



CITY OF DALLAS

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Memorandum

DATE August 1, 2014

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

SUBJECT August 4, 2014 - Housing Committee Agenda

We will have a meeting of the Housing Committee on Monday, August 4, 2014, 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 June 16, 2014 Minutes
Carolyn R. Davis
Councilmember
2. Cedar Branch Townhouse and Bridge Project Southwestern Medical TIF District
Karl Zavitkovsky, Director
Economic Development
(30 minutes)
3. Upcoming Agenda Items
Housing Items Only
For Information Only
 - a. Land Bank sale to Archangel Reliance (33 lots)
 - b. Land Bank sale to AAA Homes (7 lots)
 - c. Land Bank amended deed restrictions to Commonwealth Companies Properties (30 lots)
 - d. Land Transfer Call for Public Hearing – Habitat (1 lot)
 - e. Land Bank Call for Public Hearing Annual Plan
 - f. EDCO Thornton Heights development loan extension
 - g. EDCO Harding development loan extension
 - h. Altura Homes development loan extension
 - i. 2122 Highland, LLC development loan amendment



Carolyn R. Davis, Chair
Housing Committee

- c: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M. S. Ernst, 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
Shawn Williams, Interim 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 June 16, 2014

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: June 16, 2014

Meeting Start time: 11:20 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 Asst. City Manager Bernadette Mitchell-Interim Director/HOU Charles Brideau-Asst. Director/HOU Beverly Davis-Asst. Director OHC Cobbie Ransom-HOU Rick Robin-HOU Robin Bentley-CAO Robin Gerard-CMO John Noble-MCC Doris Edmon-HOU Cassandra Luster-HOU Alida Allen-HOU Priscylla Bento-SEC</p>
<p><u>Other Council Members Present:</u></p>	
<p><u>Committee Members Absent:</u></p>	<p><u>Other Attendees</u></p>

AGENDA:

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

1. Approval of June 2, 2014 Minutes of the Housing Committee

Presenter(s): Council Member Carolyn R. Davis

Action Taken/Committee Recommendation(s)

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

Follow-up (if necessary):

2. Depart to Level 1 Green Tour of Atmos Lofts

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

Departure: 11:23

Information Only: X

Action Taken/Committee Recommendation(s) Motion to move

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. Reconvene in 6ES Immediately Following the Tour
 Presenter(s) Theresa O'Donnell, Interim Asst. City Manager/Bernadette Mitchell,**

Returned: 12:56

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):

**4. Upcoming Agenda Items
 Housing Items Only**

- a. Land Bank sale to RPL Properties (19 lots)
- b. Land Bank sale to Habitat for Humanity (2 lots)
- c. Land Bank sale to Commonwealth Companies (30 lots)
- d. Land Bank amended plan with Sphinx Development Corporation (11 lots)
- e. City Wide CDC development loan amendment

Information Only:

Action Taken/Committee Recommendation(s) Motion to move forward to full Council

Motion made by: CM Scott Griggs	Motion seconded by: CM Rick Callahan
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: 12:57 P.M.

Approved By: _____

Memorandum



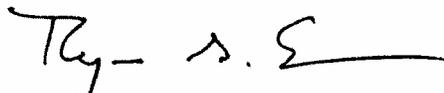
DATE August 1, 2014

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

SUBJECT **Cedar Branch Townhouse and Bridge Project Southwestern Medical TIF District**

On Monday August 4, 2014, you will be briefed on Cedar Branch Townhouse and Bridge Project Southwestern Medical TIF District. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans,
Interim First Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
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Charles M. Cato, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Shawn Williams, Interim Public Information Officer
Bernadette Mitchell, Housing/Community Services, Interim Director
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Cedar Branch Townhouse and Bridge Project Southwestern Medical TIF District

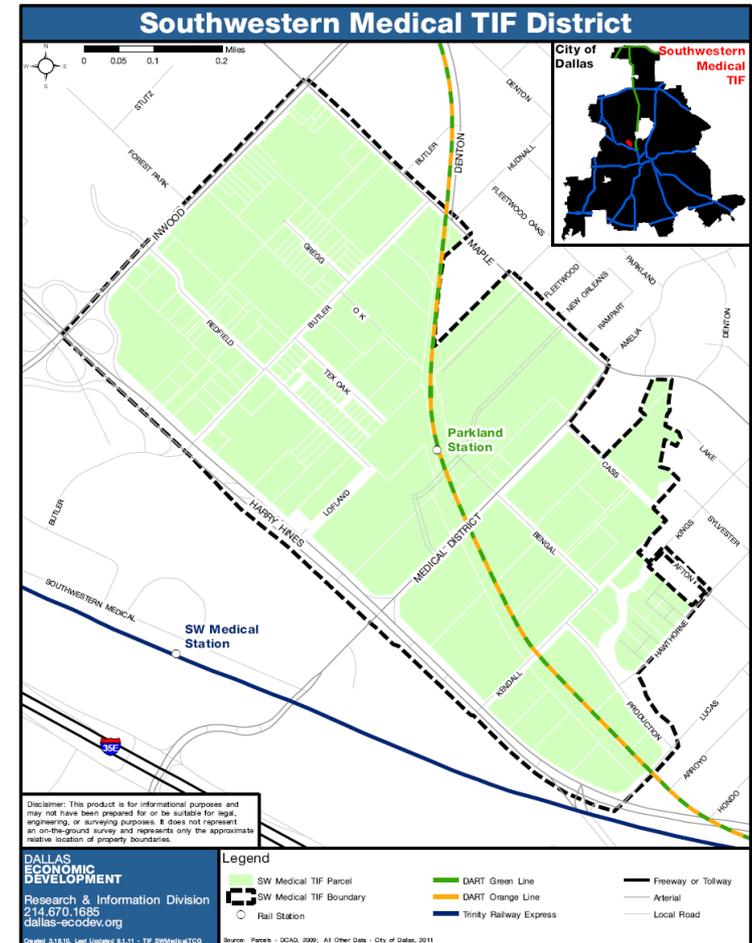
Housing Committee
August 4, 2014

Purpose

- Review TIF funding request for Cedar Branch Townhome and Bridge Projects in the Southwestern Medical TIF District
- Discuss implementation of a Pilot Program which involves using TIF funds to support mixed income, for-sale housing
- Seek Housing Committee approval for City Council consideration of related items on August 13, 2014

Southwestern Medical TIF District: Background

- Created April 27, 2005
- Located approximately 2.5 miles northwest of downtown, in area bounded by Stemmons Freeway between Harry Hines Boulevard, Inwood Road and Maple Avenue
- Adjacent to Southwestern Medical District, a 390 acre employment center including UT Southwestern Medical Center, Parkland Health and Hospital System, and Children's Medical Center



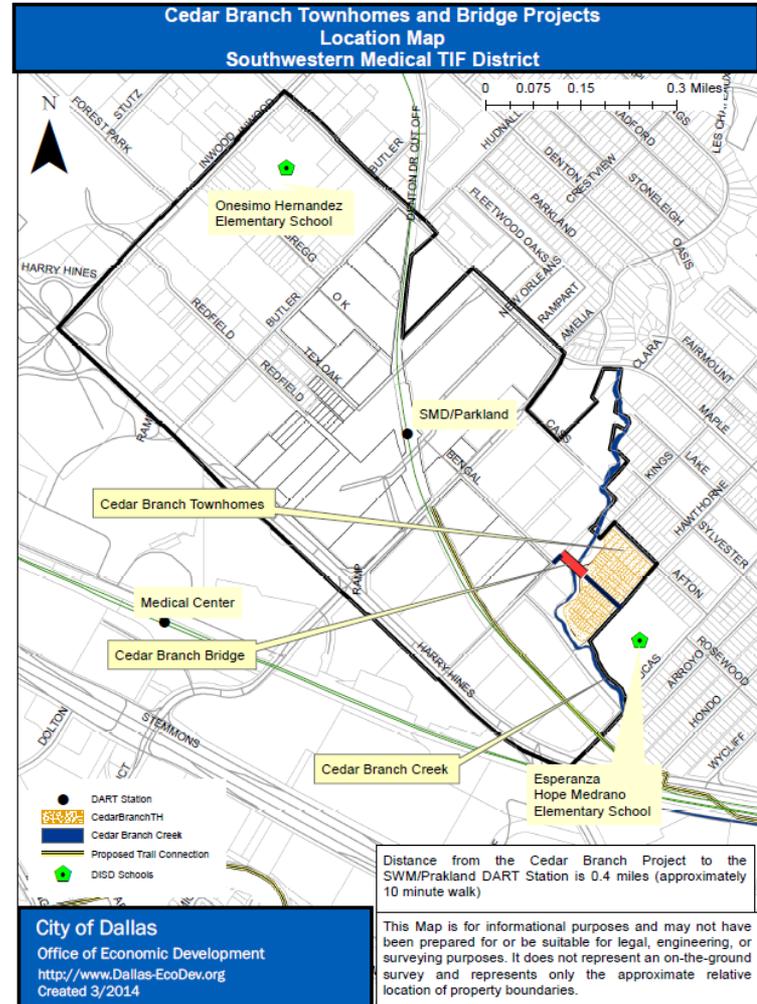
Southwestern Medical TIF District: Background (continued)

- Southwestern Medical District scheduled to terminate on December 31, 2027 (including collection of the 2027 increment in calendar year 2028) or when the approximately \$49.9 million in incremental revenue is collected (see Appendices 1 and 2).



Cedar Branch Project

- Cedar Branch Project consists of:
 - 112 Townhomes – 89 market rate/23 affordable
 - Bridge connecting Hawthorne Avenue to Parkland light rail station
- Located at the corner of Production Drive and Hawthorne Avenue (see map on right)
- Texas Intownhomes LLC, managed by Frank Liu will complete the Cedar Branch Projects. Liu is an award winning townhome developer, with projects in Houston and Dallas (see Appendix 10). Recent work includes Farmers Market Square Townhomes, adjacent to the Dallas Farmers Market.



Cedar Branch Townhomes

- Project Description: 112 townhomes/2 phases
 - 89 market rate homes
 - price range from \$300,000 to \$400,000
 - 23 affordable homes (20% of the total units)
 - Sold to the Qualified Buyers at \$150,000
 - TIF subsidy of \$150,000 per home offsets difference between market and affordable sales price
- Provides high quality, well designed, for-sale housing to moderate income families
- Well situated site – close to employment center & light rail station; 2.5 miles from downtown Dallas
- Estimated project cost - \$39M
- Construction Start – 12/31/15
- Project Completion – 12/31/17
- Financing – 100% Developer Equity



TIF Affordable Housing Policy

- All Active TIFs have an Affordable Housing component
- Applies to residential or residential mixed-use projects receiving TIF assistance (10% Downtown, 20% Citywide; residents must not exceed 80% of AMI for a period of 15 years)
- Implementation of affordability requirements for multi family rental projects is straight forward
- Utilization of TIF assistance to support for-sale housing is more complex
 - Developer unwilling to assume risk
 - Delayed sales (high volume business)
 - High subsidy requirements
 - Deed restriction/compliance monitoring
- Austin's Mueller Airport Development provides successful for-sale mixed-income support model
- Cedar Branch Townhomes Project an ideal Pilot Program for Dallas
 - Experienced Developer
 - Available TIF funds
 - Proximity to job center and light rail station
 - Located in mixed income environment

Cedar Branch Townhomes TIF Funding Request

Cedar Branch Townhomes TIF reimbursement:

- (1) Public Infrastructure expenditure not to exceed \$2,888,366
 - Public improvement costs - paving, streetscape and pedestrian lighting – **typical TIF reimbursement for infrastructure that benefits community as a whole**
- (2) Pilot Program - TIF Grant to allow Developer to provide Affordable For-Sale Housing – **modeled after Austin program**
 - City to subsidize affordable homes and place lien on homes to require resale to future income qualified buyers.
 - Phase II subsidy for affordable homes contingent on successful sale of Phase I product
 - Total TIF reimbursements for affordable homes not to exceed **\$5,010,000** (see Appendix 6) – **a portion of this amount potentially not spent (if developer sells homes to qualified buyers) or reimbursed by home sales (if City sells properties)**
 - Southwestern Medical TIF District has accumulated funds which are available to offset the difference between market rate and affordable sales price (see Appendix 7)

Cedar Branch Townhomes TIF Budget

<u>Cedar Branch TH Public Improvements and Affordable Housing</u>		
Public Improvements:	Amount	Amount
Environmental	\$10,000	
Demolition	\$600,000	
Paving /Streetscape, water, sanitary and sewer	\$975,000	
Landscaping and Pedestrian Facilities	\$608,366	
Utility	\$695,000	
TIF funding for the Public Improvements		\$2,888,366
TIF Grant for Affordable Housing*		\$5,010,000
TIF funding up to		\$7,898,366

*Note: The Maximum Affordable Housing expenditure is \$5,010,000 (See Appendix 6):

Developer sells Phase I affordable homes – receives grant of \$150,000 per home	\$1,650,000
City purchases 12 townhomes (Phase II @ \$280,000/home	<u>\$3,360,000</u>
Total	\$5,010,000

Cedar Branch Townhomes Project Elevations Hawthorne Avenue



Cedar Branch Townhomes Project

Location of the Affordable Homes

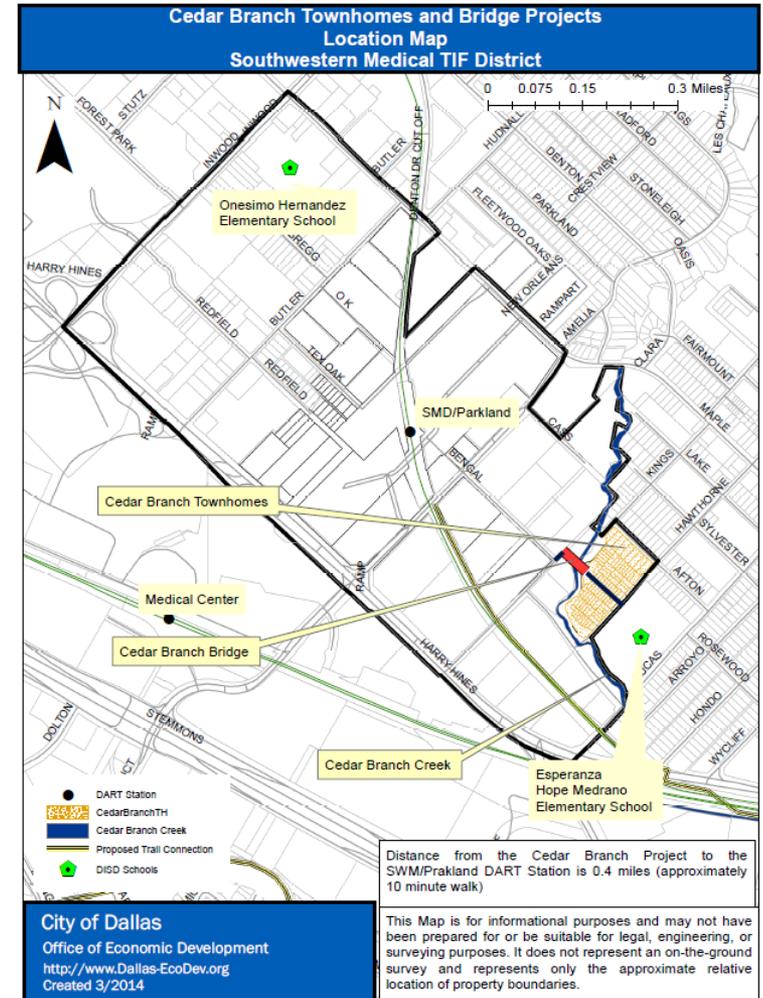
Hawthorne Avenue



Affordable units scattered throughout site

Cedar Branch Bridge

- Cedar Branch Bridge provides connectivity with neighborhood south of creek and employment center/DART light rail station
- Construction of the Bridge may require a small parcel of land (City currently owns most of the ROW for the bridge)
- Public dedication of the bridge after completion



Cedar Branch Bridge TIF Funding

- Public infrastructure expenditure in an amount not to exceed \$826,500 for bridge and potentially a small amount of additional right-of-way
- City owns right-of-way for bridge. Final design work is needed to determine if a small amount of additional right-of-way will be needed (some additional funding for land is included in the budget below)

Cedar Branch Public Improvement Cost	
Acquisition Costs	\$100,000
Infrastructure cost	\$566,500
Architects/Engineers/Consultants Total	\$100,000
Legal & Accounting	\$10,000
Soft cost and contingency	\$50,000
	\$826,500

Note: Developer is responsible for maintaining the Cedar Branch Bridge for 20 years from the time of completion.

Cedar Branch Bridge



Cedar Branch Townhomes

Affordable For-Sale Home Pilot Program

- Pilot Project modeled after successful program implemented at Austin's Mueller Airport site (see Appendix 11)
- It will be used to evaluate the City's ability to promote for-sale, affordable housing in projects utilizing future TIF reimbursements as part of mixed-income neighborhood near transit and employment opportunities
- If any affordable units do not sell within 3 months of Green Tag issuance, City has option to purchase at \$280,000 per unit and re-market to Qualified Buyers. If Developer fails to sell Phase I affordable units, no eligibility for Phase II subsidy
- To minimize City risk, if Phase I affordable units do not sell, City may waive option to purchase Phase II affordable units
- Southwestern Medical District Funds (on hand) will be used to purchase affordable units if developer unsuccessful in selling units – rare case where a TIF District has surplus, unallocated funds
- Affordable units are deed restricted so that they can only be sold to qualified buyers for period of 20 years from initial sale. City will retain a lien on the property to insure compliance.
- Since initial purchase is below market rate, appreciation on re-sale prices of the units will be limited
- OED will seek assistance from lenders and the Dallas Housing Finance Corporation to identify Qualified Buyers
- OED responsible for ongoing program monitoring and implementation

Cedar Branch Townhomes Project Phasing/Commitments

Cedar Branch Townhomes Project - Phasing:

- Phase I (11 affordable/39 market rate townhomes) and related public improvements:
 - OED and Developer will jointly promote the program and develop a list of potential qualified buyers
 - OED, DHFC and lenders will verify income levels of potential buyers and prepare a list of pre-qualified buyers
 - Developer will market affordable homes to pre-qualified buyers
 - If Developer cannot sell affordable homes to the pre-qualified buyer (3 months from Green Tag date), City of Dallas will buy the units (at \$280,000/home using available funding from Southwestern Medical TIF District and re-sell the homes to buyers from pre-qualified list)
 - (Note: follows successful implementation model developed for Mueller redevelopment)

Cedar Branch Townhomes

Project Phasing/Commitments (cont.)

- Phase II (12 affordable/50 market rate townhomes) and related public improvements:
 - Funding subsidy for Phase II affordable homes contingent on sale of Phase I affordable homes. This is pilot program. If Phase I units are not marketable, program will be discontinued
 - Developer will use list of pre-qualified buyers to market Phase II homes
 - If Developer cannot sell affordable homes to qualified buyers (3 months from Green Tag date), City of Dallas has option of buying the units (using available funding from Southwestern Medical TIF District)
 - **If City is unwilling to buy the Phase II homes**, Developer can sell the homes at market rate and no TIF funding will be provided for Phase II affordable housing

Affordable For-Sale Home Pilot Program Definitions

- **Qualified Buyer** means a household or individual with income at or below 80% of area median income (AMI) for the Dallas area standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development (additional requirements are included in Appendix 8)
- **Affordability Period** is 20 years and begins on date that deed transferring title from Developer to initial Qualified Buyer is recorded. Affordability Period will be enforced by deed restrictions filed on each of Affordable Home lots.

