	CAUTHORN	2712	CLEVELAND
4319	CANAL	3614	CAUTHORN	3216	CLEVELAND
3224	CLEVELAND	618	CORINTH	2810	DATHE
3512	CLEVELAND	3329	CORONET	3804	DE MAGGIO

3605	CLEVELAND	4559	CORREGIDOR	3804		DE MAGGIO
3634	CLEVELAND	4523	CORREGIDOR	3808		DE MAGGIO
3310	CLYMER	4524	CORREGIDOR	3811		DE MAGGIO
1307	COLEMAN	4538	CORREGIDOR	6283		DENHAM
1212	COLEMAN	4539	CORREGIDOR	1408		DENLEY
4505	COLLINS	4540	CORREGIDOR	1412		DENLEY
4708	COLLINS	4548	CORREGIDOR	1414		DENLEY
3717	COLONIAL	4551	CORREGIDOR	1502		DENLEY
2731	COLONIAL	4632	CORREGIDOR	1508		DENLEY
2807	COLONIAL	4636	CORREGIDOR	1527		DENLEY
2815	COLONIAL	4644	CORREGIDOR	2416	S	DENLEY
3613	COLONIAL	4817	CORRIGAN	2907	S	DENLEY
3815	COLONIAL	2710	COUNCIL	4502	S	DENLEY
4102	COLONIAL	2710	COUNCIL	4506	S	DENLEY
4106	COLONIAL	2718	COUNCIL	421	N	DENLEY
4109	COLONIAL	2723	COUNCIL	425	N	DENLEY
4114	COLONIAL	2729	COUNCIL	427	N	DENLEY
4224	COLONIAL	2731	COUNCIL	505	N	DENLEY
4318	COLONIAL	4525	CRANFILL	527	N	DENLEY
4410	COLONIAL	2319	CREST	527	N	DENLEY
4422	COLONIAL	2523	CREST	603	N	DENLEY
4522	COLONIAL	518	CRETE	607	N	DENLEY
4902	COLONIAL	535	CRETE	610	N	DENLEY
4919	COLONIAL	539	CRETE	614	N	DENLEY
5012	COLONIAL	2710	CROSS	628	N	DENLEY
5031	COLONIAL	2603	CROSSMAN	4718	S	DENLEY
1118	COMPTON	2615	CROSSMAN	2404	S	DENLEY
1228	COMPTON	3404	CROSSMAN	2629	S	DENLEY
1231	COMPTON	4524	CROZIER	2930	S	DENLEY
1232	COMPTON	4934	CROZIER	3011	S	DENLEY
1522	COMPTON	4922	CROZIER	3910	S	DENLEY
1530	COMPTON	4930	CROZIER	3930	S	DENLEY
2411	CONKLIN	4934	CROZIER	4021	S	DENLEY
2614	CONKLIN	216	CUMBERLAND	4030	S	DENLEY
3907	COOLIDGE	2018	CUSTER	4101	S	DENLEY
3918	COOLIDGE	2022	CUSTER	4215	S	DENLEY
3938	COOLIDGE	2031	CUSTER	4403	S	DENLEY
3943	COOLIDGE	2202	CUSTER	4515	S	DENLEY
4006	COOLIDGE	2402	CUSTER	4631	S	DENLEY
2214	COOPER	2502	CUSTER	1703		DENNISON
3819	COPELAND	2543	CUSTER	1729		DENNISON
3910	COPELAND	2607	CUSTER	1813		DENNISON
3918	COPELAND	2623	CUSTER	1822		DENNISON
3918	COPELAND	2623	CUSTER	1823		DENNISON
3918	COPELAND	2627	CUSTER	1831		DENNISON
4003	COPELAND	2656	CUSTER	1831		DENNISON
4114	COPELAND	3231	DAHLIA	1911		DENNISON
4227	COPELAND	3634	DARIEN	1954		DENNISON
4302	COPELAND	2238	DATHE	1962		DENNISON
615	CORINTH	2326	DATHE	1966		DENNISON
2014	DENNISON	1547	E OHIO	2610		EXETER
2023	DENNISON	2437	EASLEY	2614		EXETER
2029	DENNISON	2441	EASLEY	2626		EXETER

3310	DETONTE	4930		ECHO	2515	EXLINE
3315	DETONTE	5015		ECHO	2534	EXLINE
3322	DETONTE	5018		ECHO	2603	EXLINE
3330	DETONTE	5107		ECHO	2607	EXLINE
3411	DETONTE	5118		ECHO	2622	EXLINE
4709	DOLPHIN	1400		EDGEMONT	2722	EXLINE
4815	DOLPHIN	1627		EDGEMONT	2725	EXLINE
4819	DOLPHIN	3218		EL BENITO	2726	EXLINE
2623	DONALD	3218		EL BENITO	2730	EXLINE
2627	DONALD	3227		EL BENITO	2731	EXLINE
2714	DORRIS	6419		ELAM	2734	EXLINE
2813	DORRIS	4311		ELECTRA	526	EZEKIAL
2825	DORRIS	4503		ELECTRA	618	EZEKIAL