Affordable For-Sale Home Pilot Program Clarifications

- Affordable Sales Price for the Cedar Branch Townhomes is \$150,000 initially
- Sales price is deed-restricted and City will attach lien to property limiting re-sale
- Affordable units may be sold
 - No appreciation in value allowed if home re-sold within 12 months
 - Required to resell home to qualified buyer – lenders, OED, DHFC will assist in providing list of potential buyers
 - (Note: resale process mirrors successful implementation of similar program in Mueller redevelopment)

Affordable For-Sale Home Pilot Program Clarifications

- TIF Grant offsets the initial the difference between market rate (\$300,000) and affordable sale price (\$150,000)
 - Lien filed by City of Dallas against each of Affordable Homes in amount of TIF Subsidy
 - No payments are required to be made by any Qualified Buyer with respect to TIF Lien
 - After the affordable period (20 years) TIF Lien is released
 - Affordable Homes HOA fees will be set at half the amount of HOA fees for market rate units (Developer is responsible for restrictions)
 - City of Dallas will notify Dallas Central Appraisal District of Deed Restrictions on homes upon initial sale
 - Qualified buyer will need to work with the Dallas Central Appraisal District to insure appraised value of the property reflects restricted sales price mandated by deed restrictions (DCAD has indicated that deed restrictions limiting resale value, will reduce appraised property value for these units)
 - Developer would not build homes without a City “Buy-Back” provision

Mixed Income For-Sale Housing Pilot Program Benefits

- Facilitates mixed-income housing development in close proximity to major employment area (Medical District) with light rail access (Parkland station)
- Provides opportunity for moderate income professionals (teachers, police, firemen, medical professionals) to purchase high quality homes at an affordable price, with long term investment upside
- Limited Risk:
 - Based on successful Austin program model
 - Experienced, high quality Developer
 - If Developer fails to sell Phase I units to Qualified Buyers, program discontinued

Previous & Recommended Actions

- Peer Review Committee reviewed Conceptual Site Plan and Renderings for Cedar Branch Townhomes Project
- On June 4, 2014, Southwestern Medical TIF Board of Directors reviewed and approved recommendation for TIF funding for Cedar Branch Project (Townhomes and Bridge)
- **Recommended Action:** Approval of a development agreement with IntownHomes LLC. to:
 1. Facilitate Cedar Branch Townhomes project and Pilot Program related to the provision of affordable, for-sale homes, in an amount not to exceed \$7,898,366
 2. Reimburse the Developer for the construction of Cedar Branch Bridge, in an amount not to exceed \$826,500.

- Appendices

Appendix 1: Southwestern Medical TIF Budget

Southwestern Medical TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget*	Allocated**	Balance**
Paving, streetscape, utilities, public-use improvements, design & engineering	\$18,346,136	\$0	\$18,346,136
Environmental remediation and demolition	\$5,181,912	\$0	\$5,181,912
Utility burial	\$9,559,075	\$0	\$9,559,075
Economic Development Grant	\$14,953,805	\$0	\$14,953,805
Administration and implementation***	\$1,809,418	\$207,889	\$1,601,529
Total Project Costs	\$49,850,346	\$207,889	\$49,642,457
<p>* Budget shown above in current dollars; TIF Project Plan shows the budget in net present value. ** Includes money expended and committed for existing and future projects including interest accrued on advanced funds as of the end of FY2013. *** TIF administration fee include funds expended or committed through FY 2013.</p>			

Appendix 2: Southwestern Medical TIF District Increment Projection Chart

Tax Year	Property Value Estimate Existing	Property Value Estimate New Projects	Property Value Total	Property Value	Property Value	Anticipated Captured Value	TIF Contribution City of Dallas	TIF Contribution Dallas County	Total TIF Contribution	TOTAL TIF Fund
				Growth Annual	Growth Cumulative					2006 NPV @ 4.00%
Base 2005	\$20,936,690	\$0	\$20,936,690							
1 2006	\$21,250,740	\$0	\$23,719,720	13.3%	13.3%	\$2,783,030	\$0	\$0	\$0	\$0
2 2007	\$24,075,516	\$30,951,000	\$40,179,430	69.4%	91.9%	\$19,242,740	\$0	\$0	\$0	\$0
Adjustment to base		\$46,474,364								
New Base Value		\$67,411,054								
3 2008	\$87,256,485	\$0	\$65,570,940	63.2%	213.2%	\$44,634,250	\$267,057	\$55,837	\$322,893	\$287,051
4 2009	\$120,888,531	\$0	\$120,888,531	84.4%	477.4%	\$53,477,477	\$318,029			\$287,051
County			\$120,881,681					\$64,672	\$382,701	
5 2010	\$126,280,275	\$0	\$125,601,603	3.9%	499.9%	\$58,190,549	\$372,960			\$614,186
County			\$125,596,603					\$76,240	\$449,201	
6 2011	\$109,399,401	\$10,609,000	\$109,399,401	-12.9%	422.5%	\$41,988,347	\$266,860			\$983,396
County			\$109,394,401					\$47,062	\$313,923	
7 2012	\$139,196,520	\$0	\$127,779,825	16.8%	510.3%	\$60,368,771	\$384,911			\$1,231,494
County			\$127,774,825			\$60,363,771		\$80,709	\$465,621	
8 2013	\$152,408,068	\$0	\$152,408,068	19.3%	627.9%	\$84,997,014	\$541,941	\$113,645	\$655,586	\$2,064,358
9 2014	\$154,694,189	\$36,167,264	\$190,861,453	25.2%	811.6%	\$123,450,399	\$787,120	\$165,059	\$952,179	\$2,733,346
10 2015	\$193,724,375	\$85,971,765	\$279,696,141	46.5%	1235.9%	\$212,285,087	\$1,353,530	\$283,836	\$1,637,365	\$3,839,491
11 2016	\$283,891,583	\$43,167,343	\$327,058,926	16.9%	1462.1%	\$259,647,872	\$1,655,515	\$347,162	\$2,002,677	\$5,140,392
12 2017	\$331,964,809	\$121,609,928	\$453,574,737	38.7%	2066.4%	\$386,163,683	\$2,462,180	\$516,320	\$2,978,500	\$7,000,754
13 2018	\$460,378,358	\$59,758,873	\$520,137,231	14.7%	2384.3%	\$452,726,177	\$2,886,582	\$605,318	\$3,491,900	\$9,097,899
14 2019	\$527,939,290	\$63,164,070	\$591,103,359	13.6%	2723.3%	\$523,692,305	\$3,339,062	\$700,203	\$4,039,265	\$11,430,474
15 2020	\$599,969,910	\$47,756,069	\$647,725,978	9.6%	2993.7%	\$580,314,924	\$3,700,088	\$775,910	\$4,475,998	\$13,915,836
16 2021	\$657,441,868	\$42,772,827	\$700,214,695	8.1%	3244.4%	\$632,803,641	\$4,034,756	\$846,090	\$4,880,846	\$16,521,760
17 2022	\$710,717,915	\$44,056,011	\$754,773,926	7.8%	3505.0%	\$687,362,872	\$4,382,626	\$919,039	\$5,301,664	\$19,243,493
18 2023	\$766,095,535	\$45,377,692	\$811,473,227	7.5%	3775.8%	\$744,062,173	\$4,744,140	\$994,848	\$5,738,989	\$22,076,419
19 2024	\$823,645,325	\$0	\$823,645,325	1.5%	3834.0%	\$756,234,271	\$4,821,750	\$1,011,123	\$5,832,873	\$24,844,948
20 2025	\$836,000,005	\$0	\$836,000,005	1.5%	3893.0%	\$768,588,951	\$4,900,523	\$1,027,642	\$5,928,165	\$27,550,485
21 2026	\$848,540,005	\$0	\$848,540,005	1.5%	3952.9%	\$781,128,951	\$0	\$0	\$0	\$27,550,485
22 2027	\$861,268,105	\$0	\$861,268,105	1.5%	4013.7%	\$793,857,051	\$0	\$0	\$0	\$27,550,485
2028	\$874,187,127	\$0	\$874,187,127	1.5%	4075.4%	\$806,776,073	\$0	\$0	\$0	\$27,550,485
2029	\$887,299,934	\$0	\$887,299,934	1.5%	4138.0%	\$819,888,880	\$0	\$0	\$0	\$27,550,485
2030	\$900,609,433	\$0	\$900,609,433	1.5%	4201.6%	\$833,198,379	\$0	\$0	\$0	\$27,550,485
2031	\$914,118,574	\$0	\$914,118,574	1.5%	4266.1%	\$846,707,520	\$0	\$0	\$0	\$27,550,485
2032	\$927,830,353	\$0	\$927,830,353	1.5%	4331.6%	\$860,419,299	\$0	\$0	\$0	\$27,550,485
TOTAL During TIF		\$631,361,841				\$41,219,630	\$8,630,716	\$49,850,346		\$27,550,485

Appendix 3: Cedar Branch Townhomes Project Summary

Square footage	200,000 sf
Required private investment for the project - acquisition, design costs, and infrastructure improvements	\$25,000,000
Total project cost including actual investment, land acquisition, all soft costs, debt expenses, etc.	\$39,000,000
Construction Costs per square foot	\$195
Average sale price of the Townhomes	\$350,000
TIF funding (for infrastructure and affordable homes)	\$7,893,666
Return on Cost with TIF reimbursement	8%
Return on Cost without TIF reimbursement	-9%
% TIF Funds to required project cost	20%
% TIF Funds to total project cost	31.5%
Construction Start Date	December 31, 2015
Project Completion	December 31, 2017
Funding Source	100% Developer Equity

Appendix 4: Cedar Branch Townhomes Project Pro-Forma

Incentives Requested				
TIF related reimbursements (requested)				\$ 2,888,366
Historic tax credits (if any)				\$ -
Other grants (if any)	% affordable housing	23 homes	\$270,000-15000	\$ 2,760,000
Total Incentives requested				\$ 5,648,366
Analysis:				
TIF as % of total costs				17.4%
Total cost PSF (all costs)				\$ 136
Hard construction only PSF				\$ 103
Finance Costs:				
Net Interest			4.00%	\$ 1,299,449
Loan Commitment Fee	1.00%	of Loan Amount		\$ 324,862
Interest Expenses & Loan Fees		of Total Costs		\$ 50,000
Total Finance				\$ 1,674,311
Income Analysis				
Projected ROI				
Income				
Sales Income		300k*88 units	150k*23 units	\$ 31,170,000
Subsidy income (ex: TIF Reimbursement)				\$ 5,648,366
Gross Income (exclusive of sales expenses)				\$ 36,818,366
Expenses				
Cost of Sales				\$ 32,489,225
Other Costs (specify)				\$ 1,674,311
Total Expenses				\$ 34,163,536
Net Income without TIF Reimbursement				\$ (2,993,536)
Net Income with TIF Reimbursement				\$ 2,654,830
Return on Cost without TIF Reimbursement				-9%
Return on Cost with TIF Reimbursement				8%

Note: Cedar Branch Townhomes price will range between \$300,000 to \$400,000. Based on the future market conditions (2017). Return on cost for the market rate units calculations are based on a \$315,000 sales price per unit.

Appendix 5: Cedar Branch Townhomes Project Requirements for TIF Funding

1. Begin construction - December 31, 2015;
2. Build a minimum of 100 townhomes/200,000 square feet minimum for residential use by December 31, 2019;
3. Description of Phases for Project:
 - **Phase I:** Construction of a minimum of 50 townhomes (85,000 square feet/minimum investment of \$10,000,000) and completion of all public improvement associated with the Cedar Branch Townhomes Project;
 - **Phase II:** Construction of balance of 100 townhomes (balance of minimum 200,000 square feet of residential space and the balance of minimum investment of \$25,000,000);
4. Invest a minimum of \$25,000,000 (validated by post construction audit of expenditures) for property acquisition cost (entire site) and hard and soft costs related to the construction of Cedar Branch Townhomes by December 31, 2019;
5. Complete Phase I by December 31, 2017 and Phase II by December 31, 2019;
6. Complete the infrastructure improvements associated with the Cedar Branch Townhomes Project and obtain a final certificate of acceptance for 50 townhomes by the Department of Public Works and Transportation by December 31, 2017;
7. Execute an operating and maintenance agreement for the public infrastructure improvements associated with the project by December 31, 2017, for a period of 20 years (2017 – 2037);

Appendix 5: Cedar Branch Townhomes Project Requirements for TIF Funding (continued)

9. Comply with the Business Inclusion and Development (“BID”) goal of twenty-five percent (25%) for the TIF reimbursable improvements and a goal of ten percent (10%) of total private expenditure for the private improvement construction, and meet all reporting requirement for each;
10. Submit quarterly (once in every three months, starting from the construction start date) project status reports to the OED Staff, from August 31, 2014;
11. Market the townhomes pursuant to an affirmative fair housing marketing plan approved by the City;
12. Construct public and private improvements that conform design and materials shown in elevations and site plans approved by OED staff and the City of Dallas Design Studio, subjected to the zoning changes, if any;
13. Mixed Income Housing Requirements: A TIF Grant in an amount of \$150,000 per affordable unit up to \$3,450,000 will be available to offset the cost of affordable units (20%). Developer will provide a detailed description of affordable units and the market rate units within the Cedar Branch Townhomes Project ;
14. If required, the project deadline will be extended up to 6 months by the Director of Office of Economic Development upon recommendation from the Southwestern Medical TIF District Board.

Appendix 6: Affordable Homes Sale Scenarios

- Best case scenario: City will reimburse Developer for selling the 23 Affordable Homes to Qualified Buyers (\$150,000 per townhome) \$3,450,000.
- Worst case scenario: In Phase I, City will reimburse Developer for selling the 11 Affordable Homes to Qualified Buyers (11 units at \$150,000 per townhome - \$1,650,000) and in Phase II, City buys 12 Affordable Homes (12 townhomes at \$280,000 - \$3,360,000) - \$5,010,000. If needed (based on market conditions) City may sell units at a reduced price.

Appendix 7: Funding source for the Cedar Branch Townhomes Project

Funding to purchase Phase I (11) units	Amount
Southwestern Medical TIF Funds as of September 30,2013	\$1,624,779
Increment Collection (2014 through 2015)	\$1,605,066
Total collections as of December 31, 2015	\$3,229,845
Required funding to buy 11 townhomes by December 31, 2015 (worst case scenario)	\$3,080,000

Funding to purchase Phase II (12) units	Amount
Remaining funds after buying Phase I units	\$149,845
Increment collection (2016-2017)	\$2,765,750
Sale proceedings from Phase 1 units	\$1,650,000
Total collections as of December 31, 2017 and potential sale proceeds	\$4,565,595
Required funding to buy 12 townhomes by December 31, 20 17 (worst case scenario)	\$3,360,000
Increment collection from 2018 will be used to reimburse for the Cedar Branch Infrastructure Improvement cost (\$2,888,366).	

*Note: The Maximum expenditure for Affordable Housing is \$5,010,000

Developer sells initial 11 affordable homes – receives grant of \$150,000 per home	\$1,650,000
City purchase s12 townhomes (Ph. II @ \$280,000/home	<u>\$3,360,000</u>
Total	\$5,010,000

Appendix 8: Pilot Program - Mixed Income Housing Guidelines For-Sale Housing

Qualified Buyer Required to:

- Annually submit the following documents to Director of OED:
 - A copy of two utility bills
 - A written statement confirming that the Qualified Buyer is occupying the Affordable Home as his/her primary residence.
- If Qualified Buyer moves from, sells, transfers, or conveys its Affordable Home during the Affordability Period, it must sell, transfer or convey the Affordable Home only upon approval of the Director of Economic Development (ED)

Affordability Period is 20 years and begins on date that deed transferring title from Developer to initial Qualified Buyer is recorded. Affordability Period will be enforced by deed restrictions filed on each of Affordable Home lots.

Appendix 8: Pilot Program - Mixed Income Housing Guidelines For-Sale Housing (continued)

- Affordable Homes can be resold only to Qualified Buyers (80% of AMI) during the Affordability Period (20 years)
- Responsibility of each Qualified Buyer to notify prospective purchasers of the existence of Affordability Period and deed restrictions, as well as requirement that purchaser of any Affordable Home assume the TIF Lien.
- Proceeds of resale:
 - First, proceeds must be used to pay first lien holder's balance
 - Second, proceeds must be used to pay all of seller's closing costs, such as broker fees, escrow fees, and other title company expenses. For purposes of this section, term "closing costs" does not include any taxes, insurance, or HOA fees paid by seller at closing
 - Finally, any remaining proceeds are divided equally between seller and City. Any payment received by City will be applied to the TIF Lien balance

Appendix 8: Pilot Program - Mixed Income Housing Guidelines For-Sale Housing (continued)

Qualified Buyer means a household or individual with income at or below 80% of area median income (AMI) for the Dallas area standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development.

Qualified Buyer requirements:

- Principal residence (not rental or investment property)
- U.S. citizen or permanent legal resident
- Complete a group or face-to-face homebuyer education
- Qualify for loan from a private lender
- Valid will and confirm whom City should contact in event of Qualified Buyer's death

Appendix 8: Pilot Program - Mixed Income Housing Guidelines For-Sale Housing (continued)

- Affordable Homes shall be materially similar to market rate homes
- Affordable Homes shall be dispersed throughout the development, and shall not be segregated into a particular section of the development
- Work with Dallas Housing Finance Corporation to locate prospective buyers and qualify them as Qualified Buyers.
- Begin marketing the Affordable Homes as soon as construction permit is issued
- Sell all Affordable Homes to the Qualified Buyers
- If any Affordable Homes remain unsold 3 months after Green Tag is issued, Developer must submit to City, in writing, a statement demonstrating Developer's good faith in marketing to and attracting Qualified Buyers. In such scenario, the Director of the Office of Economic Development can choose one of following options:
 - City of Dallas and/or the Dallas Housing Finance Corporation shall have the option to purchase the home from the Developer for the Affordable Sales Price. Existing Southwestern Medical TIF Funds will be used to buy the affordable homes.
 - Developer shall pay all closing costs associated with such transaction.
- Impose recorded restrictions ensuring that HOA fees for Affordable Homes are no more than half the amount of HOA fees for market rate units.

Appendix 9: Affordable Housing Grant Requirements

Affordable Housing Grant: (\$5,010,000):

Phase I (11 affordable units)

- If any Affordable Homes remain unsold 3 months after issuance of the Green Tag, Developer must submit to City in writing a statement demonstrating Developer's good faith in marketing to and attracting Qualified Buyers.
- City of Dallas or Dallas Housing Finance Corporation shall have the option to purchase some of or all of the affordable units from the Developer: (i) each Affordable Units at \$280,000 per unit; and (ii) Developer shall pay all closing costs associated with such transaction. City of Dallas or the Dallas Housing Finance Corporation will attempt to find Qualified Buyers and sell these units.

Phase II (12 affordable units)

- If any Affordable Homes remain unsold 3 months after issuance of Green Tag, Developer must submit to the City in writing a statement demonstrating Developer's good faith in marketing to and attracting Qualified Buyers.
- City of Dallas or the Dallas Housing Finance Corporation shall have the option to purchase some of or all of the affordable units from the Developer: (i) each Affordable Units at \$280,000 per unit; and (ii) Developer shall pay all closing costs associated with such transaction. City of Dallas or the Dallas Housing Finance Corporation will attempt to find Qualified Buyers and sell these units.
- If the City is not willing to buy the Affordable Homes from the Developer, then:
 - ❑ Developer can sell these units at market rate.
 - ❑ If Developer sells some of affordable units at the Affordable Sales Price
 - ❑ Developer shall receive \$150,000 per affordable units sold.

Note: Southwestern Medical TIF funds will be used to purchase the affordable homes. Developer will be reimbursed at the closing of each unit to the Qualified Buyer.

Appendix 9: Cedar Branch Bridge Project Requirements for TIF Funding

1. Begin property acquisition process by December 31, 2014 as evidenced by good faith offer letters to the property owners;
2. Acquire property for no more than fair market value, if Developer cannot buy the property at fair market value;
3. Complete a post construction audit to show the total project investment up to \$826,500;
4. Obtain approval from the Urban Design Peer Review Committee on the Cedar Branch Bridge design;
5. Construct public improvements that conform in design and materials shown in elevations and site plans approved by Public Works and Transportation, OED staff and the City of Dallas Design Studio;
6. Comply with the Business Inclusion and Development (“BID”) goal of twenty-five percent (25%) for the TIF reimbursable improvements, the Owner shall make a good faith effort to achieve the 25% goal;
7. Dedicate the bridge to the City (at no cost), in a form acceptable to City, after its completion. The non standard improvements associated with the bridge will be maintained by the Developer for a period of 20 years from the date of completion of the bridge;
8. Participate in ongoing progress meetings with OED, PW&T and Real Estate Staff;
9. Construct bridge that conform in design and materials shown in renderings and specifications approved by OED staff, PWT staff and the City of Dallas Design Studio;
10. Submit quarterly (once in every three months, starting from the construction start date) project status reports to the OED Staff (see Exhibit A for format);
11. Complete construction of the bridge and its associated public improvements by December 31, 2019; and
12. Cedar Branch Bridge will be a public bridge (open to the public 24/7).

Appendix 10: Texas Intownhomes LLC

Frank Liu

Frank Liu founded Lovett Homes in 1980. He has 34 years of experience in commercial/residential developments, completed more than 3,000 residential homes and developed over 70 retail, industrial buildings.

Professional Activities

- Lovett Homes – Founded 1980 , Residential Urban Real Estate
- InTownHomes, Ltd. – Founded 2003 - Residential Urban Real Estate
- Lovett Commercial
- Sage Interests, Inc. – Founded 1995 - Commercial Real Estate Development

Awards

- 2011 ULI Development Distinction Award – 1st Place
- Rice University Lovett College Distinctive Associate of 2011

Education, Credentials and Community Involvement

- Rice University – BS Civil Engineering, 1978
- Rice University – Advisory Director of Asian Studies Program
- Rice University – Community Associate at Lovett College
- Spring Branch Revitalization Association, ex-President
- Mayor Anise Parker 2010 – one of the co-chairs of the Transition Team
- Congress for New Urbanism Houston – Founding Board of Trustee

Appendix 10: Texas Intownhomes LLC (continued)



Texas Intownhomes LLC., Development near Dallas Farmers Market

Interior Pictures



Appendix 11: Austin's Mueller Redevelopment

Program Highlights

Investment in workforce housing at Mueller has grown to more than **\$17 million and 238 affordable homes**, during the six-year of operations for the Mueller Affordable Housing Program.

“It’s a good story of promises made and promises kept,” said longtime advocate and Mueller Foundation board member Jim Walker. “The goal of making 25 percent of all Mueller homes available to those who earn 80 percent or less than the median family income (MFI) is a goal being met. This \$17 million milestone translates to 272 working families in Central East Austin who have successfully qualified for and purchased a home at Mueller.”

Progress to date

\$17,003,717 million in value has been captured to ensure home affordability;

238 affordable homes have been sold;

272 working individuals and families served;

Sustained affordability with **24 re-sales of affordable homes**;

Exceeding stated goal of 25% of home sales at 80% median family income (MFI), currently performing at:

2% at 41-49% MFI

8% at 50-59% MFI

24% at 60-69% MFI

59% at 70-80% MFI

7% at 81-120% MF

Phase III at Mueller will include **97 new affordable homes and 14 unsold/available**.

Appendix 11: Austin's Mueller Redevelopment

THE AUSTIN CHRONICLE

<http://www.austinchronicle.com/news/2007-03-23/458463/>

Developing Stories: Pioneering at Mueller

Affordable Housing Ready for Takeoff

BY KATHERINE GREGOR, MARCH 23, 2007, NEWS

Did you ever hear of sweet Betsy from Pike,

Who crossed to the old airport with her husband, Ike,

With three stars for Green Building, onward through the fog,

A bus pass, Ikea couch, and an old yeller dog?

For inner-city pioneers priced out of Downtown condos, Mueller – the new community on the site of Austin's former municipal airport – could offer an affordable abode that beats the pine tar off a log cabin. Homesteaders adventurous enough to settle this new territory can register – through April 30 – to become one of the "Mueller Pioneers," the first 340 households to stake a claim at Mueller. Already, more than 4,500 Austinites enticed by the future New Urbanist community – on a 711-acre site east of I-35 near 51st Street that today looks like, well, an abandoned airport – have registered to receive information about possibly living at Mueller. Eventually, the development will include more than 4,000 homes, parks and trails, a hospital and doctors, a school, shopping, offices, employers, and hopefully rail transit. Appropriate to the Mueller Pioneer concept promoted by master developer Catellus, folks long on gumption but short on cash can stake a claim at Mueller, too, thanks to its affordable-housing program.

In all, about 2,200 homes will be built for sale at Mueller (pronounced "miller") over the next decade or so. The market-rate housing in phase one is priced from the \$180,000s for a 900-square-foot home, to the \$600,000s for a 3,700-square-foot home. For that you also could get a swanky new condo Downtown. But as Austin's largest public-private venture, Mueller serves the public interest by providing 25% "affordable housing" reserved for households of lower-than-median income. That translates to 550 affordable-program homes over time. In addition, Mueller is planned for 2,400 rental units, again with 25% reserved for families of (even more) modest means. The guarantees of affordability are written into the Master Development Agreement between the city of Austin and Catellus Development Corporation. Mueller is particularly significant because it represents the single largest addition to the city's stock of new affordable housing, according to Margaret Shaw in the Neighborhood Housing and Community Development office. As such, and given the city's huge public investment at Mueller, its affordable-housing program is relevant to all Austinites – rich, poor, or slacker.

In phase one, the 71 affordable-program residences at Mueller will be built by David Weekley Homes in two styles: attached row houses, and detached yard houses, with two or three bedrooms. To ensure a truly income-integrated community, the affordable-program homes will be sprinkled throughout the development. David Weekley also is building and selling market-rate housing right across the street, said Weekley's Jim Rado, providing every incentive to make the affordable-program homes of equal quality and indistinguishable from the

Appendix 11: Austin's Mueller Redevelopment(continued)

Affordability is a key element in the Mueller vision. The Mueller master plan calls for more than 1,150 of Mueller's new homes (25% of the total) to be affordable to families with lower than median incomes. The homes, both for sale and for rent, will be fully integrated into the neighborhood, enhancing its vitality and sense of community. Mueller's affordable homes program will feature:

- Affordable home choices that include yard houses, row houses, Mueller Houses, condominiums and rental apartments all mixed in throughout the community
- Affordable for-sale homes will be available for households with incomes at or below 80% Austin median family income (MFI); these homes will be part of each development phase and integrated into the community
- Affordable for-rent homes will be available for households with incomes at or below 60% MFI; these will include both units integrated with market-rate housing as well as stand-alone projects for seniors and families; at least 10% of the units in every Mueller multi-family development are planned to be affordable
- As of March 2007, the 80% MFI in Austin/Round Rock for a family of two is \$45,500 and for a family of four is \$56,900
- Affordable homes will have the same architectural quality and aesthetics of the market rate units
- An innovative shared-equity program to help ensure longer and deeper affordability at Mueller



Appendix 11: Austin's Mueller Redevelopment (continued)



The ambitious effort to redevelop Robert Mueller Municipal Airport (700 acre) into a mixed-use urban village in the heart of the city has helped Austin chart new directions. Mueller is envisioned as a sustainable community that is meeting extensive goals in housing and economic development. The award-winning Mueller master plan and the innovative Master Development Agreement with Catellus Development Group and the City of Austin are the culmination of decades of community planning efforts from visionary neighbors and active citizens.

Source:

<http://www.muelleraustin.com>



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 46R U V W Y 47S 56B C G

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; **(2)** the sale of 33 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City – 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.

Archangel Reliance, LLC has submitted proposals and a development plan to DHADC for 33 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 Archangel Reliance, LLC to the City's Land Bank, the sale of those lots from DHADC to Archangel Reliance, LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

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 Archangel Reliance, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Archangel Reliance, LLC and construction financing is not closed within three years of conveyance.

Archangel Reliance, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 square feet to 1,600 square feet and from \$89,000 to \$130,000. 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 (10 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 (15 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 \$165,000.00 for the sales price, as calculated from the 2013-14 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 September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2014, DHADC approved the development plan and sale of 33 lots from DHADC to Archangel Reliance, LLC.

FISCAL INFORMATION

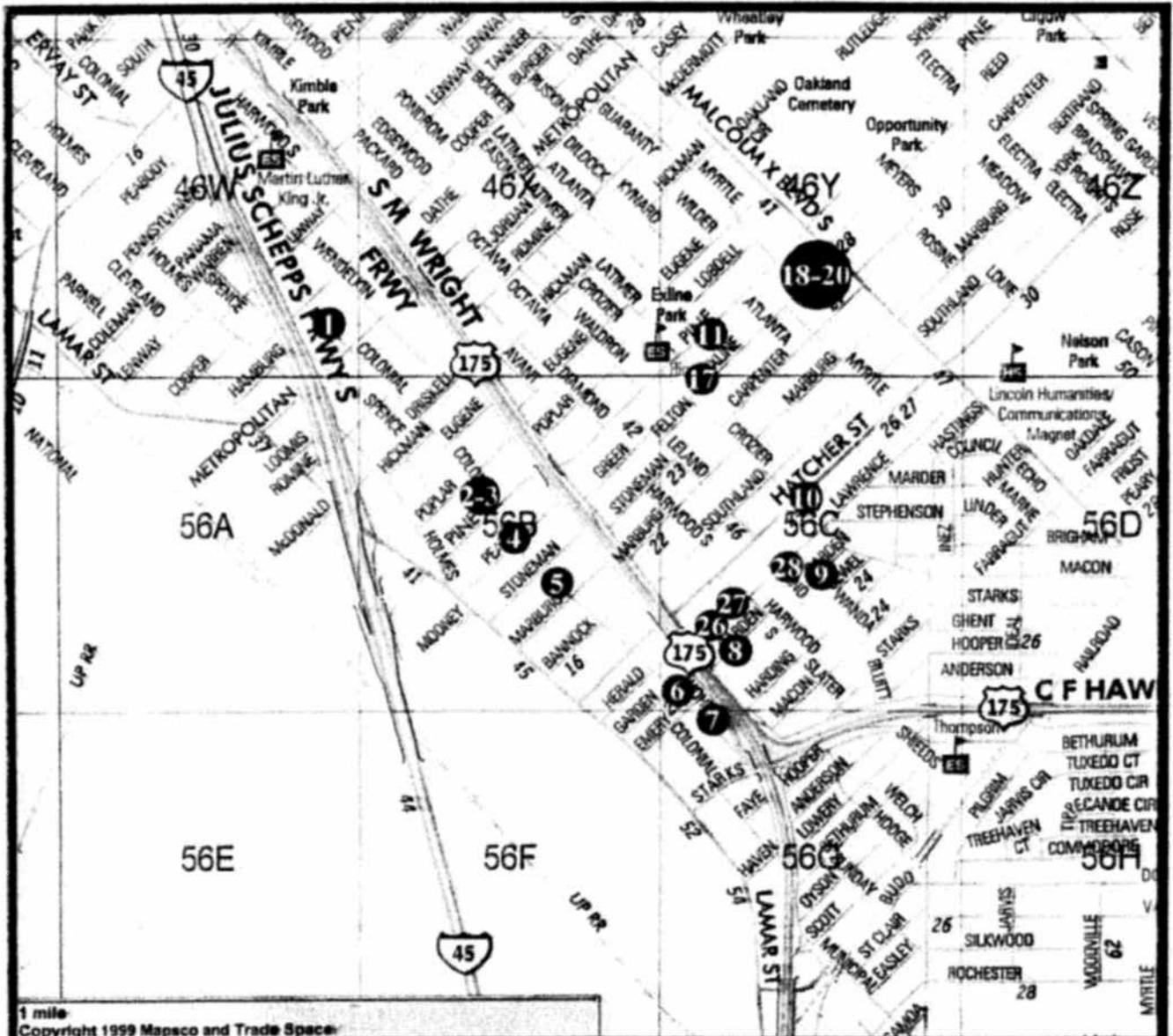
No cost consideration to the City

MAP

Attached

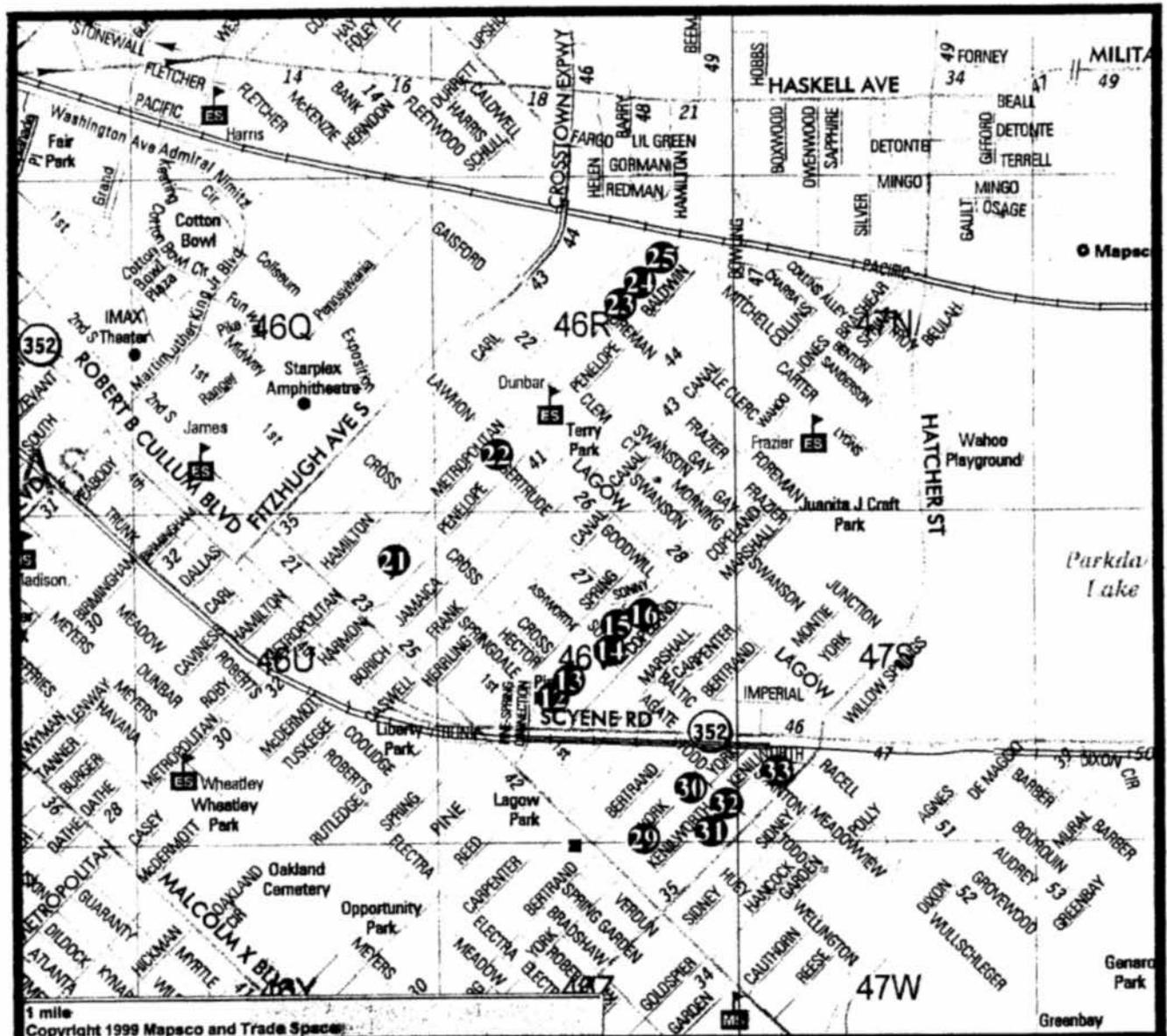
**Land Bank (DHADC) Sale of Lots to
Archangel Reliance, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3613 Colonial	46W	7	\$13,685.31
2. 4109 Colonial	56B	7	\$ 2,887.25
3. 4114 Colonial	56B	7	\$21,681.54
4. 4224 Colonial	56B	7	\$29,359.34
5. 4410 Colonial	56B	7	\$ 6,969.91
6. 4902 Colonial	56C	7	\$16,571.72
7. 5012 Colonial	56G	7	\$11,958.61
8. 2223 Garden	56C	7	\$19,190.71
9. 2403 Garden	56C	7	\$ 1,616.33
10. 2506 Hatcher	56C	7	\$ 3,677.34
11. 2522 Pine	46Y	7	\$20,596.49
12. 3635 Pine	46V	7	\$10,199.30
13. 3642 Pine	46V	7	\$11,654.83
14. 3802 Pine	46V	7	\$ 2,882.21
15. 3817 Pine	46V	7	\$ 0.00
16. 3906 Pine	46V	7	\$ 590.91
17. 2515 Exline	46Y	7	\$14,228.29
18. 2722 Exline	46Y	7	\$20,587.67
19. 2730 Exline	46Y	7	\$13,000.58
20. 2734 Exline	46Y	7	\$14,181.87
21. 3614 Metropolitan	46U	7	\$15,508.15
22. 4000 Metropolitan	46R	7	\$ 5,670.34
23. 4415 Metropolitan	46R	7	\$ 4,520.58
24. 4422 Metropolitan	46R	7	\$ 9,310.79
25. 4618 Metropolitan	46R	7	\$16,880.70
26. 2218 Lawrence	56C	7	\$12,356.88
27. 2227 Lawrence	56C	7	\$ 1,210.63
28. 2410 Lawrence	56C	7	\$19,545.25
29. 3510 York	46V	7	\$32,721.22
30. 3719 York	46V	7	\$ 4,764.08
31. 3706 Kenilworth	46V	7	\$ 9,599.96
32. 3723 Kenilworth	46V	7	\$19,643.57
33. 3916 Kenilworth	47S	7	\$13,947.22



1 mile
Copyright 1999 Mapsco and Trade Space

	<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
1.	3613 Colonial	46W	7
2.	4109 Colonial	56B	7
3.	4114 Colonial	56B	7
4.	4224 Colonial	56B	7
5.	4410 Colonial	56B	7
6.	4902 Colonial	56C	7
7.	5012 Colonial	56G	7
8.	2223 Garden	56C	7
9.	2403 Garden	56C	7
10.	2506 Hatcher	56C	7
11.	2522 Pine	46Y	7
17.	2515 Exline	46Y	7
18.	2722 Exline	46Y	7
19.	2730 Exline	46Y	7
20.	2734 Exline	46Y	7
26.	2218 Lawrence	56C	7
27.	2227 Lawrence	56C	7
28.	2410 Lawrence	56C	7



1 mile
Copyright 1999 Mapscot and Trade Spaces

	<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
12.	3635 Pine	46V	7
13.	3642 Pine	46V	7
14.	3802 Pine	46V	7
15.	3817 Pine	46V	7
16.	3906 Pine	46V	7
21.	3614 Metropolitan	46U	7
22.	4000 Metropolitan	46R	7
23.	4415 Metropolitan	46R	7
24.	4422 Metropolitan	46R	7
25.	4618 Metropolitan	46R	7
29.	3510 York	46V	7
30.	3719 York	46V	7
31.	3706 Kenilworth	46V	7
32.	3723 Kenilworth	46V	7
33.	3916 Kenilworth	47S	7

August 13, 2014

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, Archangel Reliance, LLC submitted proposals and development plans to DHADC for 33 lots shown on Exhibit A and the DHADC Board has approved the development plans and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit B submitted by Archangel Reliance, LLC and authorize the sale of the said 33 lots from DHADC to Archangel Reliance, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plans shown on Exhibit B submitted by Archangel Reliance, LLC and the sale of 33 lots shown on Exhibit A from DHADC to Archangel Reliance, LLC 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 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	3613 Colonial Lot 17, Ervay Street Addition Block 3/1200	Archangel Reliance, LLC	1	\$5,000.00
2	4109 Colonial Mid 50' of Lot 2, Colonial Annex Addition Block B/1603	Archangel Reliance, LLC	1	\$5,000.00
3	4114 Colonial Part of Lots 2 & 3, Colonial Annex Addition Block F/1606	Archangel Reliance, LLC	1	\$5,000.00
4	4224 Colonial Southeast 58' of Lot 4, Colonial Annex Addition Block G/1607	Archangel Reliance, LLC	1	\$5,000.00
5	4410 Colonial Lot 3, Ervay Terrace Addition Block F/1690	Archangel Reliance, LLC	1	\$5,000.00
6	4902 Colonial Lot 4, Colonial Terrace Addition Block 2/2117	Archangel Reliance, LLC	1	\$5,000.00
7	5012 Colonial Lot 61, Ervay Place Addition Block 2/249	Archangel Reliance, LLC	1	\$5,000.00
8	2223 Garden Lot 20, Woodside Addition Block A/2228	Archangel Reliance, LLC	1	\$5,000.00
9	2403 Garden Lot 6, S D Lawrence Addition Block A/2246	Archangel Reliance, LLC	1	\$5,000.00
10	2506 Hatcher Lot 2, 48x137 Hatcher, 48FR Crozier Block C/1956	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	2522 Pine Lot 1, Exline Ellis Addition Block 1745	Archangel Reliance, LLC	1	\$5,000.00
12	3635 Pine Tract 26, Thomas Lagow League Survey Block 1830	Archangel Reliance, LLC	1	\$5,000.00
13	3642 Pine Lot 36, Hard Estate Partition Addition Block 1830	Archangel Reliance, LLC	1	\$5,000.00
14	3802 Pine Lot 1, Lagow Springs Addition Block 2/1830	Archangel Reliance, LLC	1	\$5,000.00
15	3817 Pine Lot 8, Lagow Springs Addition Block B 1836	Archangel Reliance, LLC	1	\$5,000.00
16	3906 Pine Lot 7, Lagow Springs #2 Addition Block 2/1836	Archangel Reliance, LLC	1	\$5,000.00
17	2515 Exline Part of Lot 3, 49x165 Block 1746	Archangel Reliance, LLC	1	\$5,000.00
18	2723 Exline Lot 10, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
19	2730 Exline Lot 8, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
20	2734 Exline Lot 7, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
21	3614 Metropolitan Lot 9, Harris & Browns Addition Block A 1834	Archangel Reliance, LLC	1	\$5,000.00
22	4000 Metropolitan Lot 1, Paschalls Addition Block 1846	Archangel Reliance, LLC	1	\$5,000.00
23	4415 Metropolitan Part of Lot 4 & Lot 5, R Humscuts Addition Block A 2443	Archangel Reliance, LLC	1	\$5,000.00
24	4422 Metropolitan Lot 6, Metropolitan Addition Block B 2444	Archangel Reliance, LLC	1	\$5,000.00
25	4618 Metropolitan Lot 20, O LeClerc's Addition Block B 2441	Archangel Reliance, LLC	1	\$5,000.00
26	2218 Lawrence Lot 5, Woodside #1 Addition Block A 2228	Archangel Reliance, LLC	1	\$5,000.00
27	2227 Lawrence Lot 7, Woodside Addition #2 Block 2518	Archangel Reliance, LLC	1	\$5,000.00
28	2410 Lawrence Lot 3, Webster's South Dallas Addition Block 27522	Archangel Reliance, LLC	1	\$5,000.00
29	3510 York Lot 3, Lagow School Addition Block 32129	Archangel Reliance, LLC	1	\$5,000.00
30	3719 York Lot 42, Lagow School Addition Block 27128	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
31	3706 Kenilworth Lot 2, Morningside Addition No. 2 Block C7130	Archangel Reliance, LLC	1	\$5,000.00	
32	3723 Kenilworth Lot 23, Morningside No. 2 Addition Block A7130	Archangel Reliance, LLC	1	\$5,000.00	
33	3916 Kenilworth Lot 4, Gardenide Addition Block 2/443	Archangel Reliance, LLC	1	\$5,000.00	
TOTAL				\$15,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 33
- (2) Land Bank name for this parcel of lots. _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").
Attached
-

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 8
Square Footage of each home 1200-1450
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 89K-110K

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

Number of homes to be built on lots 15
Square Footage of each home 1200-1550
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front/sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 99K-120K

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

Number of homes to be built on lots 10
Square Footage of each home 1200-1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front/both sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 99K-130K

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 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 60 days

Completion of Construction 120 days

Sale of first affordable housing unit to low income households 180 days

Sale of last affordable unit to low income households 360 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2014
COUNCIL DISTRICT(S): 2, 6, 7
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 42U 46M 47J N

SUBJECT

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; (2) the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and (3) execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City – 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.