2902	DORRIS	638		ELLA	731	EZEKIAL
2909	DORRIS	738		ELLA	746	EZEKIAL
2909	DORRIS	1542	E	ELMORE	747	EZEKIAL
2914	DORRIS	1507	E	ELMORE	750	EZEKIAL
2918	DORRIS	659		ELSBERRY	754	EZEKIAL
2922	DORRIS	522		ELWAYNE	1339	FAIRVIEW
3017	DORRIS	610		ELWAYNE	1510	FAIRVIEW
3023	DORRIS	650		ELWAYNE	5410	FANNIE
3026	DORRIS	734		ELWAYNE	5403	FANNIE
3028	DORRIS	1323		EMILY	5406	FANNIE
3029	DORRIS	2226		EUGENE	5524	FANNIE
3030	DORRIS	2228		EUGENE	2810	FARRAGUT
1406	DOYLE	2235		EUGENE	2315	FATIMA
1409	DOYLE	1216	S	EWING	2323	FATIMA
1419	DOYLE	4407	S	EWING	2403	FATIMA
1502	DOYLE	609	N	EWING	2639	FATIMA
1503	DOYLE	619	N	EWING	424	FAULK
1506	DOYLE	906	N	EWING	508	FAULK
1507	DOYLE	2324	S	EWING	532	FAULK
1510	DOYLE	1502		EXETER	540	FAULK
1515	DOYLE	2522		EXETER	544	FAULK
1521	DOYLE	2538		EXETER	545	FAULK
1525	DOYLE	2631		EXETER	1407	FAYETTE
319	DU BOIS	2743		EXETER	1415	FAYETTE
1828	DULUTH	1318		EXETER	4728	FELLOWS
1926	DULUTH	1349		EXETER	4533	FELLOWS
1110	DULUTH	1414		EXETER	4752	FELLOWS
1910	DULUTH	1423		EXETER	4812	FELLOWS
1912	DULUTH	2314		EXETER	4816	FELLOWS
1915	DULUTH	2319		EXETER	4820	FELLOWS
3634	DUNBAR	2322		EXETER	4820	FELLOWS
3738	DUNBAR	2327		EXETER	4832	FELLOWS
2400	DYSON	2510		EXETER	2415	FELTON
2218	DYSON	2530		EXETER	728	FERNWOOD
2311	DYSON	2538		EXETER	2521	FERNWOOD
1539	E OHIO	2602		EXETER	2638	FERNWOOD
2709	FERNWOOD	4002		FUREY	2526	GHENT
2712	FERNWOOD	4010		FUREY	2542	GHENT
2719	FERNWOOD	4015		FUREY	2622	GHENT
2900	FERNWOOD	4103		FUREY	4116	GLADEWATER

3001	FERNWOOD	4109	FUREY	4154	GLADEWATER
3217	FERNWOOD	4130	FUREY	4126	GLADWATER
301	FIDELIS	1723	GALLAGHER	4170	GLADWATER
3706	S FITZHUGH	1823	GALLAGHER	4227	GLADWATER
1311	S FITZHUGH	1835	GALLAGHER	5722	GLEN FOREST
1331	S FITZHUGH	1843	GALLAGHER	1306	GLIDDEN
1625	S FITZHUGH	1908	GALLAGHER	1327	GLIDDEN
1527	FLEETWOOD	1911	GALLAGHER	3206	GOLDSPIER
1625	FLEETWOOD	1913	GALLAGHER	3211	GOLDSPIER
1634	FLEETWOOD	1955	GALLAGHER	2701	GOOCH
1336	FLETCHER	1961	GALLAGHER	2825	GOOCH
1322	FOLEY	1967	GALLAGHER	2715	GOODWILL
1526	FORDHAM	3710	GALLAGHER	2723	GOODWILL
1531	FORDHAM	3739	GALLAGHER	2700	GOULD
1554	FORDHAM	1107	GALLOWAY	2710	GOULD
1555	FORDHAM	2231	GARDEN	2712	GOULD
2110	FORDHAM	2223	GARDEN	2716	GOULD
2118	FORDHAM	2238	GARDEN	2724	GOULD
2246	FORDHAM	2246	GARDEN	2727	GOULD
2302	FORDHAM	2403	GARDEN	2733	GOULD
2406	FORDHAM	2407	GARDEN	2703	GRAFTON
2806	FORDHAM	2424	GARDEN	608	GRAHAM
2807	FORDHAM	2425	GARDEN	702	GRAHAM
1223	FORESTER	4529	GARDEN	710	GRAHAM
3607	FRANK	4531	GARDEN	608	GRAHAM
4414	FRANK	4611	GARDEN	702	GRAHAM
3510	FRANK	5409	GARLAND	710	GRAHAM
3604	FRANK	4516	GARRISON	1822	GRAND
3714	FRANK	4513	GARRISON	2524	GRAND
4117	FRANK	4602	GARRISON	1215	GRANT
4303	FRANK	1730	GARZA	1309	GRANT
4314	FRANK	1523	GARZA	1313	GRANT
4326	FRANK	1525	GARZA	1326	GRANT
4343	FRANK	1529	GARZA	1345	GRANT