AAA Home Builder, LLC has submitted a proposal and development plan to DHADC for 7 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 AAA Home Builder, LLC to the City's Land Bank, the sale of those lots from DHADC to AAA Home Builder, LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

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 AAA Home Builder, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by AAA Home Builder, LLC and construction financing is not closed within three years of conveyance.

AAA Home Builder, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 square feet to 1,500 square feet and from \$95,000 to \$120,000. 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 (2 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 (3 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 \$35,000.00 for the sales price, as calculated from the 2013-14 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 September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2014, DHADC approved the development plan and sale of 7 lots from DHADC to AAA Home Builder, LLC.

FISCAL INFORMATION

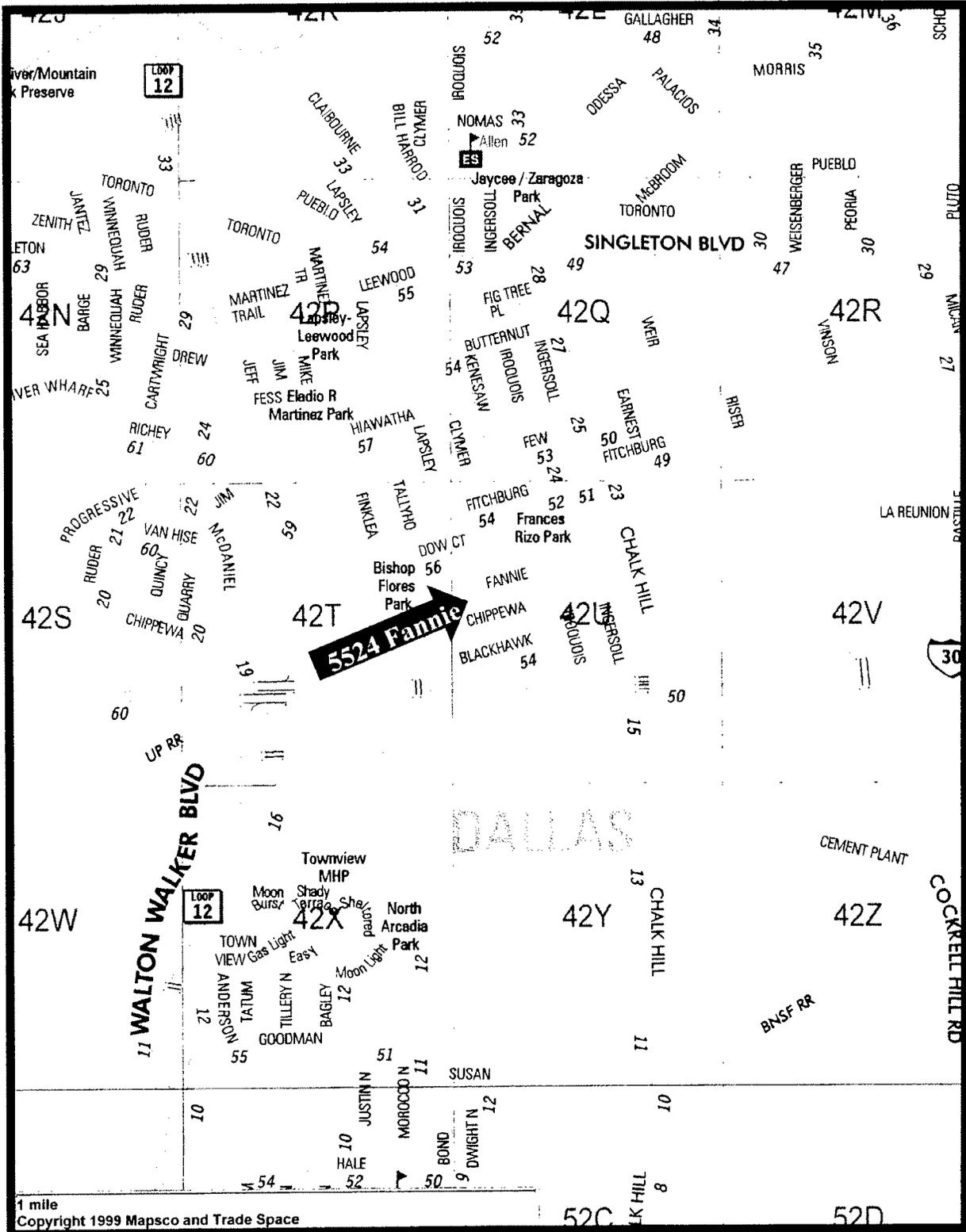
No cost consideration to the City

MAP(s)

Attached

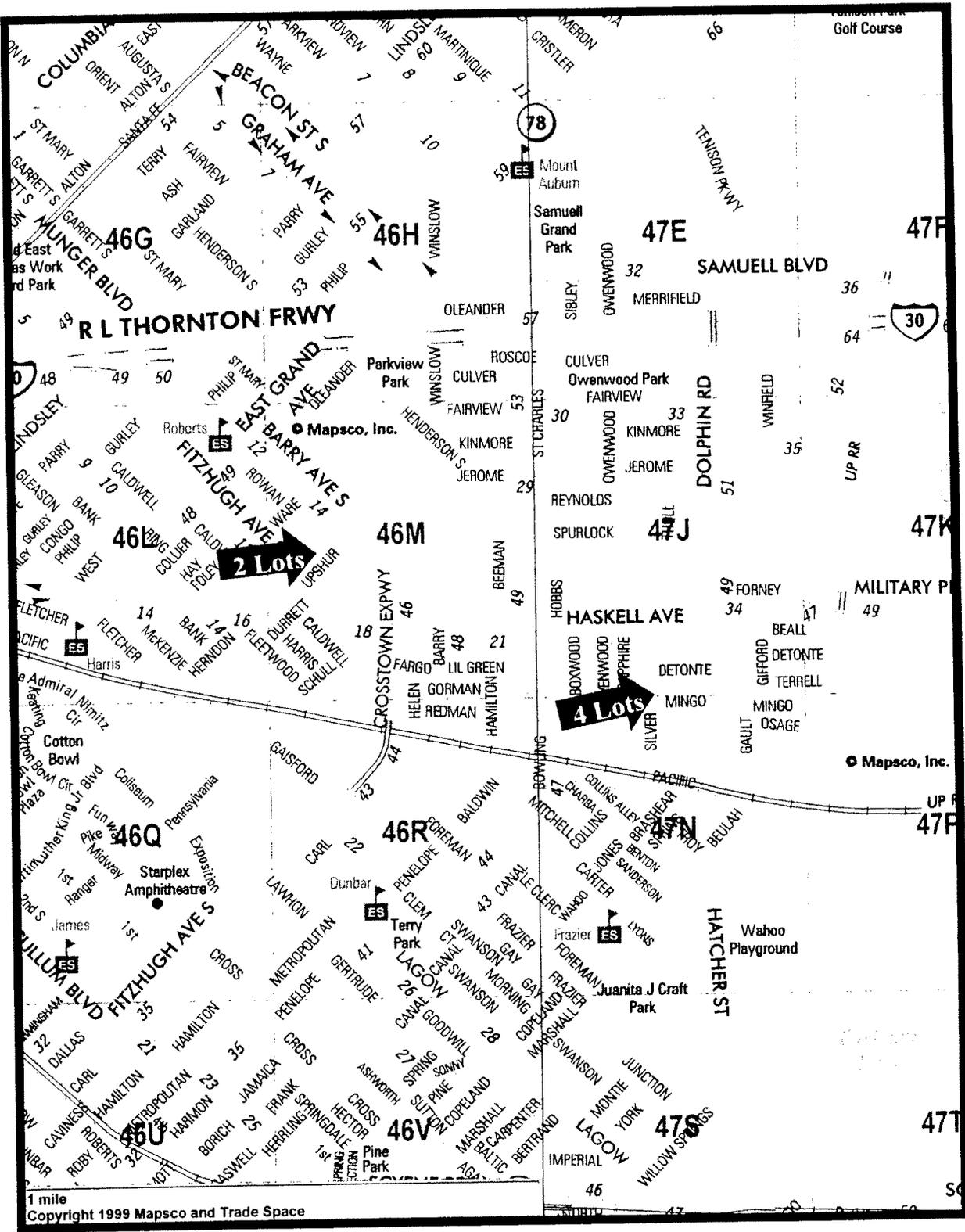
**Land Bank (DHADC) Sale of Lots
to AAA Home Builder, LLC**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5524 Fannie	42U	6	\$ 3,971.91
2. 1423 Rowan	46M	2	\$ 9,047.21
3. 1520 Rowan	46M	2	\$ 5,640.67
4. 4609 Silver	47N	7	\$ 4,211.26
5. 4612 Silver	47N	7	\$ 2,685.41
6. 4631 Silver	47N	7	\$ 7,381.34
7. 4831 Silver	47J	7	\$ 16,190.64



1 mile
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MAPSCO 42U



MAPSCO 46M, 47J, 47N

August 13, 2014

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, AAA Home Builder, LLC submitted a proposal and development plan to DHADC for 7 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 AAA Home Builder, LLC and authorize the sale of the said 7 lots from DHADC to AAA Home Builder, LLC 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 AAA Home Builder, LLC and the sale of 7 lots shown on "Exhibit A" from DHADC to AAA Home Builder, LLC 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 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	5534 Fannie North 128 of Lot B, Frank M. Horton Addition Block 7187	AAA Home Builder, LLC	1	\$5,000.00
2	1423 Rowan Part of Lot 4, 40x180, D. Rowan's Addition Block 1453	AAA Home Builder, LLC	1	\$5,000.00
3	1520 Rowan Part of Lot 18, D. Rowan's Addition Block 1451	AAA Home Builder, LLC	1	\$5,000.00
4	4609 Silver Lot 16, White Rock Heights 2, Addition Block F-2625	AAA Home Builder, LLC	1	\$5,000.00
5	4612 Silver Lot 11, White Rock Heights Addition Block E-2624	AAA Home Builder, LLC	1	\$5,000.00
6	4631 Silver Lot 10, White Rock Heights Addition Block F-2625	AAA Home Builder, LLC	1	\$5,000.00
7	4831 Silver Lot 6, White Rock Heights 2, Addition Block A-2622	AAA Home Builder, LLC	1	\$5,000.00
TOTAL				\$35,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED AND DEVELOPMENT

- (1) Number of lots requested in this proposal. 7
- (2) Land Bank name for this parcel of lots. _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). attached

B. DESCRIPTION OF PROPOSED HOUSES ENTIRELY 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 2
 Square Footage of each home 1200-1500
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
 Type of Exterior Veneer Brick Which is ies
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

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

Number of homes to be built on lots 3
 Square Footage of each home 1200-1500
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
 Type of Exterior Veneer brick/veneer Which is ies Flame/hardi
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

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

Number of homes to be built on lots 2
 Square Footage of each home 1200-1500
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
 Type of Exterior Veneer Brick Which is s
 Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

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 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 60 days
Completion of Construction 180 days
Sale of first affordable housing unit to low income households 120 days
Sale of last affordable unit to low income households 360 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 42H L P Q 43F H J K M N P 44E J N P

SUBJECT

Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation (list attached) – 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. On January 24, 2004, the City Council 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 both under the Act or otherwise.

Commonwealth Companies, LLC previously submitted a proposal and development plan to DHADC for the purchase of 30 lots. The proposal sets the proposed square footage range from 1,250 to 1,750 and sales price range from \$85,000 to \$125,000 for the 30 lots. Commonwealth Companies, LLC has submitted an amended development plan to change the square footage range from 1,050 to 1,450 and sales price range from \$85,000 to \$145,000 for the 30 lots. The DHADC Board has approved the amended development plan, subject to City Council approval. This item will authorize City Council approval of the amended development plan submitted by Commonwealth Companies, LLC to the City's Land Bank. Commonwealth Companies, LLC will build affordable houses on the 30 lots. Total amount to be paid for the lots is \$151,153.

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 September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On May 22, 2014, DHADC approved the development plans and sale of 30 lots from DHADC to Commonwealth Companies, LLC.

On June 25, 2014, the City Council approved the sale of 30 lots from DHADC to Commonwealth Companies, LLC by Resolution No. 14-0998.

On July 24, 2014, DHADC approved the amended development plans for the 30 lots to be acquired by Commonwealth Companies, LLC from DHADC.

FISCAL INFORMATION

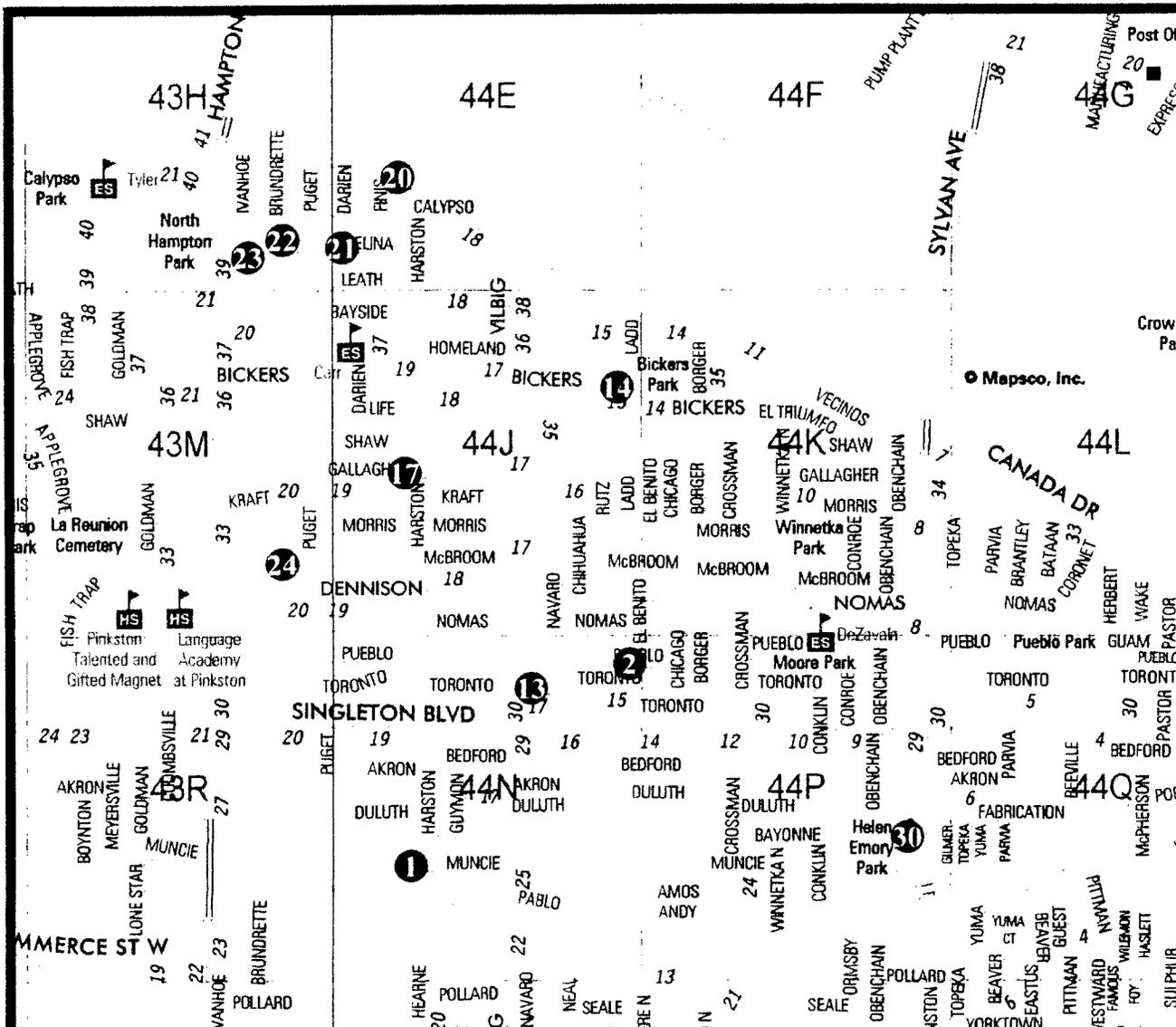
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Commonwealth Companies, LLC**