4343	FRANK	1618	GARZA	1361	GRANT
4347	FRANK	1635	GARZA	3224	GUNTER
4409	FRANK	1719	GARZA	4538	GURLEY
4415	FRANK	1723	GARZA	3306	HAMILTON
4418	FRANK	1739	GARZA	3702	HAMILTON
4431	FRANK	1751	GARZA	3706	HAMILTON
4435	FRANK	1815	GARZA	3726	HAMILTON
4602	FRANK	2911	GAY	3912	HAMILTON
4726	FRANK	1238	GEORGIA	3925	HAMILTON
2719	FRAZIER	1410	GEORGIA	4105	HAMILTON
2726	FRAZIER	1537	GEORGIA	4105	HAMILTON
2915	FRAZIER	2711	GERTRUDE	4226	HAMILTON
4127	FUREY	2515	GHENT	4309	HAMILTON
3507	FUREY	2519	GHENT	4314	HAMILTON
4343	HAMILTON	1331	HENDRICKS	2535	HOOPER
4403	HAMILTON	1352	HENDRICKS	2555	HOOPER
4410	HAMILTON	1405	HENDRICKS	2563	HOOPER
4418	HAMILTON	1612	HERALD	2607	HOOPER
3123	HAMMERLY	1621	HERALD	2615	HOOPER

3408		HAMMERLY	3819	HERRLING	2622		HOOPER
4013		HAMMERLY	602	HIGH	1306		HUDSPETH
4017		HAMMERLY	3536	HIGHLAND WOODS	1314		HUDSPETH
4033		HAMMERLY	1115	HOBSON E.	1323		HUDSPETH
4123		HAMMERLY	3016	HOLMES	1326		HUDSPETH
4143		HAMMERLY	2703	HOLMES	1415		HUDSPETH
3601		HANCOCK	2708	HOLMES	1438		HUDSPETH
3811		HANCOCK	2716	HOLMES	1527		HUDSPETH
3926		HANCOCK	2814	HOLMES	1606		HUDSPETH
2327		HARDING	2820	HOLMES	1607		HUDSPETH
2340		HARDING	2824	HOLMES	1642		HUDSPETH
2344		HARDING	2828	HOLMES	1710		HUDSPETH
2414		HARDING	2902	HOLMES	2003		HUDSPETH
1423		HARLANDALE	2913	HOLMES	2135		HUDSPETH
1907		HARLANDALE	3221	HOLMES	2159		HUDSPETH
2314		HARLANDALE	3412	HOLMES	7904		HULL
2431		HARLANDALE	3522	HOLMES	7905		HULL
2915		HARLANDALE	3526	HOLMES	7911		HULL
3014		HARLANDALE	3734	HOLMES	3607		HUMPHREY
3328		HARLANDALE	3833	HOLMES	3727		HUMPHREY
3714		HARLINGEN	1722	HOMELAND	3731		HUMPHREY
3803		HARLINGEN	1510	HOMELAND	3735		HUMPHREY
3130		HARMON	1527	HOMELAND	3746		HUMPHREY
3130		HARMON	1631	HOMELAND	1930		HUNTINGDON
3130		HARMON	1716	HOMELAND	2002		HUNTINGDON
2122		HARRELL	1722	HOMELAND	2006		HUNTINGDON
401		HART	1811	HOMELAND	2006		HUNTINGDON
407		HART	1815	HOMELAND	832		HUTCHINS
409		HART	1831	HOMELAND	836		HUTCHINS
413		HART	1835	HOMELAND	910		HUTCHINS
445		HART	1850	HOMELAND	1230		HUTCHINS
449		HART	1854	HOMELAND	4527		IMPERIAL
452		HART	1918	HOMELAND	4622		IMPERIAL
455		HART	1927	HOMELAND	4630		IMPERIAL
3521	S	HARWOOD	3702	HOMELAND	1938		INGERSOLL
3513	S	HARWOOD	2230	HOOPER	2622		INGERSOLL
3212	S	HASKELL	2246	HOOPER	4010		INGERSOLL
3311	S	HASKELL	2403	HOOPER	1503		IOWA
2701		HASTINGS	2431	HOOPER	2622		IROQUOIS
2718		HASTINGS	2434	HOOPER	2807		IROQUOIS
2727		HASTINGS	2439	HOOPER	4003		IVANHOE
2506		HATCHER	2445	HOOPER	4014		IVANHOE
3515		HATCHER	2510	HOOPER	4018		IVANHOE
2703		HECTOR	2514	HOOPER	4026		IVANHOE
2715		HECTOR	2530	HOOPER	7915		IVORY
542		HELENA	2531	HOOPER	7924		IVORY
734		HELENA	2532	HOOPER	7927		IVORY
7944		IVORY	6019	KEMROCK	601	N	LANCASTER
1917		J.B. JACKSON	6434	KEMROCK	609	N	LANCASTER
3526		JAMAICA	6435	KEMROCK	618	N	LANCASTER
3711		JAMAICA	6505	KEMROCK	4304		LANDRUM
3715		JAMAICA	6511	KEMROCK	4220		LANDRUM
3803		JAMAICA	3509	KENILWORTH	4301		LANDRUM

3807	JAMAICA	3623	KENILWORTH	4309	LANDRUM
4114	JAMAICA	3706	KENILWORTH	4317	LANDRUM
4343	JAMAICA	3723	KENILWORTH	2626	LAPSLEY
4346	JAMAICA	3916	KENILWORTH	3513	LATIMER
4352	JAMAICA	3432	KEYRIDGE	3922	LATIMER
4352	JAMAICA	3504	KEYRIDGE	2422	LAWRENCE
4406	JAMAICA	3508	KEYRIDGE	2711	LAWRENCE
4427	JAMAICA	3515	KEYRIDGE	2218	LAWRENCE
4431	JAMAICA	3516	KEYRIDGE	2227	LAWRENCE
4518	JAMAICA	1306	KIEST	2227	LAWRENCE
4526	JAMAICA	2606	KILBURN	2318	LAWRENCE
4705	JAMAICA	2607	KILBURN	2410	LAWRENCE
1323	E JEFFERSON	2623	KILBURN	2446	LAWRENCE
2401	JEFFRIES	2639	KILBURN	2454	LAWRENCE
2405	JEFFRIES	2836	KILBURN	2503	LAWRENCE
2414	JEFFRIES	4833	KILDARE	2530	LAWRENCE
2426	JEFFRIES	4914	KILDARE	2700	LAWRENCE
2431	JEFFRIES	4926	KILDARE	2710	LAWRENCE
2502	JEFFRIES	4943	KILDARE	2719	LAWRENCE
2505	JEFFRIES	1507	KINGSLEY	2806	LE CLERC
2506	JEFFRIES	1511	KINGSLEY	2810	LE CLERC
2514	JEFFRIES	2522	KINGSTON	2818	LE CLERC
2517	JEFFRIES	1610	KINMORE	2822	LE CLERC
2518	JEFFRIES	1632	KINMORE	1905	LEACREST
2602	JEFFRIES	2517	KIRKLEY	2000	LEACREST
2636	JEFFRIES	7919	KISKA	6610	LEANA
3406	JEFFRIES	4310	KOLLOCH	1819	LEATH
2406	JEWELL	2517	KOOL	1846	LEATH
604	JONELLE	2631	KOOL	1847	LEATH
627	JONELLE	1826	KRAFT	2003	LEATH
648	JONELLE	1834	KRAFT	2006	LEATH
4614	JONES	1842	KRAFT	2034	LEATH
4731	JONES	1933	KRAFT	2046	LEATH
2215	JORDAN	1938	KRAFT	2050	LEATH
2224	JORDAN	2031	KRAFT	2605	LEDBETTER
2225	JORDAN	318	KRAMER	4502	LELAND
2125	KATHLEEN	322	KRAMER	4506	LELAND
2115	KATHLEEN	3819	KYNARD	4911	LELAND
2141	KATHLEEN	3432	LADD	4918	LELAND
2407	KATHLEEN	2720	LAGOW	1610	LIFE
2607	KATHLEEN	2403	LAGOW	1619	LIFE
2716	KEELER	2628	LAGOW	1923	LIFE
2728	KEELER	421	LAKE CLIFF	1935	LIFE
2732	KEELER	826	LAMBERT	1941	LIFE
2732	KEELER	2118	LAMONT	1949	LIFE
2732	KEELER	421	N LANCASTER	1967	LIFE
5002	LINDER	5041	S MALCOLM X	4250	MARYLAND
5006	LINDER	3122	MALLORY	1407	MAYWOOD
4702	LINDSLEY	3429	MALLORY	1610	MAYWOOD
4718	LINDSLEY	2319	MARBURG	3615	MCBROOM
2820	LINFIELD	2524	MARBURG	3610	MCBROOM
2739	LOCUST	2539	MARBURG	3630	MCBROOM
2210	LOCUST	2706	MARBURG	3734	MCBROOM

2214		LOCUST	2735		MARBURG	1715	MCBROOM
2214		LOCUST	3010		MARBURG	1729	MCBROOM
2226		LOCUST	3010		MARBURG	1835	MCBROOM
1423	E	LOUISIANA	2802		MARDER	1838	MCBROOM
1203	E	LOUISIANA	2618		MARDER	1930	MCBROOM
1226	E	LOUISIANA	1242		MARFA	1934	MCBROOM
1415	E	LOUISIANA	1247		MARFA	1948	MCBROOM
1426	E	LOUISIANA	1313		MARFA	1956	MCBROOM
2334		LOWERY	1415		MARFA	2015	MCBROOM
2509		LOWERY	1419		MARFA	2016	MCBROOM
2510		LOWERY	1503		MARFA	2017	MCBROOM
4531		LUZON	1530		MARFA	2022	MCBROOM
4540		LUZON	1531		MARFA	2027	MCBROOM
4535		LUZON	1610		MARFA	2028	MCBROOM
4611		LUZON	1634		MARFA	3402	MCBROOM
1325		LYNN HAVEN	1642		MARFA	3430	MCBROOM