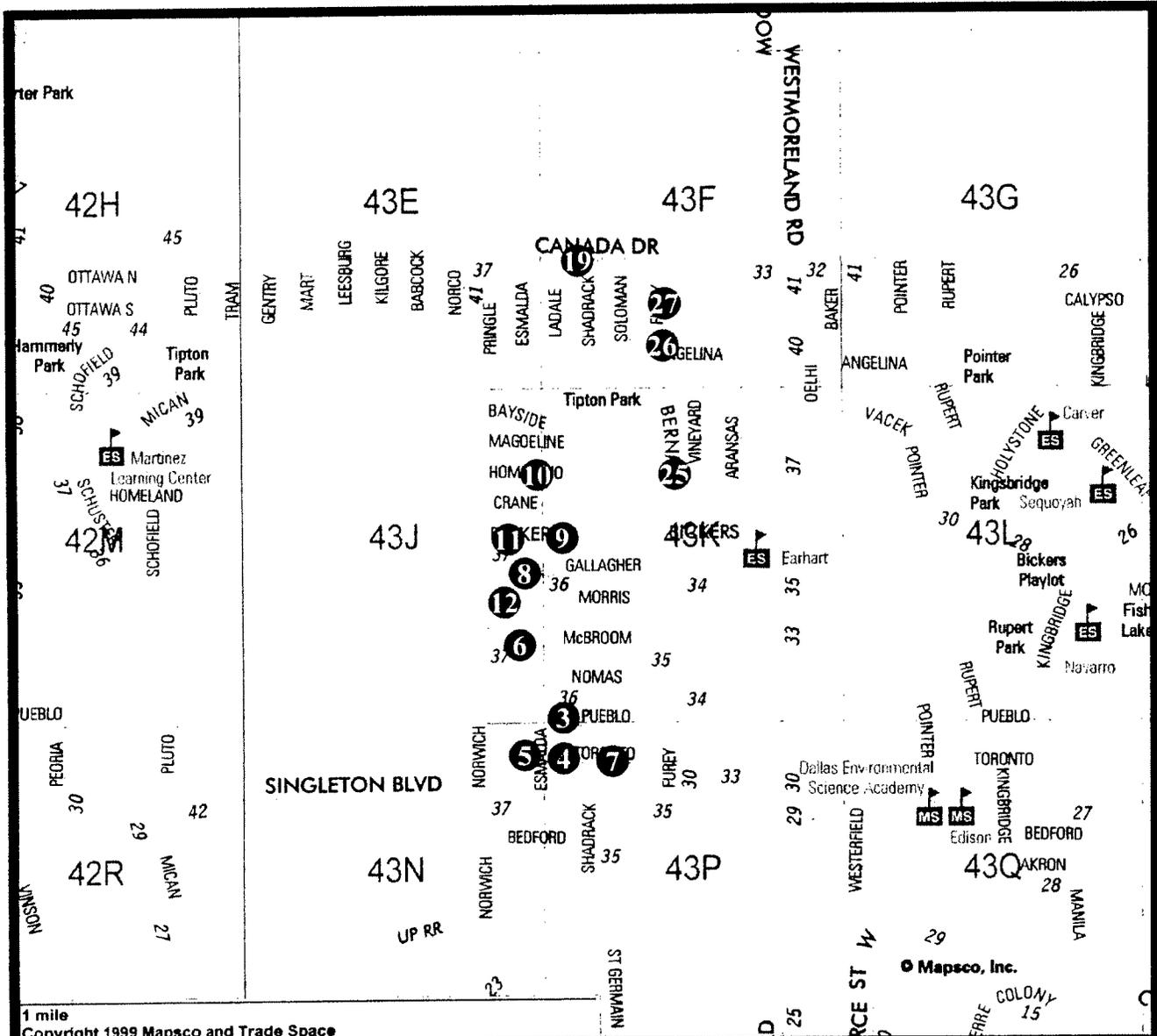
<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1923 Muncie	44N	6	\$14,125.01
2. 1515 Pueblo	44N	6	\$ 7,058.68
3. 3623 Pueblo	43K	6	\$13,355.88
4. 3628 Toronto	43P	6	\$15,214.52
5. 3719 Toronto	43N	6	\$11,464.96
6. 3724 McBroom	43J	6	\$11,955.34
7. 3561 Toronto	43P	6	\$13,066.86
8. 3739 Gallagher	43J	6	\$17,073.76
9. 3638 Bickers	43K	6	\$12,673.93
10. 3702 Homeland	43J	6	\$21,546.37
11. 3734 Bickers	43J	6	\$11,350.40
12. 3741 Morris	43J	6	\$21,500.94
13. 1718 Toronto	44N	6	\$13,325.77
14. 1518 Bickers	44J	6	\$15,030.87
15. 3803 Harlingen	42L	6	\$ 7,069.22
16. 4143 Hammerly	42H	6	\$10,694.21
17. 1908 Gallagher	44J	6	\$ 1,141.22
18. 4116 Pluto	42H	6	\$14,584.95
19. 3611 Canada	43F	6	\$10,731.73
20. 1923 Canada	44E	6	\$ 8,939.78
21. 1955 Angelina	44E	6	\$16,460.62
22. 2017 Angelina	43H	6	\$10,197.92
23. 2024 Angelina	43H	6	\$ 9,317.15
24. 2028 McBroom	43M	6	\$ 9,004.12
25. 3427 Bernal	43K	6	\$ 5,542.43
26. 4010 Furey	43F	6	\$12,687.32
27. 4103 Furey	43F	6	\$ 9,324.28
28. 2622 Iroquois	42Q	6	\$ 9,231.73
29. 2626 Lapsley	42P	6	\$18,088.18
30. 811 Bayonne	44P	6	\$18,091.08



1 mile
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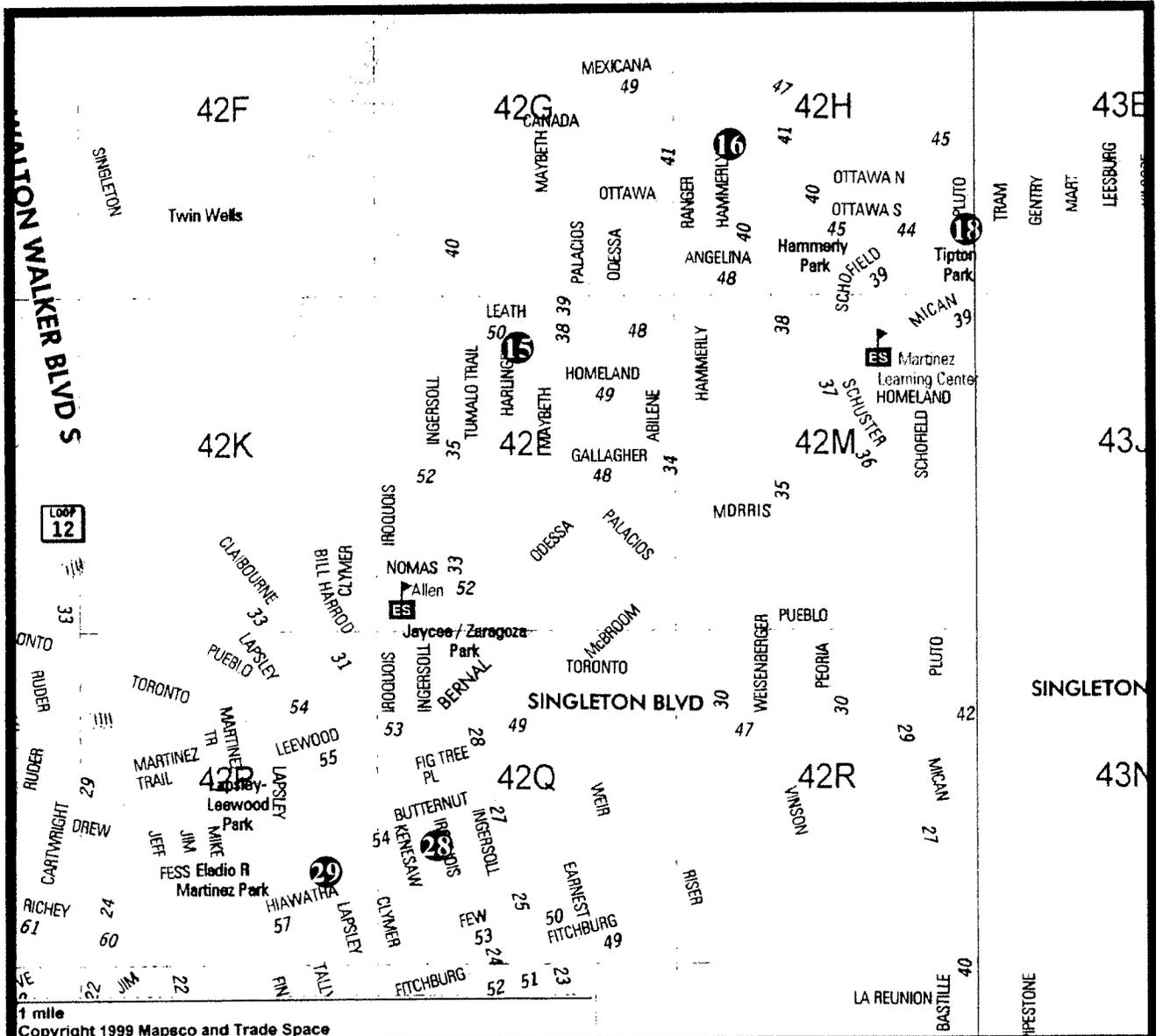
<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
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1. 1923 Muncie	44N	6
2. 1515 Pueblo	44N	6
13. 1718 Toronto	44N	6
14. 1518 Bickers	44J	6
17. 1908 Gallagher	44J	6
20. 1923 Canada	44E	6
21. 1955 Angelina	44E	3
22. 2017 Angelina	43H	3
23. 2024 Angelina	43H	6
24. 2028 McBroom	43M	6
30. 811 Bayonne	44P	6



1 mile
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<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
3. 3623 Pueblo	43K	6
4. 3628 Toronto	43P	6
5. 3719 Toronto	43N	6
6. 3724 McBroom	43J	6
7. 3561 Toronto	43P	3
8. 3739 Gallagher	43J	6
9. 3638 Bickers	43K	6
10. 3702 Homeland	43J	6
11. 3734 Bickers	43J	6
12. 3741 Morris	43J	6
19. 3611 Canada	43F	6
25. 3427 Bernal	43K	6
26. 4010 Furey	43F	6
27. 4103 Furey	43F	6



<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
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15. 3803 Harlingen	42L	6
16. 4143 Hammerly	42H	6
18. 4116 Pluto	42H	6
28. 2622 Iroquois	42Q	6
29. 2626 Lapsley	42P	6

August 13, 2014

WHEREAS, on January 28, 2004, by Resolution No. 04-0458, 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 for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code; and

WHEREAS, on June 25, 2014, by Resolution No. 14-0998, the City Council approved the acquisition of 30 Land Bank lots by Commonwealth Companies, LLC from DHADC; and

WHEREAS, Commonwealth Companies, LLC submitted an amended development plan to change the square footage range from approximately 1,050 to 1,450 and sales price range from approximately \$85,000 to \$145,000 for the 30 lots to be acquired by the developer as shown on Exhibit A; and

WHEREAS, the City Council desires to approve the amended development plan shown on Exhibit B submitted by Commonwealth Companies, LLC;

NOW, THEREFORE;

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

Section 1. That the amended development plan shown on Exhibit B submitted by Commonwealth Companies, LLC for the 30 lots to be acquired by the developer as shown on Exhibit A is 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"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1923 Muncie Lot 19, College Park Riggins Addition Block 17238	Commonwealth Companies, LLC	1	\$5,051.00
2	1515 Pueblo Tract 4 (AKA Tract 2), John P. Cole Survey Abot # 242 Block C-7112	Commonwealth Companies, LLC	1	\$5,051.00
3	3623 Pueblo East 49' of Lot 1, Eagle Ford Gardens Addition Block E7152	Commonwealth Companies, LLC	1	\$5,051.00
4	3628 Toronto Lot 4.2, Eagle Ford Gardens Addition Block A-7152	Commonwealth Companies, LLC	1	\$5,051.00
5	3719 Toronto Lot 2.1, Eagle Ford Gardens Addition Block C-7152	Commonwealth Companies, LLC	1	\$5,051.00
6	3724 McBroom Lot 7, Eagle Ford Gardens Addition Block G-7152	Commonwealth Companies, LLC	1	\$5,051.00
7	3561 Toronto Lot 3, Homelnd Estates 2nd Addition Block 177147	Commonwealth Companies, LLC	1	\$5,051.00
8	3739 Gallagher West 47' of Lot 6, Homelnd Estates Rev Addition Block 107151	Commonwealth Companies, LLC	1	\$5,051.00
9	3638 Biehlers Lot 1B, Homelnd Estates Rev Addition Block 117151	Commonwealth Companies, LLC	1	\$5,051.00
10	3702 Homelnd East 1/2 of Lot 5, Homelnd Estates Rev Addition Block 67151	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	3734 Bickers Lot 1B, Homestead Estates Rev Addition Block 107151	Commonwealth Companies, LLC	1	\$5,051.00
12	3741 Morris Lot 6A, Homestead Estates Rev Addition Block 127151	Commonwealth Companies, LLC	1	\$5,051.00
13	1718 Toronto West 40' of Lot 15, Homestead Addition Block A7116	Commonwealth Companies, LLC	1	\$5,051.00
14	1518 Bickers Lot 9, Homestead Gardens Addition Block B7120	Commonwealth Companies, LLC	1	\$5,051.00
15	3803 Harlingen Lot 4, Joe Irwin No. 3 Addition Block D7164	Commonwealth Companies, LLC	1	\$5,051.00
16	4143 Hammerly Lot 16, Joe A Irwin No. 2 Addition Block 67163	Commonwealth Companies, LLC	1	\$5,051.00
17	1908 Gallagher Part of Lots 20 & 31, Lake Como Place Addition Block 7128	Commonwealth Companies, LLC	1	\$5,051.00
18	4116 Pluto Lot 10, Leebetter Gardens Addition Block 27155	Commonwealth Companies, LLC	1	\$5,051.00
19	3611 Canada Lot 18, Olive-Dale Addition Block 17149	Commonwealth Companies, LLC	1	\$5,051.00
20	1923 Canada Lot 33, Roosevelt Manor 1st Inst Addition Block 17130	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
21	1955 Angelina Lot 23, Roosevelt Manor 2nd Inst Addition Block 97130	Commonwealth Companies, LLC	1	\$5,051.00	
22	2017 Angelina Lot 32, Roosevelt Manor 2nd Inst Addition Block 87130	Commonwealth Companies, LLC	1	\$5,051.00	
23	2024 Angelina Lot 12, Roosevelt Manor 2nd Inst Addition Block 117130	Commonwealth Companies, LLC	1	\$5,051.00	
24	2026 McBroom E. 14' Lot 1 & W. 25' Lot 2, Victory Gardens No. 5 Addition Block 217127	Commonwealth Companies, LLC	1	\$5,051.00	
25	3427 Bernal Lot 6, Westmoreland Park No. 3 Addition Block 197146	Commonwealth Companies, LLC	1	\$5,051.00	
26	4010 Furey Lot 3, Westmoreland Park No. 3 Addition Block 207143	Commonwealth Companies, LLC	1	\$5,051.00	
27	4103 Furey Lot 28, Westmoreland Park No. 3 Addition Block 187146	Commonwealth Companies, LLC	1	\$5,051.00	
28	2622 Iroquois Lot 15, Westwood No. 2 Addition Block 87181	Commonwealth Companies, LLC	1	\$5,051.00	
29	2626 Lapsley Lot 14, Westwood No. 2 Addition Block 217181	Commonwealth Companies, LLC	1	\$5,051.00	
30	811 Bayonne Lot 12, Z E Coombs West End Addition Block 37265	Commonwealth Companies, LLC	1	\$5,051.00	
TOTAL				\$50,510.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 30 Lots _____
 - (2) Land Bank name for this parcel of lots. West Dallas 14/1 _____
 - (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). _____ see attached _____
-

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 9 _____
Square Footage of each home 1050 to 1250 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 or Carports 1 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$85k to \$125k

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

Number of homes to be built on lots 12 _____
Square Footage of each home 1150 to 1350 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 Number of Carports 0 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$115k to \$135k

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

Number of homes to be built on lots 9 _____
Square Footage of each home 1200 to 1450 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 Number of Carports 0 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$125k to \$145k

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 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 of first housing unit 60 days
Completion of Construction of first housing unit 180 days
Sale of first affordable housing unit to low income households 180 days
Sale of last affordable housing unit to low income households 1440 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 65D

SUBJECT

Authorize a public hearing to be held on September 10, 2014 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

Dallas Neighborhood Alliance for Habitat submitted a proposal to construct one (1) single-family home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$85,000 to \$95,000 with construction to begin in September 2017.

This item calls for a public hearing on September 10, 2014, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the one unimproved property to Dallas Neighborhood Alliance for Habitat. At the close of the public hearing, the City Council will be asked to authorize the sale of the property to Dallas Neighborhood Alliance for Habitat by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item has no prior action.

FISCAL INFORMATION

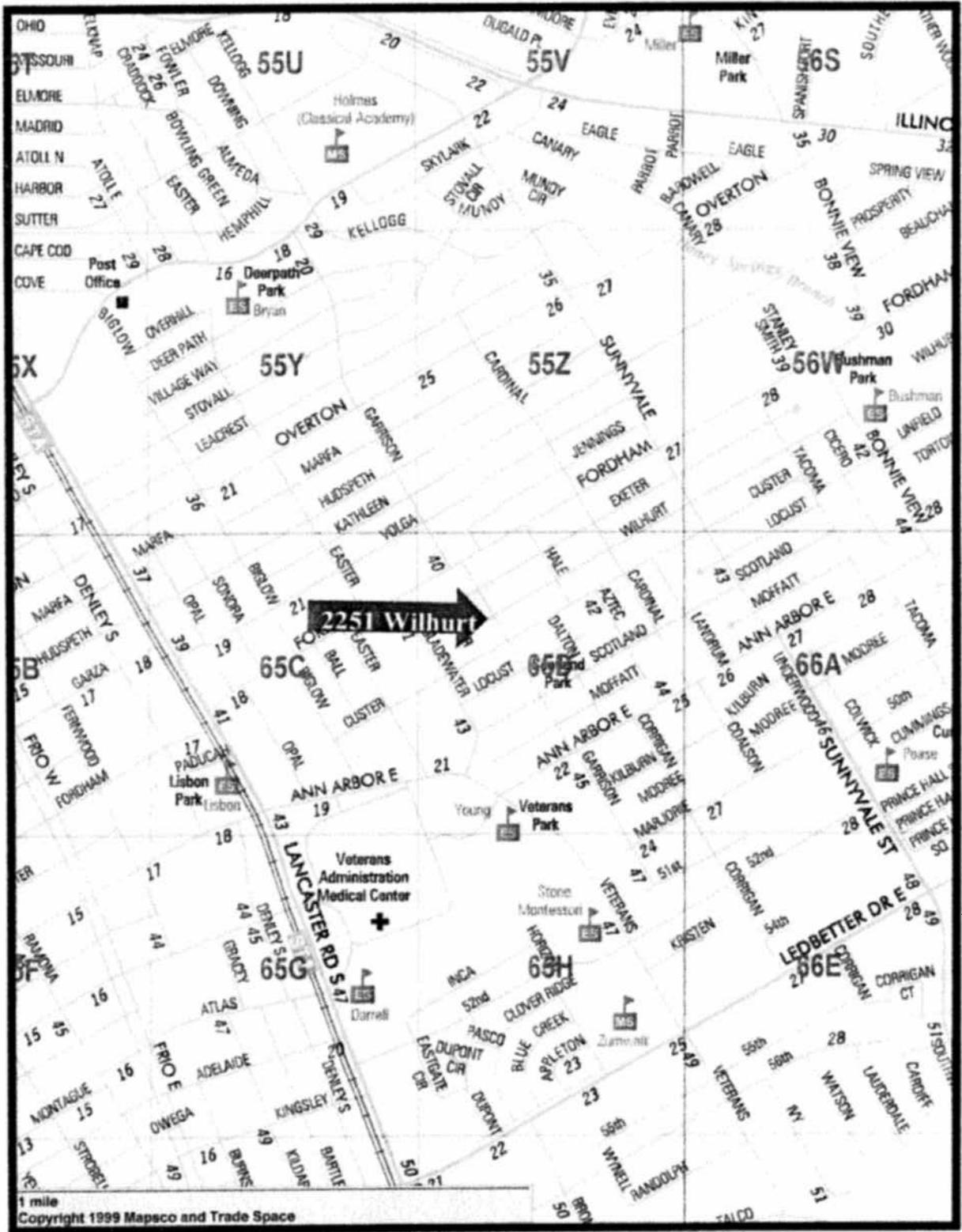
No cost consideration to the City

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	2251 Wilhurt	Dallas Neighborhood Alliance for Habitat, Inc.	\$6,900	\$1,000.00	V	R-7.5(A)



MAPSCO 65D

August 13, 2014

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Neighborhood Alliance for Habitat submitted a proposal to construct one (1) single-family home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$85,000 to \$95,000 with construction to begin in September 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

NOW, THEREFORE,

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

August 13, 2014

Section 1. That the public hearing shall be held at 1:00 p.m. on September 10, 2014 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of one (1) unimproved property, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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

EXHIBIT A

Tax Foreclosure Property Sale

<u>Parcel No.</u>	<u>Address</u>	<u>Mapsco</u>	<u>Non-Profit Organization</u>	<u>Sale Amount</u>	<u>Council District</u>
1.	2251 Wilhurt	65D	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	4

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2014
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

Authorize **(1)** a public hearing to be held October 22, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan – Financing: No cost consideration to the City

BACKGROUND

The governing body of the municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The Plan must include a list of parcels of real property that may become eligible for sale to the land bank for affordable housing development on those parcels of real property, and the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2014-15 Plan is attached as “Exhibit A” to the resolution.

Before adopting the FY 2014-15 Annual Plan, the City of Dallas must 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 (CHDO's) 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 taxing entities and to the public beginning August 13, 2014. There must be a sixty-day public comment period prior to City Council action on the plan per state statute. A briefing on the Urban Land Bank Demonstration Program will be presented to the appropriate Council Committee prior to the public hearing.

Approval of this agenda item will call a public hearing for October 22, 2014 to consider public comment on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as “Exhibit A” to the resolution and authorizes consideration of the Plan following the hearing.

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 October 23, 2013, the City Council approved the City of Dallas FY 2013-14 Urban Land Bank Demonstration Program Plan by Resolution No. 13-1877.