1410		LYNN HAVEN	2134		MARFA	3431	MCBROOM
2441		LYOLA	2603		MARJORIE	3615	MCBROOM
2633		MACON	2736		MARJORIE	3618	MCBROOM
2225		MACON	2747		MARJORIE	3630	MCBROOM
2254		MACON	2747		MARJORIE	3705	MCBROOM
2310		MACON	2981		MARJORIE	3723	MCBROOM
2310		MACON	507	S	MARLBOROUGH	3723	MCBROOM
2337		MACON	5006		MARNE	3723	MCBROOM
2338		MACON	5012		MARNE	3724	MCBROOM
2338		MACON	5021		MARNE	3734	MCBROOM
2451		MACON	5027		MARNE	1210	MCKENZIE
2455		MACON	5034		MARNE	1304	MCKENZIE
2459		MACON	5039		MARNE	1336	MCKENZIE
2518		MACON	5102		MARNE	1410	MCKENZIE
2637		MACON	3709		MARSHALL	1414	MCKENZIE
2641		MACON	3919		MARSHALL	2816	MEADOW
2702		MACON	4002		MARSHALL	2820	MEADOW
2718		MACON	4103		MARSHALL	3604	MEADOW
2731		MACON	4302		MARSHALL	3622	MEADOW
2732		MACON	4302		MARSHALL	3624	MEADOW
2807		MACON	4334		MARSHALL	4921	MEADOW VIEW
2810		MACON	4335		MARSHALL	1610	MENTOR
2826		MACON	4338		MARSHALL	1610	MENTOR
2833		MACON	4136		MART	1734	MENTOR
2835		MACON	515		MARTINIQUE	2405	MERLIN
2837		MACON	811		MARTINIQUE	2418	MERLIN
5007		MALCOLM X	1704		MARY ELLEN	2510	MERLIN
5023		MALCOLM X	3921		MARYLAND	2514	MERLIN
5031	S	MALCOLM X	4030		MARYLAND	2518	MERLIN
3514		METROPOLITAN	1403		MONTAGUE	1922	MUNCIE
3926		METROPOLITAN	2017	N	MONTCLAIR	1923	MUNCIE
4602		METROPOLITAN	4018		MONTIE	5814	MUNICIPAL
2237		METROPOLITAN	4022		MONTIE	5902	MUNICIPAL
2240		METROPOLITAN	4311		MONTIE	5908	MUNICIPAL
3142		METROPOLITAN	329		MOORE	5914	MUNICIPAL
3614		METROPOLITAN	333		MOORE	6205	MUNICIPAL
3615		METROPOLITAN	406		MOORE	6207	MUNICIPAL

3622	METROPOLITAN	410	MOORE	6212	MUNICIPAL
3715	METROPOLITAN	413	MOORE	6307	MUNICIPAL
3715	METROPOLITAN	424	MOORE	6310	MUNICIPAL
3803	METROPOLITAN	501	MOORE	4316	MYRTLE
3803	METROPOLITAN	503	MOORE	6318	MYRTLE
3905	METROPOLITAN	508	MOORE	4507	N OTTAWA
4000	METROPOLITAN	523	MOORE	2446	NAOMA
4011	METROPOLITAN	603	MOORE	3116	NAVARO
4106	METROPOLITAN	612	MOORE	3226	NAVARO
4223	METROPOLITAN	613	MOORE	3226	NAVARO
4415	METROPOLITAN	614	MOORE	3234	NAVARO
4422	METROPOLITAN	734	MOORE	3406	NAVARO
4427	METROPOLITAN	743	MOORE	731	NEOMI
4515	METROPOLITAN	607	N MOORE	1	NO NAME
4517	METROPOLITAN	2738	MORNING	1525	NOMAS
4523	METROPOLITAN	1722	MORRELL	3615	NOMAS
4606	METROPOLITAN	1726	MORRELL	3715	NOMAS
4618	METROPOLITAN	1925	MORRIS	531	NOMAS
2414	MEYERS	1929	MORRIS	1418	NOMAS
2422	MEYERS	2011	MORRIS	1710	NOMAS
2423	MEYERS	2017	MORRIS	1714	NOMAS
2505	MEYERS	3542	MORRIS	1730	NOMAS
2506	MEYERS	3639	MORRIS	1816	NOMAS
2509	MEYERS	3701	MORRIS	1970	NOMAS
2522	MEYERS	1506	MORRIS	2010	NOMAS
2602	MEYERS	1512	MORRIS	2014	NOMAS
2612	MEYERS	1710	MORRIS	2021	NOMAS
2641	MEYERS	1714	MORRIS	3316	NOMAS
3523	MEYERS	1838	MORRIS	3321	NOMAS
3055	MICHIGAN	1847	MORRIS	3321	NOMAS
1143	MISSOURI	1901	MORRIS	3324	NOMAS
1643	E MISSOURI	1912	MORRIS	3431	NOMAS
2728	MITCHELL	1920	MORRIS	3528	NOMAS
2111	MOFFATT	2020	MORRIS	3529	NOMAS
2222	MOFFATT	2026	MORRIS	3715	NOMAS
2235	MOFFATT	3420	MORRIS	3718	NOMAS
2431	MOFFATT	3606	MORRIS	4705	NOME
2211	MOFFATT	3610	MORRIS	4744	NOME
2226	MOFFATT	3701	MORRIS	4711	NOME
2230	MOFFATT	3741	MORRIS	4723	NOME
2303	MOFFATT	3741	MORRIS	4836	NOME
2322	MOFFATT	4731	MORRIS	4843	NOME
2410	MOFFATT	4853	MORRIS	4748	NOME
2427	MOFFATT	1809	MUNCIE	1326	OAKLEY
1330	OAKLEY	4910	PARRY	4515	PHILIP
1406	OAKLEY	2611	PARSONS	4523	PHILIP
3021	OBENCHAIN	2703	PARSONS	4530	PHILIP
3713	ODESSA	2712	PARSONS	4531	PHILIP
3719	ODESSA	2715	PARSONS	4603	PHILIP
4103	ODESSA	2723	PARSONS	4717	PHILIP
4103	ODESSA	9999	PARSONS	4911	PHILIP
4142	ODESSA	2708	PARSONS	5119	PHILIP
1242	OHIO E.	3333	PARVIA	3319	PINE

3708	OPAL	1812	PEABODY	3710	PINE
3710	OPAL	1307	PEABODY	1617	PINE
3714	OPAL	1313	PEABODY	2233	PINE
3723	OPAL	1325	PEABODY	2522	PINE
3801	OPAL	1404	PEABODY	3218	PINE
3810	OPAL	1709	PEABODY	3335	PINE
3816	OPAL	2300	PEABODY	3335	PINE
3822	OPAL	2408	PEABODY	3635	PINE
3831	OPAL	2413	PEABODY	3642	PINE
4117	OPAL	2525	PEABODY	3714	PINE
4207	OPAL	2529	PEABODY	3714	PINE
4214	OPAL	1637	PEAR	3802	PINE
4243	OPAL	1713	PEAR	3802	PINE
1623	OVERTON	400	PECAN	3817	PINE
2307	OVERTON	402	PECAN	3902	PINE
2730	OVERTON	410	PECAN	3906	PINE
2835	OVERTON	411	PECAN	4002	PINE
3418	OVERTON	413	PECAN	4010	PINE
1618	E OVERTON	416	PECAN	5918	PLUM DALE
1418	OWEGA	606	PEMBERTON	6043	PLUM DALE
1442	OWEGA	3533	PENELOPE	6047	PLUM DALE
1510	OWEGA	3603	PENELOPE	4116	PLUTO
4617	OWENWOOD	3602	PENELOPE	3915	POLLY
4705	OWENWOOD	3627	PENELOPE	3919	POLLY
4818	OWENWOOD	3631	PENELOPE	3927	POLLY
4822	OWENWOOD	3718	PENELOPE	3425	PONDROM
1414	PADGITT	3815	PENELOPE	1619	POPLAR
1534	PADGITT	3819	PENELOPE	1717	POPLAR
3612	PALACIOS	3922	PENELOPE	1610	PRESIDIO
3719	PALACIOS	4337	PENELOPE	1651	PRESIDIO
4003	PALACIOS	2525	PENNSYLVANIA	2763	PROSPERITY
2652	PALL MALL	1308	PENNSYLVANIA	2759	PROSPERITY
2656	PALL MALL	1313	PENNSYLVANIA	2771	PROSPERITY
2719	PALL MALL	1317	PENNSYLVANIA	2802	PROSPERITY
2723	PALL MALL	1317	PENNSYLVANIA	3022	PROSPERITY
2723	PARK ROW	1325	PENNSYLVANIA	3706	PROSPERITY
2708	PARNELL	2710	PENNSYLVANIA	3710	PROSPERITY
2722	PARNELL	2722	PENNSYLVANIA	3700	PUEBLO
2724	PARNELL	2812	PENNSYLVANIA	1933	PUEBLO
2820	PARNELL	2822	PENNSYLVANIA	3329	PUEBLO
3510	PARNELL	2836	PENNSYLVANIA	3521	PUEBLO
4831	PARRY	3105	PENNSYLVANIA	3623	PUEBLO
4907	PARRY	4508	PHILIP	1403	PUEBLO
1403	PUEBLO	730	RIDGE	2754	SCOTLAND
1414	PUEBLO	1221	RING	2203	SCOTLAND
1414	PUEBLO	2640	RIPPLE	2211	SCOTLAND
1515	PUEBLO	3501	ROBERTS	2410	SCOTLAND
1515	PUEBLO	3516	ROBERTS	2775	SCOTLAND
1720	PUEBLO	3927	ROBERTS	2341	SCOTT
1726	PUEBLO	4003	ROBERTS	2343	SCOTT
1815	PUEBLO	4006	ROBERTS	2930	SEATON
1818	PUEBLO	4010	ROBERTS	1331	SELKIRK
1822	PUEBLO	4014	ROBERTS	1702	SHAW

1903	PUEBLO	2711	ROCHESTER	1707	SHAW