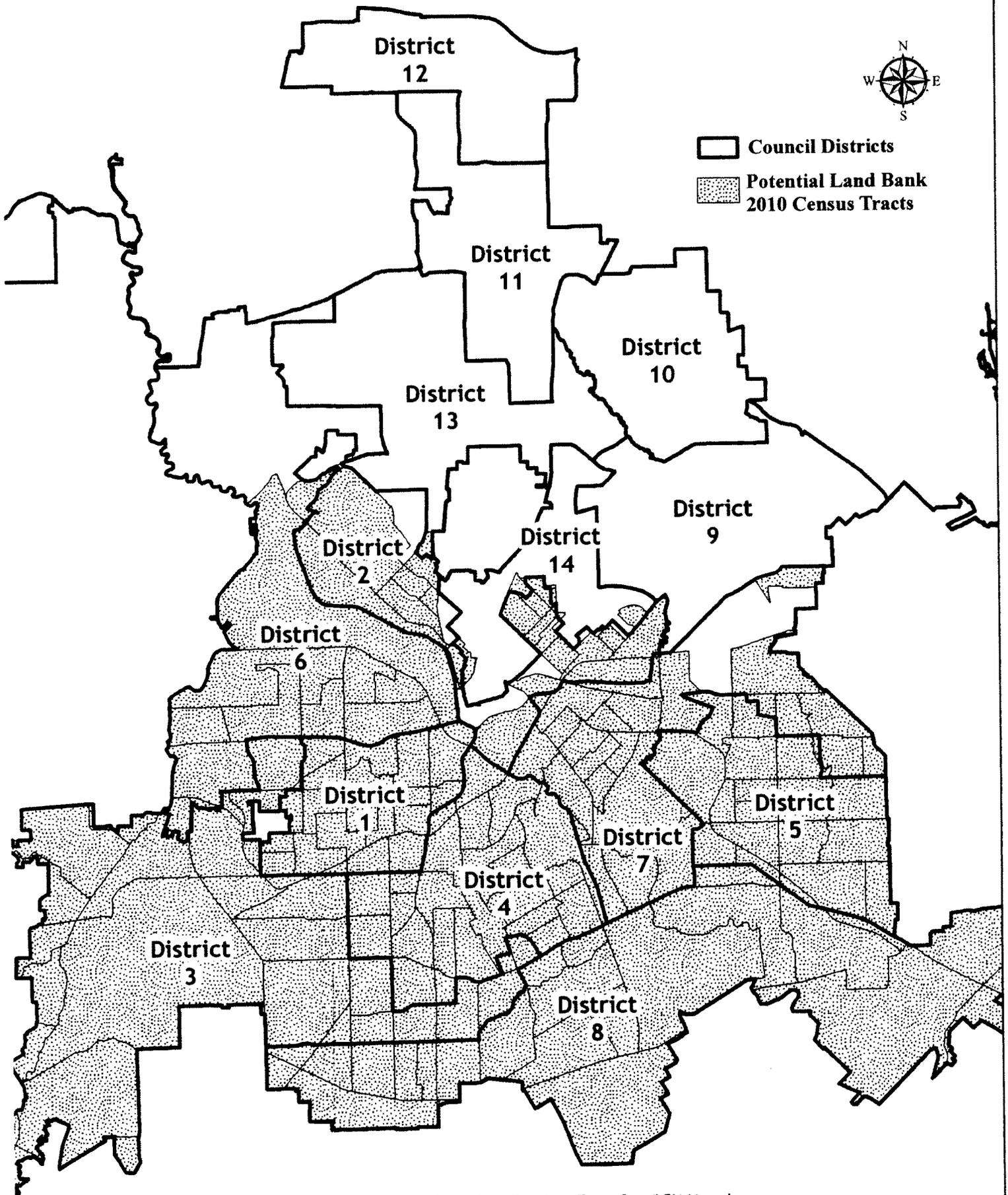
FISCAL INFORMATION

No cost consideration to the City

MAP(s)

Attached

Potential Land Bank Census Tracts 2014-2015



August 13, 2014

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 2014-15, beginning October 1, 2014; and

WHEREAS, State law requires that a public hearing be held and action taken to adopt the Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, holding a public hearing on October 22, 2014 for public comment on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as Exhibit A will satisfy requirements set forth in the Urban Land Bank Demonstration Program Act;

NOW, THEREFORE,

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

Section 1. That (1) a public hearing be held on October 22, 2014 before the Dallas City Council to receive comments from citizens on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as Exhibit A and (2) at the close of the public hearing, consider approval of the FY 2014-15 Urban Land Bank Demonstration Program Plan.

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 2014-15



City of Dallas

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

October 22, 2014

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 2014-15 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 2014-15 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 2014-15 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, 2015. The performance report for the FY 2013-14 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2014.

CITY OF DALLAS' FY 2014-15 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, 2014 (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 2014-15 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 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 Program, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the 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 one ~~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 2326 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, FY 2012-13 and FY 2013-14 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 2014-15 to “qualified organizations” and “qualified participating developers” for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2014-15 to “qualified organizations” at a price of \$1,000.00 for the first 7,500 square feet of land ~~plus \$0.667 for each additional square foot~~ plus another \$1,000.00 for each additional developable adjacent lot included in the parcel subject to budget allowances and Land Bank Board approval and to “qualified participating developers” at a price of \$5,000.00 for the first 7,500 square feet of land plus another \$5,000.00 for each additional developable adjacent lot included in the parcel 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 2013-14
Updated – 10/25/13

CHDO	GEOGRAPHIC BOUNDARIES	DATE CERTIFIED
Builders of Hope CDC 7920 Elmbrook Drive, Suite 103 Dallas, Texas 75247 Office (214) 920-9850 Fax (214) 630-5155 Norman Henry, President Damon Polk, COO	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
South Dallas/Fair Park Inncity Community Development Corporation 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Managing 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

CHDO**GEOGRAPHIC BOUNDARIES****DATE CERTIFIED****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 10th 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

**ATTACHMENT B
ASSISTANCE PROGRAM**

**City of Dallas Housing Department
Anticipated FY 2014-15 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 22, 2014. The final FY 2014-15 budget for Housing Department Programs will not be adopted before October 22, 2014. Therefore, the program descriptions below include both the actual FY 2012-13, FY 2013-14 and proposed FY 2014-15 budget amounts.

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program

FY 2012-13 Actual	\$2,600,000
FY 2013-14 Actual	\$2,100,000
FY 2014-15 Proposed	\$2,100,000

Provides deferred payment loans to low-mod-income homebuyers for down payment, closing costs and principle reduction up to \$20,000 for new construction and up to \$8,500 for existing homes. (214-670-3954)

HOUSING DEVELOPMENT ASSISTANCE

Residential Development Acquisition Loan Program

FY 2012-13 Actual	\$500,000
FY 2013-14 Actual	None
FY 2014-15 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 2012-13 Actual	\$1,050,000
FY 2013-14 Actual	\$1,225,000
FY 2014-15 Proposed	\$1,000,000

Provides operating assistance grants 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 2012-13 Actual	\$300,000
FY 2013-14 Actual	\$119,000
FY 2014-15 Proposed	None

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

Economic Development GO Bond Program for Southern Dallas

FY 2012-13 Actual	\$50,000,000
FY 2013-14 Actual	None
FY 2014-15 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 2012-13 Actual	\$ 900,000
FY 2013-14 Actual	\$1,621,189
FY 2014-15 Proposed	\$1,200,000

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 2014-15 LAND BANK PLAN

204	E	10TH	1720	E	11TH	2433	52ND
401	E	10TH	1825	E	11TH	2436	52ND
424	W	10TH	722	W	12TH	2522	52ND
912	E	10TH	901	W	12TH	2612	52ND
1024	E	10TH	917	E	12TH	2633	52ND
1027	E	10TH	409	E	12TH	2641	52ND
1102	E	10TH	911		18TH	2705	52ND
1124	E	10TH	2714		1ST	2727	52ND
1214	E	10TH	4216		1ST	2630	52ND ST
1221	E	10TH	4208		1ST AVE	2746	52ND ST
1300	E	10TH	4210		1ST AVE	618	E 5TH
1308	E	10TH	4224		1ST AVE	817	E 6TH
1107	E	10TH	4226		1ST AVE	918	W 7TH
1031	E	11TH	2304		2ND AVE	115	W 8TH
1823	E	11TH	4230		2ND AVE	406	E 8TH
2410	E	11TH	5366		2ND AVE	513	E 8TH
1125	E	11TH	2008		3RD	521	E 8TH
1624	E	11TH	2436		51ST	1922	E 8TH
1700	E	11TH	2506		51ST	1930	E 8TH
1716	E	11TH	2611		51ST	2934	W 9TH
110	S	ACRES	2847		ALABAMA	3036	ALASKA
111	N	ACRES	2900		ALABAMA	3123	ALASKA
116	N	ACRES	2919		ALABAMA	403	ALBRIGHT
230	S	ACRES	2926		ALABAMA	405	ALBRIGHT
350	N	ACRES	2935		ALABAMA	410	ALBRIGHT
1439		ADELAIDE	2939		ALABAMA	414	ALBRIGHT
1535		ADELAIDE	3014		ALABAMA	415	ALBRIGHT
1818		ADELAIDE	3038		ALABAMA	421	ALCALDE
3907		AGNES	3042		ALABAMA	2902	ALEX
4002		AGNES	3102		ALABAMA	2907	ALEX
2210		AKRON ST	2541		ALAMAIN	2911	ALEX
1823		ALABAMA	2715		ALAMAIN	2914	ALEX
2119		ALABAMA	2723		ALAMAIN	2927	ALEX
2200		ALABAMA	2739		ALAMAIN	2055	ALHAMBRA
2206		ALABAMA	2747		ALAMAIN	1010	ALLEN ST
2210		ALABAMA	1514		ALASKA	4004	ALSBURY
2214		ALABAMA	1631		ALASKA	13	ALTO GARDEN
2218		ALABAMA	1706		ALASKA	1325	AMOS
2222		ALABAMA	2006		ALASKA	1333	AMOS
2226		ALABAMA	2402		ALASKA	1340	AMOS
2404		ALABAMA	2720		ALASKA	2212	ANDERSON
2412		ALABAMA	2730		ALASKA	2223	ANDERSON
2423		ALABAMA	2814		ALASKA	2227	ANDERSON
2705		ALABAMA	2914		ALASKA	2229	ANDERSON
2722		ALABAMA	2927		ALASKA	2234	ANDERSON

2831	ALABAMA	2931	ALASKA	2239	ANDERSON
2835	ALABAMA	2946	ALASKA	2241	ANDERSON
2243	ANDERSON	3922	ARANSAS	3208	ATLANTA
2251	ANDERSON	4114	ARANSAS	3619	ATLANTA
2302	ANDERSON	2111	ARDEN RD	3905	ATLANTA
2402	ANDERSON	2117	AREBA	3942	ATLANTA
2414	ANDERSON	1711	ARIZONA	3938	ATLANTA
2600	ANDERSON	1918	ARIZONA	3943	ATLANTA
2629	ANDERSON	2021	ARIZONA	1833	ATLAS
2710	ANDERSON	2201	ARIZONA	5141	AUDREY
2715	ANDERSON	2209	ARIZONA	5301	AUDREY
1815	ANGELINA	2221	ARIZONA	1906	AUTUMN MEADOW
1955	ANGELINA	2227	ARIZONA	3912	AVANT ST
2017	ANGELINA	2420	ARIZONA	407	AVE A
2024	ANGELINA	2430	ARIZONA	409	AVE A
2037	ANGELINA	2606	ARIZONA	415	AVE A
2914	ANGELINA	2609	ARIZONA	1619	AVE B
9414	ANGELUS	2610	ARIZONA	1703	AVE B
9422	ANGELUS	2618	ARIZONA	1710	AVE B
9430	ANGELUS	2642	ARIZONA	1727	AVE B
713	ANGUS	2716	ARIZONA	1731	AVE B
717	ANGUS	2814	ARIZONA	1	AVE D
1503	E ANN ARBOR	2839	ARIZONA	423	AVE E
1514	E ANN ARBOR	2914	ARIZONA	426	AVE E
1522	E ANN ARBOR	3018	ARIZONA	444	AVE E
1719	E ANN ARBOR	3031	ARIZONA	319	AVE F
1955	E ANN ARBOR	3035	ARIZONA	351	AVE F
1961	E ANN ARBOR	3047	ARIZONA	418	AVE F
1965	E ANN ARBOR	3328	ARIZONA	323	AVE G
2107	E ANN ARBOR	8218	ARLENE	327	AVE G
2143	E ANN ARBOR	5511	ARLINGTON PARK	419	AVE H
2207	E ANN ARBOR	3732	ARMOR	516	AVE H
2211	E ANN ARBOR	3734	ARMOR	402	AVE J
2215	E ANN ARBOR	3736	ARMOR	403	AVE J
2219	E ANN ARBOR	3738	ARMOR	405	AVE L
2251	E ANN ARBOR	3742	ARMOR	410	AVE L
2323	E ANN ARBOR	5	ARMY	419	AVE L
2407	E ANN ARBOR	20	ARMY	3962	AVOCADO
2504	E ANN ARBOR	21	ARMY	4202	AZTEC
2516	E ANN ARBOR	22	ARMY	4208	AZTEC
2723	E ANN ARBOR	23	ARMY	4212	AZTEC
2773	E ANN ARBOR	1614	ARROW	4249	AZTEC
654	ANNAROSE	4504	ASH	4306	AZTEC
710	ANNAROSE	4526	ASH	4311	AZTEC
2111	ANNEX	5407	ASH	4118	BABCOCK

803		APACHE	9566		ASH CREEK	1305		BADEN
3725		ARANSAS	1		ASHWOOD	1315		BADEN
3814		ARANSAS	2		ASHWOOD	1322		BADEN
3826		ARANSAS	600		ASPENDALE	1330		BADEN
1336		BADEN	1121		BAYONNE	3712		BEDFORD ST
118	S	BAGLEY	1836		BAYSIDE	5238		BEEMAN AVE
400	N	BAGLEY	1847		BAYSIDE	1100	S	BELTLINE
403	N	BAGLEY	2019		BAYSIDE	3200	S	BELTLINE
1042	N	BAGLEY	605	S	BEACON	4231	S	BELTLINE
4019		BAKER	3313		BEALL	4233	S	BELTLINE
3916		BALCH	3326		BEALL	2058		BEN HUR
3914		BALCH DR	3327		BEALL	2065		BEN HUR
4503		BALDWIN	3330		BEALL	2070		BEN HUR
4727		BALDWIN	3322		BEALL	2122		BEN HUR
4731		BALDWIN	8119		BEARDEN	2158		BEN HUR
4811		BALDWIN	3023		BEAUCHAMP	2164		BEN HUR
4819		BALDWIN	3066		BEAUCHAMP	2176		BEN HUR
4819		BALDWIN	3300		BEAUCHAMP	2182		BEN HUR
4806		BALDWIN	3302		BEAUCHAMP	2222		BEN HUR
4161		BALL	3421		BEAUCHAMP	7041		BENNING
4134		BALL	1534		BEAUFORD	2726		BENROCK
710		BANK	1553		BEAUFORD	2730		BENROCK
1114		BANK	1577		BEAUFORD	2731		BENROCK
1419		BANK	1643		BEAUFORD	2806		BENROCK
1430		BANK	1737		BEAUFORD	2807		BENROCK
1500		BANK	1739		BEAUFORD	2815		BENROCK
1515		BANK	1819		BEAUFORD	2823		BENROCK
1516		BANK	1821		BEAUFORD	2830		BENROCK
71		BANKS DR	12402		BEAUFORD	2906		BENROCK
78		BANKS DR	1409		BEAUMONT	2907		BENROCK
140		BANKS DR	707	N	BECKLEY	2918		BENROCK
145		BANKS DR	719	N	BECKLEY	2934		BENROCK
1615		BANNOCK	735	N	BECKLEY	2938		BENROCK
1635		BANNOCK	828	N	BECKLEY	2946		BENROCK
1641		BANNOCK	918	S	BECKLEY	2947		BENROCK
1625		BANNOCK AVE	1512	S	BECKLEY	2954		BENROCK
1710		BANNOCK AVE	2938	S	BECKLEY	2955		BENROCK
5135		BARBER	3042	S	BECKLEY	2963		BENROCK
5213		BARBER	3206	S	BECKLEY	2962		BENROCK ST
2619		BARLOW	3302	S	BECKLEY	9350		BERMUDA
2623		BARLOW	912	S	BECKLEY AVE	3401		BERNAL
2709		BARLOW	8924		BECKLEYCREST	3427		BERNAL
2717		BARLOW	9116		BECKLEYCREST	5518		BERNAL
3301		BARNARD	9421		BECKLEYCREST	5704		BERNAL
5500		BARREE	9224		BECKLEYVIEW	5708		BERNAL
5634		BARREE	9228		BECKLEYVIEW	5726		BERNAL
5734		BARREE	9228		BECKLEYVIEW	3439		BERNAL

1449	BARRY AVE	9421	BECKLEYCREST	5726	BERNAL
805	BAYONNE	9224	BECKLEYVIEW	3614	BERTRAND
811	BAYONNE	9228	BECKLEYVIEW	3723	BERTRAND
818	BAYONNE	9228	BECKLEYVIEW	4306	BERTRAND
916	BAYONNE	209	BECKLEYWOOD	2026	BERWICK AVE
1115	BAYONNE	336	BECKLEYWOOD	534	BETHPAGE
2026	BERWICK AVE	4002	BIGLOW	5635	BON AIR
534	BETHPAGE	4006	BIGLOW	5643	BON AIR
630	BETHPAGE	4151	BIGLOW	5647	BON AIR
634	BETHPAGE	4155	BIGLOW	5663	BON AIR
707	BETHPAGE	4159	BIGLOW	5707	BON AIR
714	BETHPAGE	4175	BIGLOW	5711	BON AIR
2210	BETHURUM	4207	BIGLOW	5714	BON AIR
2214	BETHURUM	4214	BIGLOW	5731	BON AIR
2216	BETHURUM	4218	BIGLOW	5735	BON AIR
2302	BETHURUM	4231	BIGLOW	5739	BON AIR
2311	BETHURUM	4019	BIGLOW	1240	N BOND
2316	BETHURUM	3126	BILL HARROD	1252	N BOND
2743	BETHURUM	2615	BIRDSONG	315	BONNIE VIEW
845	BETTERTON	2401	BIRMINGHAM	327	BONNIE VIEW
900	BETTERTON	2408	BIRMINGHAM	332	BONNIE VIEW
903	BETTERTON	2501	BIRMINGHAM	345	BONNIE VIEW
1015	BETTERTON	2521	BIRMINGHAM	349	BONNIE VIEW
1101	BETTERTON	2700	BIRMINGHAM	405	BONNIE VIEW
1105	BETTERTON	2825	BIRMINGHAM	417	BONNIE VIEW
1112	BETTERTON	2901	BIRMINGHAM	426	BONNIE VIEW
1131	BETTERTON	2909	BIRMINGHAM	431	BONNIE VIEW
1139	BETTERTON	2931	BIRMINGHAM	434	BONNIE VIEW
5414	BEXAR	3020	BIRMINGHAM	440	BONNIE VIEW
6004	BEXAR	3021	BIRMINGHAM	1529	BONNIE VIEW
6018	BEXAR	3025	BIRMINGHAM	2202	BONNIE VIEW
6022	BEXAR	3034	BIRMINGHAM	2210	BONNIE VIEW
6520	BEXAR	3118	BIRMINGHAM	2214	BONNIE VIEW
6526	BEXAR	3119	BIRMINGHAM	2304	BONNIE VIEW
6702	BEXAR	3725	BLACK OAK	2538	BONNIE VIEW
6812	BEXAR	1210	BLISS	3704	BONNIE VIEW
6812	BEXAR	1214	BLISS	3815	BONNIE VIEW
6915	BEXAR	1218	BLISS	3921	BONNIE VIEW
6919	BEXAR	1222	BLISS	4114	BONNIE VIEW
7011	BEXAR	1308	BLISS	4310	BONNIE VIEW
7013	BEXAR	1314	BLISS	4431	BONNIE VIEW
1518	BICKERS	1318	BLISS	5261	BONNIE VIEW
1711	BICKERS	1022	BLUEBERRY	5603	BONNIE VIEW
1719	BICKERS	9025	BLUECREST	3508	BOOKER
1823	BICKERS	9211	BLUECREST	3515	BOOKER
1910	BICKERS	5868	BLUFFMAN	3516	BOOKER
1930	BICKERS	6002	BLUNTER	3339	BORGER

3423	BICKERS	6006	BLUNTER	3426	BORGER
3634	BICKERS	6007	BLUNTER	3434	BORGER
3638	BICKERS	6014	BLUNTER	3603	BORGER
3642	BICKERS	400	BOBBIE	1219	BOSWELL
3702	BICKERS	402	BOBBIE	1220	BOSWELL
3706	BICKERS	416	BOBBIE	1222	BOSWELL
3724	BICKERS	417	BOBBIE	6623	BOULDER
3317	BIGLOW	8329	BOHANNON	2020	BOURBON
5011	BOURQUIN	2914	BRITTON	7545	BUFORD DR
5104	BOURQUIN	2914	BRITTON	709	BUICK
5140	BOURQUIN	1031	BROADVIEW	115	BUNCHE
5144	BOURQUIN	1116	BROCK	125	BUNCHE
5213	BOURQUIN	1120	BROCK	126	BUNCHE
5415	BOURQUIN	1121	BROCK	224	BUNCHE
5424	BOURQUIN	1123	BROCK	2606	BURGER
4711	BOWLING	4923	BRONX	2610	BURGER
4828	BOXWOOD	1519	BROOKHAVEN	2626	BURGER
2710	BOYNTON	2119	BROOKHAVEN	2818	BURGER
2718	BOYNTON	2627	W BROOKLYN	2711	BURGER
1044	BRADFIELD	2858	W BROOKLYN	1004	BURLINGTON
4507	BRADSHAW	823	BROOKWOOD	1515	BURLINGTON
3216	BRANDON	912	BROOKWOOD	2310	BURLINGTON
4814	BRASHEAR	917	BROOKWOOD	4516	BURMA
4818	BRASHEAR	923	BROOKWOOD	4532	BURMA
4822	BRASHEAR	929	BROOKWOOD	4536	BURMA
4930	BRASHEAR	936	BROOKWOOD	4540	BURMA
4826	BRASHEAR ST	2007	BROWDER	4628	BURMA
4827	BRASHEAR ST	2009	BROWDER	4635	BURMA
1429	BRIAR CLIFF	408	E BROWNLEE	4640	BURMA
1544	BRIAR CLIFF	515	E BROWNLEE	4704	BURMA
414	BRIDGES	7720	BROWNSVILLE	4726	BURMA
6816	BRIERFIELD	7721	BROWNSVILLE	4741	BURMA
7005	BRIERFIELD	7724	BROWNSVILLE	4744	BURMA
2814	BRIGHAM	7727	BROWNSVILLE	4745	BURMA
2908	BRIGHAM	7732	BROWNSVILLE	4815	BURMA
2916	BRIGHAM	7735	BROWNSVILLE	4830	BURNSIDE
2920	BRIGHAM	7743	BROWNSVILLE	4914	BURNSIDE
2708	BRIGHAM	7807	BROWNSVILLE	5114	BURNSIDE
2807	BRIGHAM	7808	BROWNSVILLE	5154	BURNSIDE
2838	BRIGHAM	7820	BROWNSVILLE	555	BURRELL
2924	BRIGHAM	9529	BROWNWOOD	561	W BURRELL
2736	BRIGHAM	4015	BRUNDRETTE	9800	C F HAWN
700	S BRIGHTON	4018	BRUNDRETTE	10100	C F HAWN
1137	S BRIGHTON	4022	BRUNDRETTE	13800	C F HAWN
8823	BRILEY	254	N BRYAN CIR	14000	C F HAWN

2330	BRITTON	202	N	BRYAN CIR	6010	C F HAWN
2416	BRITTON	248	N	BRYAN PL	4510	C.L. VEASEY
2519	BRITTON	250	N	BRYAN WAY	4710	C.L. VEASEY
2526	BRITTON	9999	N	BUCKNER	2419	CADILLAC
2610	BRITTON	2199		BUCKSKIN CIR	2422	CADILLAC
2631	BRITTON	2313		BUDD	1521	CALDWELL
2633	BRITTON	2418		BUDD	1530	CALDWELL
2715	BRITTON	2422		BUDD	1536	CALDWELL
2822	BRITTON	15319		BUDEUDY	1542	CALDWELL
2903	BRITTON	15323		BUDEUDY	1554	CALDWELL
1613	CALDWELL	4235		CANAL	2617	CARPENTER
1615	CALDWELL	4317		CANAL	2621	CARPENTER
1618	CALDWELL	4319		CANAL	2633	CARPENTER
1614	CALDWELL	4322		CANAL	2707	CARPENTER
1534	CALDWELL	4419		CANAL	2719	CARPENTER
1425	CALDWELL	4511		CANAL	3006	CARPENTER
1423	CALDWELL	4611		CANAL	3711	CARPENTER
3332	CALHOUN	4615		CANAL	3715	CARPENTER
3431	CALHOUN	2840		CANARY	3801	CARPENTER
3502	CALHOUN	1829		CANELO	4006	CARPENTER
3506	CALHOUN	213	E	CANTY	4211	CARPENTER
9725	CALLE DEL ORO	1614		CANYON	4226	CARPENTER
1920	CALYPSO	2012		CANYON	2800	CARTER
2008	CALYPSO	2016		CANYON	2806	CARTER
2020	CALYPSO	7724		CARBONDALE	2818	CARTER
2038	CALYPSO	7728		CARBONDALE	5807	CARY
2058	CALYPSO	7824		CARBONDALE	5815	CARY
2612	CAMEL	8110		CARBONDALE	5817	CARY
2627	CAMEL	8450		CARBONDALE	413	CASCADA
2630	CAMEL	7816		CARBONDALE	10534	CASTLEROCK
2631	CAMEL	7832		CARBONDALE	3706	CAUTHORN
2634	CAMEL	4201		CARDINAL	3824	CAUTHORN
2706	CAMEL	4205		CARDINAL	3907	CAUTHORN
2708	CAMEL	4221		CARDINAL	3614	CAUTHORN
2710	CAMEL	4229		CARDINAL	3718	CAUTHORN
2732	CAMEL	4310		CARDINAL	2229	CEDAR CREST
2736	CAMEL	4410		CARDINAL	2237	CEDAR CREST
2741	CAMEL	4309		CARDINAL	2322	CEDAR CREST
2743	CAMEL	3201		CARL	2536	CEDAR CREST
2510	CAMEL	3709		CARL	2536	CEDAR CREST
2611	CAMEL	3802		CARL	3303	CEDAR LAKE
6218	CANAAN	4214		CARL	1421	CEDAR OAKS
1505	CANADA	4230		CARL	1427	CEDAR OAKS
1902	CANADA	4231		CARL	5405	CEDAR RIDGE
3018	CANADA	4245		CARL	4571	CEDARDALE

3511	CANADA	5800	CARLTON GARRETT	4736		CEDARDALE
3523	CANADA	5814	CARLTON GARRETT	4820		CEDARDALE
3845	CANADA	5902	CARLTON GARRETT	3711	S	CENTRAL
3931	CANADA	5908	CARLTON GARRETT	3713	S	CENTRAL
4023	CANADA	5914	CARLTON GARRETT	3717	S	CENTRAL
4643	CANADA	6200	CARLTON GARRETT	3741	S	CENTRAL
3837	CANADA	6205	CARLTON GARRETT	7615	S	CENTRAL EXPY
4425	CANADA	6207	CARLTON GARRETT	2103		CHALK HILL
4429	CANADA	6212	CARLTON GARRETT	2123		CHALK HILL
4443	CANADA	6306	CARLTON GARRETT	2623		CHALK HILL
4007	CANAL	6307	CARLTON GARRETT	2		CHAMBLIN
4233	CANAL	6310	CARLTON GARRETT	2711		CHARBA ST
1204	CHARLOTTE	3610	CHICAGO	1204		CLAUDE
1205	CHARLOTTE	2818	CHICAGO	1209		CLAUDE
1302	CHARLOTTE	2902	CHICAGO	1222		CLAUDE
1332	CHARLOTTE	2797	CHIESA RD	1229		CLAUDE
5910	CHELSEA	3314	CHIHUAHUA	1432		CLAUDIA
5918	CHELSEA	3400	CHIHUAHUA	810		CLEARFIELD
5922	CHELSEA	3429	CHIHUAHUA	944		CLEARFIELD
5934	CHELSEA	3438	CHIHUAHUA	2563		CLEARVIEW
5935	CHELSEA	3502	CHIHUAHUA	401		CLEAVES
5941	CHELSEA	3407	CHIHUAHUA	419		CLEAVES
5945	CHELSEA	2709	CHILDS ST	437		CLEAVES
6003	CHELSEA	5308	CHIPPEWA	438		CLEAVES
6006	CHELSEA	2723	CHOICE	439		CLEAVES
4346	CHERBOURG	2402	CHRYSLER	447		CLEAVES
4514	CHERBOURG	2411	CHRYSLER	2705		CLEVELAND
4525	CHERBOURG	2415	CHRYSLER	2814		CLEVELAND
4535	CHERBOURG	2518	CHRYSLER	2818		CLEVELAND
4549	CHERBOURG	1027	CHURCH	3216		CLEVELAND
4608	CHERBOURG	1028	CHURCH	3512		CLEVELAND
4612	CHERBOURG	1030	CHURCH	3512		CLEVELAND
4627	CHERBOURG	1033	CHURCH	3642		CLEVELAND
4636	CHERBOURG	1103	CHURCH	4100		CLEVELAND
4639	CHERBOURG	1109	CHURCH	4521		CLEVELAND
4643	CHERBOURG	1124	CHURCH	222	S	CLIFF
4647	CHERBOURG	1136	CHURCH	612	N	CLIFF
4515	CHERBOURG	1403	CHURCH	616	N	CLIFF
4545	CHERBOURG	1410	CHURCH	715	N	CLIFF
4561	CHERBOURG	1415	CHURCH	510	S	CLINTON

4611		CHERBOURG	4322		CICERO	818	S	CLINTON
4534		CHERBOURG	9		CIRCLEWOOD	1521	N	CLINTON
4538		CHERBOURG	9538		CIRCLEWOOD	2036		CLOUDCROFT
4640		CHERBOURG	3220		CLAIBOURNE	7339		CLOVERGLEN
238	E	CHERRY POINT	3222		CLAIBOURNE	2974		CLOVIS
307	E	CHERRY POINT	2612		CLARENCE	2987		CLOVIS
315	E	CHERRY POINT	2616		CLARENCE	5525		CLUB CREST
323	E	CHERRY POINT	2630		CLARENCE	2203		CLYMER
331	E	CHERRY POINT	2704		CLARENCE	2407		CLYMER
339	E	CHERRY POINT	2737		CLARENCE	2411		CLYMER
2659		CHERRY VALLEY	911	W	CLARENDON	2607		CLYMER
2919		CHERRY VALLEY	915	W	CLARENDON	3306		CLYMER
425		CHEYENNE	1316	E	CLARENDON	3310		CLYMER
1335		CHEYENNE	1403	E	CLARENDON	24		COLDBROOK
1933		CHEYENNE	914		CLAUDE	28		COLDBROOK
1939		CHEYENNE	1009		CLAUDE	2247		COLDBROOK
3102		CHICAGO	1102		CLAUDE	1216		COLEMAN
3222		CHICAGO	1104		CLAUDE	1220		COLEMAN
3338		CHICAGO	1201		CLAUDE	1307		COLEMAN
1314		COLEMAN	1208		COMANCHE	4005		COPELAND
6917		COLESHIRE	1209		COMANCHE	4104		COPELAND
4505		COLLINS	1212		COMANCHE	4114		COPELAND
4611		COLLINS	1213		COMANCHE	4210		COPELAND
4818		COLLINS	1216		COMANCHE	4302		COPELAND
4904		COLLINS	1202		COMPTON	4322		COPELAND
2815		COLONIAL	1311		COMPTON	4322		COPELAND
3600		COLONIAL	1315		COMPTON	4323		COPELAND
3613		COLONIAL	1316		COMPTON	4326		COPELAND
3717		COLONIAL	1325		COMPTON	4335		COPELAND
4522		COLONIAL	1228		COMPTON	224	S	CORINTH
4600		COLONIAL	1123		COMPTON	611	S	CORINTH
4902		COLONIAL	1522		COMPTON	615	S	CORINTH
4904		COLONIAL	7506		CONCORD	621	S	CORINTH
4919		COLONIAL	1		CONCORDIA	800	S	CORINTH
5003		COLONIAL	2403		CONKLIN	1331		CORINTH
5012		COLONIAL	2409		CONKLIN	1630		CORINTH
5019		COLONIAL	2411		CONKLIN	1910		CORINTH
5031		COLONIAL	2614		CONKLIN	1912		CORINTH
5218		COLONIAL	1612		CONNER	7440		CORONADO
5323		COLONIAL	2046		COOL MIST	3341		CORONET
3504		COLONIAL	2058		COOL MIST	4515		CORREGIDOR
3627		COLONIAL	2140		COOL MIST	4516		CORREGIDOR
3820		COLONIAL	2147		COOL MIST	4519		CORREGIDOR
3830		COLONIAL	2157		COOL MIST	4520		CORREGIDOR
3815		COLONIAL	2170		COOL MIST	4523		CORREGIDOR

4114	COLONIAL	2191	COOL MIST	4524	CORREGIDOR
4224	COLONIAL	2200	COOL MIST	4525	CORREGIDOR
4317	COLONIAL	2247	COOL MIST	4538	CORREGIDOR
4318	COLONIAL	2364	COOL MIST	4552	CORREGIDOR
4422	COLONIAL	3906	COOLIDGE	4553	CORREGIDOR
4810	COLONIAL	3907	COOLIDGE	4556	CORREGIDOR
4811	COLONIAL	3922	COOLIDGE	4559	CORREGIDOR
5007	COLONIAL	3938	COOLIDGE	4603	CORREGIDOR
5102	COLONIAL	3942	COOLIDGE	4604	CORREGIDOR
5318	COLONIAL	2704	COOMBS	4607	CORREGIDOR
202	N COLSON	2708	COOMBS	4623	CORREGIDOR
3020	COLUMBINE	2712	COOMBS	4627	CORREGIDOR
3034	COLUMBINE	2716	COOMBS	4631	CORREGIDOR
3040	COLUMBINE	2702	COOMBSVILLE	4639	CORREGIDOR
3048	COLUMBINE	1817	COOPER	4643	CORREGIDOR
1100	COMAL	2210	COOPER	4644	CORREGIDOR
1102	COMAL	2216	COOPER	4647	CORREGIDOR
1102	COMAL	3714	COPELAND	4648	CORREGIDOR
1110	COMAL	3807	COPELAND	4539	CORREGIDOR
1204	COMANCHE	3918	COPELAND	4543	CORREGIDOR
1205	COMANCHE	4003	COPELAND	4551	CORREGIDOR
4520	CORREGIDOR	9643	CROWNFIELD	2610	DATHE
4538	CORREGIDOR	9649	CROWNFIELD	2611	DATHE
4540	CORREGIDOR	4303	CROZIER	2238	DATHE ST
4628	CORREGIDOR	4524	CROZIER	2705	DATHE ST
4632	CORREGIDOR	4934	CROZIER	2810	DATHE ST
4636	CORREGIDOR	3907	CROZIER	2838	DATHE ST
4640	CORREGIDOR	3919	CROZIER	2814	DAWSON
10436	CORY	4930	CROZIER	2822	DAWSON
8926	COTTONVALLEY	2613	CRYSTAL DR	3804	DE MAGGIO
9008	COTTONVALLEY	601	CUMBERLAND	3806	DE MAGGIO
2718	COUNCIL	115	CUNEY	3811	DE MAGGIO
2710	COUNCIL	119	CUNEY	3900	DE MAGGIO
2731	COUNCIL	2018	CUSTER	1611	DEAN
2723	COUNCIL	2123	CUSTER	202	DEBRA
2729	COUNCIL	2127	CUSTER	203	DEBRA
800	COUNTRY CLUB PL	2130	CUSTER	7	DEEP GREEN
816	COUNTRY CLUB PL	2202	CUSTER	3506	DEL REY
4827	COWAN AVE	2214	CUSTER	3534	DEL REY
2518	CRADDOCK	2503	CUSTER	3811	DELHI
3615	CRANE	2511	CUSTER	3922	DELHI
3623	CRANE	2519	CUSTER	2510	DELL VIEW
3629	CRANE	2543	CUSTER	6283	DENHAM CIR
3639	CRANE	2623	CUSTER	100	S DENLEY
3716	CRANE	2656	CUSTER	336	N DENLEY

1	CRANFILL	1317	DACKI	419	N	DENLEY
4419	CRANFILL	3231	DAHLIA	421	N	DENLEY
4508	CRANFILL	917	DALE	425	N	DENLEY
4517	CRANFILL	22	DALVIEW	427	N	DENLEY
4525	CRANFILL	1250	DALVIEW	505	N	DENLEY
800	N CRAWFORD	1254	DALVIEW	507	N	DENLEY
8471	CREEKWOOD	1258	DALVIEW	527	N	DENLEY
3835	CREPE MYRTLE	1307	DALVIEW	603	N	DENLEY
2523	CREST	1315	DALVIEW	632	N	DENLEY
502	CRETE	1319	DALVIEW	635	S	DENLEY
1	CRIMNSON	1428	DALVIEW	1356	S	DENLEY
3670	CRIPPLE CREEK	1435	DALVIEW	1410	S	DENLEY
2311	CROSS	353	DANIELDALE	1414	S	DENLEY
2710	CROSS	365	DANIELDALE	1438	S	DENLEY
2715	CROSS	431	DANIELDALE	1732	S	DENLEY
2719	CROSS	803	DANIELDALE	2416	S	DENLEY
2725	CROSS	1636	DANUBE DR	2719	S	DENLEY
2404	CROSSMAN	3634	DARIEN	2907	S	DENLEY
2415	CROSSMAN	4027	DARIEN	3011	S	DENLEY
2603	CROSSMAN	2225	DATHE	3910	S	DENLEY
2615	CROSSMAN	2241	DATHE	4011	S	DENLEY
3105	CROSSMAN	2403	DATHE	4019	S	DENLEY
3438	CROSSMAN	2411	DATHE	4021	S	DENLEY
4030	S DENLEY	2716	DORRIS	2523		DYSON
4502	S DENLEY	2718	DORRIS	2311		DYSON ST
4506	S DENLEY	2825	DORRIS	2218		DYSON ST
4515	S DENLEY	2901	DORRIS	812		EADS
4631	S DENLEY	2902	DORRIS	816		EADS
4718	S DENLEY	2909	DORRIS	818		EADS
2104	DENMARK	2914	DORRIS	2937		EAGLE
2116	DENMARK	2930	DORRIS	2941		EAGLE
2122	DENMARK	2931	DORRIS	2961		EAGLE
2171	DENMARK	3006	DORRIS	4309		EAST GRAND
2317	DENMARK	220	DOWDY FERRY	4729		EAST SIDE
1831	DENNISON	512	DOWDY FERRY	4932		EAST SIDE
1966	DENNISON	708	DOWDY FERRY	2724		EASTER
1822	DENNISON	710	DOWDY FERRY	2806		EASTER
1954	DENNISON	1344	DOWDY FERRY	4114		EASTER
2029	DENNISON	1723	DOWDY FERRY	4150		EASTER
1	DEPAUL AVE	2028	DOWDY FERRY	4162		EASTER
3322	DETONTE	2111	DOWDY FERRY	4166		EASTER
3330	DETONTE	1418	DOYLE AVE	4204		EASTER
3911	DIAMOND	1506	DOYLE AVE	4218		EASTER
3919	DIAMOND	1507	DOYLE AVE	4219		EASTER
4000	DIAMOND	1521	DOYLE AVE	4234		EASTER

1303	DICEMAN	1526	DOYLE AVE	4246	EASTER
1418	DICEMAN	1530	DOYLE AVE	1915	EBBTIDE
1424	DICEMAN	1111	DRAGON ST	2106	EBBTIDE
1429	DICEMAN	1726	DRISKELL	4930	ECHO AVE
1125	DICEMAN	11570	DRUMMOND	4935	ECHO AVE
3714	DILDOCK	319	DU BOIS	5018	ECHO AVE
3521	DIXON AVE	407	DU BOIS	5027	ECHO AVE
3707	DIXON AVE	523	DU BOIS	5107	ECHO AVE
7830	DOAK	2031	DUDLEY	2054	ECHO LAKE
1026	DODD	810	DULUTH	2147	ECHO LAKE
4701	DOLPHIN	1110	DULUTH	2170	ECHO LAKE
4705	DOLPHIN	1826	DULUTH	2182	ECHO LAKE
4709	DOLPHIN	1910	DULUTH	2188	ECHO LAKE
4714	DOLPHIN	1915	DULUTH	2194	ECHO LAKE
4827	DOLPHIN	1926	DULUTH	2204	ECHO LAKE
2847	DON	3512	DUNBAR	2217	ECHO LAKE
2935	DON	8529	DUNLAP	2323	ECHO LAKE
2939	DON	8730	DUNLAP	2050	EDD
2623	DONALD	2613	DURHAM	2058	EDD
2627	DONALD	2626	DURHAM	2111	EDD
2712	DONALD	2628	DURHAM	2147	EDD
2716	DONALD	706	N DWIGHT	2341	EDD
8943	DONNYBROOK	1024	DWIGHT	2341	EDD
11626	DORCHESTER	2334	N DYSON	2347	EDD
2608	DORRIS	2400	DYSON	3041	EDD
9999	EDD	659	ELSBERRY	2015	S EWING
1222	EDGEFIELD	726	ELSBETH	2315	S EWING
317	EDGEMONT	653	ELSTON	2324	S EWING
914	EDGEMONT	711	ELSTON	2505	S EWING
1316	S EDGEMONT	3012	ELVA	2617	S EWING
1322	EDGEMONT	3108	ELVA	2625	S EWING
1421	EDGEMONT	3110	ELVA	2702	S EWING
1627	EDGEMONT	3202	ELVA	2704	S EWING
3117	EDGEWOOD	522	ELWAYNE	2731	S EWING
3410	EDGEWOOD	548	ELWAYNE	4407	S EWING
3502	EDGEWOOD	610	ELWAYNE	1318	EXETER
2829	EISENHOWER	631	ELWAYNE	1346	EXETER
3203	EISENHOWER	650	ELWAYNE	1349	EXETER
3000	EL BENITO	659	ELWAYNE	1414	EXETER
3506	EL BENITO	706	ELWAYNE	1423	EXETER
14	EL SOL ST	734	ELWAYNE	1502	EXETER
2961	EL TOVAR	746	ELWAYNE	1550	EXETER
2969	EL TOVAR	747	ELWAYNE	2322	EXETER
2973	EL TOVAR	770	ELWAYNE	2522	EXETER
6413	ELAM	759	EMBERWOOD	2538	EXETER