1947	PUEBLO	2718	ROCHESTER	1811	SHAW
1973	PUEBLO	2617	ROCHESTER	1818	SHAW
2024	PUEBLO	2803	ROCHESTER	1826	SHAW
3423	PUEBLO	2815	ROCHESTER	1917	SHAW
3521	PUEBLO	2827	ROCHESTER	1927	SHAW
3525	PUEBLO	2910	ROCHESTER	1940	SHAW
3623	PUEBLO	2915	ROCHESTER	1942	SHAW
3626	PUEBLO	2918	ROCHESTER	1943	SHAW
4727	PUEBLO	2932	ROCHESTER	1976	SHAW
3112	PUGET	3000	ROCHESTER	1964	SHAW
3116	PUGET	3002	ROCHESTER	2013	SHAW
3118	PUGET	3006	ROCHESTER	2020	SHAW
3535	PUGET	3014	ROCHESTER	2124	SHELLHORSE
4011	PUGET	612	ROCKWOOD	2130	SHELLHORSE
4802	RAMONA	709	ROCKWOOD	2140	SHELLHORSE
2453	RANDOLPH	713	ROCKWOOD	1619	SICILY
2519	RANDOLPH	717	ROCKWOOD	1623	SICILY
2531	RANDOLPH	725	ROCKWOOD	1627	SICILY
2551	RANDOLPH	2715	ROGERS	1631	SICILY
4016	RANGER	2719	ROGERS	1707	SICILY
563	RAYNELL	2731	ROGERS	3517	SIDNEY
607	RAYNELL	5120	ROSINE	3521	SIDNEY
650	RAYNELL	5132	ROSINE	3529	SIDNEY
2835	REED	1423	ROWAN	3533	SIDNEY
2923	REED	1448	ROWAN	3603	SIDNEY
3014	REED	1520	ROWAN	3621	SIDNEY
3018	REED	1530	ROWAN	3622	SIDNEY
3022	REED	3709	RUSKIN	1002	SIGNET
3215	REED	3238	RUTLEDGE	1006	SIGNET
3220	REED	3300	RUTLEDGE	2726	SILKWOOD
3228	REED	3314	RUTLEDGE	2730	SILKWOOD
3231	REED	3315	RUTLEDGE	2614	SILKWOOD
3327	REED	3323	RUTLEDGE	2618	SILKWOOD
3335	REED	3122	RUTZ	2620	SILKWOOD
3600	REESE	3524	RUTZ	2727	SILKWOOD
3706	REESE	2515	SAMOA	2727	SILKWOOD
1403	RENNER	2517	SAMOA	2802	SILKWOOD
1505	RENNER	2519	SAMOA	2802	SILKWOOD
3239	REYNOLDS	5424	SANTA FE	2814	SILKWOOD
2906	REYNOLDS	4807	SAPPHIRE	2819	SILKWOOD
3006	REYNOLDS	4811	SAPPHIRE	2820	SILKWOOD
2906	SILKWOOD	3905	SPRING	1223	STRICKLAND
2922	SILKWOOD	4304	SPRING	1418	STRICKLAND
4600	SILVER	4326	SPRING	4915	STROBEL
4604	SILVER	4334	SPRING	2427	SUE
4605	SILVER	4335	SPRING	2703	SWANSON
4609	SILVER	4603	SPRING GARDEN	2728	SWANSON
4612	SILVER	2714	SPRINGDALE	2432	SYLVIA
4631	SILVER	3361	SPRINGVIEW	4720	TACOMA
4701	SILVER	3027	SPRINGVIEW	2429	TALCO
4800	SILVER	3103	SPRINGVIEW	10	TAMA
4806	SILVER	3347	SPRINGVIEW	2643	TANNER

4807	SILVER	3350	SPRINGVIEW	6214	TEAGUE
4812	SILVER	3360	SPRINGVIEW	6510	TEAGUE
4831	SILVER	3367	SPRINGVIEW	3535	TERRELL
4835	SILVER	2421	ST CLAIR	4801	TERRY
4838	SILVER	2506	ST CLAIR	5102	TERRY
2403	SKYLARK	2521	ST CLAIR	5102	TERRY
4542	SOLAR	3814	STANLEY SMITH	5232	TERRY
4002	SOLOMAN	3820	STANLEY SMITH	5420	TERRY
4006	SOLOMAN	2331	STARKS	3230	TOPEKA
4019	SOLOMAN	2538	STARKS	3234	TOPEKA
4102	SOLOMAN	2344	STARKS	1950	TORONTO
4135	SOLOMAN	2404	STARKS	1718	TORONTO
4013	SONNY	2410	STARKS	1731	TORONTO
3703	SONORA	2412	STARKS	1733	TORONTO
3835	SONORA	2415	STARKS	1737	TORONTO
3843	SONORA	2430	STARKS	1741	TORONTO
3934	SONORA	2441	STARKS	1804	TORONTO
3935	SONORA	2441	STARKS	1818	TORONTO
3116	SOUTH	2543	STARKS	1839	TORONTO
1526	SOUTHERLAND	2555	STARKS	1950	TORONTO
2623	SOUTHLAND	2559	STARKS	2009	TORONTO
2646	SOUTHLAND	2563	STARKS	2009	TORONTO
2714	SOUTHLAND	2627	STARKS	2014	TORONTO
2826	SOUTHLAND	2702	STARKS	2014	TORONTO
405	SPARKS	319	STARR	2026	TORONTO
441	SPARKS	1439	STELLA	3332	TORONTO
442	SPARKS	1627	STELLA	3402	TORONTO
443	SPARKS	2522	STEPHENSON	3402	TORONTO
615	SPARKS	2529	STEPHENSON	3403	TORONTO
617	SPARKS	2544	STEPHENSON	3407	TORONTO
622	SPARKS	2714	STEPHENSON	3411	TORONTO
624	SPARKS	1444	STIRLING	3415	TORONTO
3818	SPENCE	4611	STOKES	3423	TORONTO
3707	SPENCE	4720	STOKES	3519	TORONTO
3809	SPENCE	4723	STOKES	3548	TORONTO
3835	SPENCE	1728	STONEMAN	3561	TORONTO
3905	SPENCE	1741	STONEMAN	3618	TORONTO
4006	SPENCE	605	STOREY S.	3619	TORONTO
3303	SPRING	2450	STOVALL	3624	TORONTO
3304	SPRING	1035	STRICKLAND	3628	TORONTO
3331	SPRING	1038	STRICKLAND	3711	TORONTO
3719	TORONTO	2	VILBIG	2246	WILHURT
3719	TORONTO	1730	VILBIG	2314	WILHURT
3725	TORONTO	3106	VILBIG	2318	WILHURT
7903	TROJAN	3203	VILBIG	2747	WILHURT
7955	TROJAN	3220	VILBIG	2235	WILHURT
7912	TROJAN	3401	VILBIG	2243	WILHURT
7928	TROJAN	3502	VILBIG	2247	WILHURT
7931	TROJAN	3510	VILBIG	2314	WILHURT
7936	TROJAN	3514	VILBIG	2318	WILHURT
7955	TROJAN	3540	VILBIG	2326	WILHURT
7960	TROJAN	3614	VILBIG	2410	WILHURT
2813	TROY	3705	VILBIG	2414	WILHURT

2813	TROY	3714	VILBIG	2418		WILHURT
1818	TRUNK	3722	VILBIG	2535		WILHURT
1822	TRUNK	3722	VILBIG	2603		WILHURT
4011	TRUNK	3721	VINEYARD	2606		WILHURT
4015	TUMALO	3806	VINEYARD	2619		WILHURT
3131	TUSKEGEE	3826	VINEYARD	2635		WILHURT
2811	VALENTINE	3906	VINEYARD	3611	N	WINNETKA
3027	VALENTINE	2015	VOLGA	511		WOODBINE
2611	VALENTINE	2130	VOLGA	515		WOODBINE
2619	VALENTINE	1438	WACO	520		WOODBINE
2625	VALENTINE	1706	WACO	530		WOODBINE
2722	VALENTINE	1727	WACO	555		WOODBINE
2726	VALENTINE	3809	WALDRON	635		WOODBINE
2727	VALENTINE	2625	WARREN	709		WOODBINE
2810	VALENTINE	2631	WARREN	1615	E	WOODIN
2813	VALENTINE	3004	WARREN	1226	E	WOODIN
2814	VALENTINE	5127	WATSON	1239	E	WOODIN
2814	VALENTINE	5131	WATSON	1554	E	WOODIN
2814	VALENTINE	5139	WATSON	1619	E	WOODIN
2822	VALENTINE	1338	WAWEENOC	3510		YORK
2825	VALENTINE	3322	WEISENBERGER	3518		YORK
2907	VALENTINE	3813	WEISENBERGER	3531		YORK
2914	VALENTINE	4016	WEISENBERGER	3615		YORK
2926	VALENTINE	4026	WEISENBERGER	3618		YORK
3015	VALENTINE	2517	WELLS	3622		YORK
3027	VALENTINE	2519	WELLS	3624		YORK
3035	VALENTINE	2521	WELLS	3719		YORK
3041	VALENTINE	2527	WELLS	3807		YORK
3720	VANDERVOORT	2527	WELLS	4226		YORK
3806	VANDERVOORT	2531	WELLS	4807		ZEALAND
3810	VANDERVOORT	2533	WELLS	4705		ZEALAND
3917	VANDERVOORT	3417	WENDELKIN	4737		ZEALAND
3923	VANDERVOORT	3514	WENDELKIN	4741		ZEALAND
4635	VERDUN	3518	WENDELKIN	4742		ZEALAND
1126	VERMONT	3636	WENDELKIN	4745		ZEALAND
1226	VERMONT	3722	WENDELKIN	4812		ZEALAND
1230	VERMONT	1503	WHITAKER	4812		ZEALAND
5029	VETERANS	1538	WHITAKER	4816		ZEALAND
5029	VETERANS	2251	WILHURT	4820		ZEALAND
5143	VETERANS	2234	WILHURT	4824		ZEALAND