6419	ELAM	547	EMBREY	2626	EXETER
6520	ELAM	559	EMBREY	2631	EXETER
8300	ELAM	1303	EMILY	2743	EXETER
8314	ELAM	8400	ENDICOTT LN	2615	EXETER
4311	ELECTRA ST	1307	ENGLEWOOD	2327	EXETER
623	ELI	2720	S ERVAY ST	2726	EXLINE
33200	ELIHU ST	4021	ESMALDA	2730	EXLINE
1400	ELK CREEK	4048	ESMALDA	2734	EXLINE
1410	ELK CREEK	4107	ESMALDA	2735	EXLINE
1425	ELK CREEK	6519	ETHEL	2510	EXLINE
1507	ELK CREEK	1735	EUGENE	2514	EXLINE
730	ELKHART	1743	EUGENE	2534	EXLINE
619	ELLA	2226	EUGENE	2535	EXLINE
638	ELLA	2228	EUGENE	2540	EXLINE
738	ELLA	2235	EUGENE	2722	EXLINE
746	ELLA	2306	EUGENE	2731	EXLINE
1207	ELLENWOOD	6120	EVERGLADE	2515	EXLINE
915	ELMDALE	6300	EVERGLADE	2650	EXLINE
107	ELMORE	604	N EWING	526	EZEKIAL
231	E ELMORE	1202	S EWING	540	EZEKIAL
338	W ELMORE	1204	S EWING	610	EZEKIAL
1507	E ELMORE	1214	S EWING	618	EZEKIAL
1542	E ELMORE	1216	S EWING	722	EZEKIAL
1618	E ELMORE	1226	S EWING	731	EZEKIAL
1622	E ELMORE	1631	S EWING	734	EZEKIAL
1743	E ELMORE	1818	S EWING	746	EZEKIAL
1711	W ELMWOOD	1827	S EWING	747	EZEKIAL
750	EZEKIAL	2722	FATIMA	4011	FINIS
754	EZEKIAL	2723	FATIMA	2402	FINKLEA
7817	FAIRPORT	2724	FATIMA	2406	FINKLEA
7909	FAIRPORT	2737	FATIMA	2410	FINKLEA
8123	FAIRPORT	2315	FATIMA	2414	FINKLEA
5903	FAIRWAY AVE	2403	FATIMA	2418	FINKLEA
5306	FANNIE	521	FAULK	2430	FINKLEA
5406	FANNIE	531	FAULK	4500	FIRESIDE
5410	FANNIE	508	FAULK ST	9305	FIRESIDE
5524	FANNIE	544	FAULK ST	9309	FIRESIDE
5608	FANNIE	1411	FAYETTE	1	FISH
5608	FANNIE	1415	FAYETTE	2708	FISH TRAP
2812	FARRAGUT	4629	FELLOWS	2714	FISH TRAP
2823	FARRAGUT	4724	FELLOWS	5124	FITCHBURG
2825	FARRAGUT	4728	FELLOWS	5512	FITCHBURG
2844	FARRAGUT	4732	FELLOWS	1315	FITZHUGH
2845	FARRAGUT	4736	FELLOWS	1520	S FITZHUGH
2861	FARRAGUT	4752	FELLOWS	1625	S FITZHUGH

2870	FARRAGUT	4816	FELLOWS	1627	S	FITZHUGH
2807	FARRAGUT	4820	FELLOWS	3311	S	FITZHUGH
2810	FARRAGUT	4836	FELLOWS	3608	S	FITZHUGH
2842	FARRAGUT	4844	FELLOWS	3706	S	FITZHUGH
2311	FATIMA	4533	FELLOWS	4222	S	FITZHUGH
2319	FATIMA	4812	FELLOWS	1014	S	FIVE MILE
2323	FATIMA	4832	FELLOWS	1022	W	FIVE MILE
2328	FATIMA	2414	FELTON	1531	W	FLEETWOOD
2336	FATIMA	806	FERNWOOD	1630		FLEETWOOD
2339	FATIMA	1527	FERNWOOD	304		FLEMING
2350	FATIMA	1835	FERNWOOD	312		FLEMING
2354	FATIMA	2521	FERNWOOD	1218		FLETCHER
2358	FATIMA	2526	FERNWOOD	1300		FLETCHER
2362	FATIMA	2603	FERNWOOD	1308		FLETCHER
2363	FATIMA	2639	FERNWOOD	1325		FLETCHER
2366	FATIMA	2719	FERNWOOD	1330		FLETCHER
2367	FATIMA	3001	FERNWOOD	1000		FLETCHER
2371	FATIMA	3217	FERNWOOD	1212		FLETCHER
2375	FATIMA	3922	FERNWOOD	1302		FOLEY
2407	FATIMA	3930	FERNWOOD	1310		FOLEY
2420	FATIMA	2519	FERNWOOD	2423		FONVILLE
2523	FATIMA	1835	FERNWOOD	12800		FOOTHILL
2639	FATIMA	2638	FERNWOOD	1335		FORDHAM
2709	FATIMA	2612	FERRIS	1526		FORDHAM
2714	FATIMA	2620	FERRIS	1746		FORDHAM
2717	FATIMA	301	FIDELIS	2110		FORDHAM
2718	FATIMA	8820	FILES	2218		FORDHAM
2719	FATIMA	8919	FILES	2246		FORDHAM
2720	FATIMA	4008	FINIS	2522		FORDHAM
2729	FORDHAM	4347	FRANK	2254		GARDEN DR
2733	FORDHAM	4326	FRANK	2345		GARDEN DR
2751	FORDHAM	4435	FRANK	2403		GARDEN DR
2819	FORDHAM	4431	FRANK	2407		GARDEN DR
2826	FORDHAM	4414	FRANK	2424		GARDEN DR
2839	FORDHAM	2726	FRAZIER	2425		GARDEN DR
3217	FORDHAM	2739	FRAZIER	13600		GARDEN GROVE
3223	FORDHAM	2915	FRAZIER ST	13826		GARDEN GROVE
3300	FORDHAM	1321	FRIENDSHIP	942		GARDENVIEW DR
2302	FORDHAM	4838	FRIO	4600		GARLAND
2406	FORDHAM	1000	FRONT	4611		GARLAND
2403	FORDHAM	1219	FRONT	4818		GARLAND
2227	FORDHAM	2817	FROST	4822		GARLAND
2826	FORDHAM	2834	FROST	5409		GARLAND
3304	FORDHAM	2850	FROST	4414		GARRISON
2627	FOREMAN ST	2858	FROST	4516		GARRISON

2923		FOREMAN ST	2859	FROST	4520	GARRISON
12026		FOREST GLEN CT	2859	FROST	4601	GARRISON
3407		FORNEY RD	2870	FROST	4602	GARRISON
3423		FORNEY RD	2874	FROST	4609	GARRISON
3427		FORNEY RD	9351	FROSTWOOD	4618	GARRISON
3511		FORNEY RD	3507	FUREY	4710	GARRISON
1900		FORT WORTH	3919	FUREY	4711	GARRISON
114		FRANCES	4002	FUREY	4712	GARRISON
210	N	FRANCES	4014	FUREY	4713	GARRISON
215	N	FRANCES	4015	FUREY	1523	GARZA
218	N	FRANCES	4031	FUREY	1529	GARZA
218	N	FRANCES	4109	FUREY	1610	GARZA
315	S	FRANCES	4127	FUREY	1618	GARZA
2726		FRANK	4130	FUREY	1630	GARZA
3510		FRANK	4131	FUREY	1634	GARZA
3607		FRANK	2651	GADBERRY	1730	GARZA
3714		FRANK	1843	GALLAGHER	1733	GARZA
3807		FRANK	1910	GALLAGHER	1735	GARZA
4010		FRANK	1950	GALLAGHER	1742	GARZA
4117		FRANK	2026	GALLAGHER	1823	GARZA
4328		FRANK	3404	GALLAGHER	2231	GARZA
4414		FRANK	3510	GALLAGHER	2900	GAY
4504		FRANK	3710	GALLAGHER	2909	GAY
4535		FRANK	5215	GALLAGHER	2910	GAY
4602		FRANK	2207	GALLATIN	2910	GAY
4611		FRANK	1626	GARDEN DR	2911	GAY
3604		FRANK	1715	GARDEN DR	2914	GAY
3610		FRANK	2223	GARDEN DR	1238	GEORGIA
3710		FRANK	2231	GARDEN DR	1410	GEORGIA
4303		FRANK	2238	GARDEN DR	1514	GEORGIA
4343		FRANK	2246	GARDEN DR	1537	GEORGIA
2723		GERTRUDE	2503	GOOCH	2218	GREER
2515		GHENT	2701	GOOCH	2226	GREER
2522		GHENT	2809	GOOCH	2325	GREER
2526		GHENT	2814	GOOCH	3126	GREGG
2542		GHENT	2820	GOOCH	3128	GREGG
2555		GHENT	2825	GOOCH	3141	GREGG
2634		GHENT	2412	GOOD LATIMER	620	GRIFFITH
2401		GIBBS WILLIAMS	2425	S GOOD LATIMER	1626	GRINNELL
2445		GIBBS WILLIAMS	2715	GOODWILL	1630	GRINNELL
2521		GIBBS WILLIAMS	2716	GOODWILL	10404	GROVE OAKS
3526		GIBSONDELL	2722	GOODWILL	200	E GRUBB DR
4513		GINGER	2723	GOODWILL	3738	GUARANTY ST
4539		GINGER	1900	GOULD	3212	GUNTER AVE
2434		GIVENDALE	2608	GOULD	3224	GUNTER AVE

2502	GIVENDALE	2700	GOULD	4845	GURLEY AVE
2506	GIVENDALE	2716	GOULD	2811	GUYMON
2510	GIVENDALE	2724	GOULD	3325	HALLETT
9	GLADEWATER	2727	GOULD	3333	HALLETT
4116	GLADEWATER	2829	GOULD	3507	HALLETT
4126	GLADEWATER	9700	GRADY	3515	HALLETT
4154	GLADEWATER	10706	GRADY	3200	HAMILTON
4170	GLADEWATER	2703	GRAFTON	3306	HAMILTON
4227	GLADEWATER	608	GRAHAM	3523	HAMILTON
4247	GLADEWATER	702	GRAHAM	3702	HAMILTON
4327	GLADEWATER	710	GRAHAM	3706	HAMILTON
1415	GLEN	1502	GRAND	3726	HAMILTON
5722	GLEN FOREST	1507	GRAND	3815	HAMILTON
2519	GLENFIELD	1910	GRAND	3909	HAMILTON
2524	GLENFIELD	2524	GRAND	3925	HAMILTON
2711	GLENFIELD	2534	GRAND	4105	HAMILTON
2719	GLENFIELD	2723	GRAND	4309	HAMILTON
9	GLIDDEN	4309	GRAND	4343	HAMILTON
19	GLIDDEN	1101	E GRANT	4400	HAMILTON
20	GLIDDEN	1231	GRANT	4414	HAMILTON
1331	GLIDDEN	1307	GRANT	4508	HAMILTON
1338	GLIDDEN	3017	GRAYSON	4510	HAMILTON
2919	GLOYD	1	GREAT TRINITY FOREST	1858	HAMLET
2945	GLOYD	804	GREEN CASTLE	4013	HAMMERLY
2730	GOLDMAN ST	9999	GREENGROVE	4033	HAMMERLY
3206	GOLDSPIER DR	13101	GREENGROVE	3303	HAMPTON
2310	GOOCH	13305	GREENGROVE	3601	HANCOCK
2315	GOOCH	214	GREENHAVEN	3617	S HANCOCK
2333	GOOCH	234	GREENHAVEN	3621	HANCOCK
2339	GOOCH	1611	GREENLAWN	3625	HANCOCK
2346	GOOCH	1615	GREENLAWN	3906	HANCOCK
2403	GOOCH	1619	GREENLAWN	3910	HANCOCK
2420	GOOCH	1406	GREENVILLE AVE	3926	HANCOCK
4004	HANCOCK	1644	S HASKELL	619	HELENA
24	HARBOR CT	3212	S HASKELL	731	HELENA
2301	HARDING	2310	S HASLETT	734	HELENA
2327	HARDING ST	2711	HASTINGS	747	HELENA
2343	HARDING ST	1624	HATCHER	402	HENDERSON
1522	HARLANDALE	1632	HATCHER	1311	S HENDRICKS
1735	HARLANDALE	1705	HATCHER	1327	HENDRICKS
2314	HARLANDALE	2255	HATCHER	1401	HENDRICKS
2318	HARLANDALE	2303	HATCHER	1419	HENDRICKS
2431	HARLANDALE	2503	HATCHER	1631	HERALD
2644	HARLANDALE	2525	HATCHER	1635	HERALD

2923	HARLANDALE	2541	HATCHER	1638	HERALD
3121	HARLANDALE	2551	HATCHER	1621	HERALD
3135	HARLANDALE	2561	HATCHER	1635	HERALD
3328	HARLANDALE	2600	HATCHER	3819	HERRLING ST
3105	HARMON	2603	HATCHER	4817	HEYWORTH ST
3108	HARMON	2615	HATCHER	5726	HIAWATHA
3130	HARMON	2645	HATCHER	5732	HIAWATHA
3143	HARMON	2819	HATCHER	523	HIGH
1538	HARRIS CT	3112	HATCHER	718	HIGHFALL
1550	HARRIS CT	3801	HATCHER	1960	HIGHLAND
1579	HARRIS CT	3814	HATCHER	3420	HIGHLAND WOOD:
1600	HARRIS CT	3926	HATCHER	3421	HIGHLAND WOOD:
1602	HARRIS CT	3930	HATCHER	3426	HIGHLAND WOOD:
2315	HARRISON	533	HATTON	3430	HIGHLAND WOOD:
2605	HARRISON	538	HATTON	3436	HIGHLAND WOOD:
2609	HARRISON	772	HAVENWOOD	3440	HIGHLAND WOOD:
2611	HARRISON	929	HAVENWOOD	3444	HIGHLAND WOOD:
2819	HARSTON	4412	HAVERTY	3504	HIGHLAND WOOD:
2823	HARSTON	728	HAYMARKET	3505	HIGHLAND WOOD:
3631	HARSTON	1019	HAYMARKET	3510	HIGHLAND WOOD:
401	HART	2021	HAYMARKET	3511	HIGHLAND WOOD:
407	HART	2045	HAYMARKET	3516	HIGHLAND WOOD:
409	HART	2071	HAYMARKET	3517	HIGHLAND WOOD:
411	HART	2101	HAYMARKET	3521	HIGHLAND WOOD:
444	HART	2161	HAYMARKET	3525	HIGHLAND WOOD:
452	HART	7610	HAZEL	3526	HIGHLAND WOOD:
457	HART	2003	HEARNE	3529	HIGHLAND WOOD:
608	HARTSDALE	2707	HECTOR	3533	HIGHLAND WOOD:
9800	HARWELL	2714	HECTOR	3536	HIGHLAND WOOD:
3308	HARWOOD	2720	HECTOR	3537	HIGHLAND WOOD:
3409	S HARWOOD	4430	HEDGDON	940	HILLBURN
3513	S HARWOOD	4511	HEDGDON	1227	HILLBURN
3521	S HARWOOD	538	HELENA	1231	HILLBURN
4926	S HARWOOD	542	HELENA	9999	HILLBURN
3516	S HARWOOD	602	HELENA	227	HILLVALE
1205	S HASKELL	611	HELENA	917	E HOBSON
1010	HOBSON	2222	HOOPER	7935	HULL
1115	E HOBSON	2435	HOOPER	7944	HULL
1144	E HOBSON	2615	HOOPER	7958	HULL
5019	HOHEN	2618	HOOPER	8024	HUME
5023	HOHEN	2629	HOOPER	3746	HUMPHREY
841	HOLCOMB	2622	HOOPER	4404	HUMPHREY
846	HOLCOMB	2530	HOOPER	2711	HUNTER ST
851	HOLCOMB	2532	HOOPER	1930	HUNTINGDON
930	HOLCOMB	2538	HOOPER	2002	HUNTINGDON

942		HOLCOMB	2555	HOOPER	2006	HUNTINGDON
950		HOLCOMB	2403	HOOPER	1321	HUTCHINS
1032	E	HOLCOMB	18	HORIZON HILLS	1401	HUTCHINS
1032		HOLCOMB	19	HORIZON HILLS	1403	HUTCHINS
1224		HOLCOMB	2	HORTENSE	1404	HUTCHINS
1224		HOLCOMB	1334	HORTENSE	1503	HUTCHINS
7459		HOLLY HILL	1342	HORTENSE	1810	IDAHO
2703		HOLMES	1506	HORTENSE	1918	IDAHO
2715		HOLMES	1510	HORTENSE	2018	IDAHO
2820		HOLMES	1511	HORTENSE	2222	IDAHO
2824		HOLMES	5406	HOUSTON SCHOOL	2223	IDAHO
2913		HOLMES	1306	HUDSPETH	2323	IDAHO
3012		HOLMES	1422	HUDSPETH	2515	IDAHO
3105		HOLMES	1607	HUDSPETH	2630	IDAHO
3522		HOLMES	1611	HUDSPETH	3110	IDAHO
3720		HOLMES	1710	HUDSPETH	3915	IDAHO
3734		HOLMES	1714	HUDSPETH	4023	IDAHO
3821		HOLMES	2135	HUDSPETH	4228	IDAHO
3826		HOLMES	2159	HUDSPETH	4407	IDAHO
3826		HOLMES	2203	HUDSPETH	1121	E ILLINOIS
3830		HOLMES	2550	HUDSPETH	2716	ILLINOIS
3833		HOLMES	2706	HUDSPETH	2720	E ILLINOIS
3847		HOLMES	2708	HUDSPETH	3437	E ILLINOIS
1722		HOMELAND	2710	HUDSPETH	2100	E INADALE
3642		HOMELAND	2733	HUDSPETH	3105	INDIANOLA
3642		HOMELAND	2735	HUDSPETH	1927	INGERSOLL
3702		HOMELAND	2820	HUDSPETH	1928	INGERSOLL
3730		HOMELAND	4702	HUEY	1930	INGERSOLL
9429		HOMEPLACE	4712	HUEY	1934	INGERSOLL
35		HONEYSUCKLE	4716	HUEY	1935	INGERSOLL
8317		HONEYSUCKLE	4718	HUEY	1938	INGERSOLL
8321		HONEYSUCKLE	4806	HUEY	1939	INGERSOLL
8327		HONEYSUCKLE	4807	HUEY	2434	INGERSOLL
8331		HONEYSUCKLE	7740	HULL	2622	INGERSOLL
8521		HONEYSUCKLE	7904	HULL	3402	INGERSOLL
8607		HONEYSUCKLE	7905	HULL	3615	INGERSOLL
8611		HONEYSUCKLE	7911	HULL	3722	INGERSOLL
8617		HONEYSUCKLE	7935	HULL	4010	INGERSOLL
4026		INGERSOLL	2502	JEFFRIES	2225	JORDAN ST
1503		IOWA	2505	JEFFRIES	2234	JORDAN ST
111		IRA	2506	JEFFRIES	2019	JORDAN VALLEY
118	N	IRA	2513	JEFFRIES	2104	JORDAN VALLEY
10899	N	IRIS	2514	JEFFRIES	429	JOSEPHINE
2507		IROQUOIS	2515	JEFFRIES	503	JOSEPHINE
2622		IROQUOIS	2517	JEFFRIES	519	JOSEPHINE

2807	IROQUOIS	2606	JEFFRIES	3610	JULIUS SCHEPPS
3520	IROQUOIS	2610	JEFFRIES	3614	JULIUS SCHEPPS
2015	IVANHOE	2621	JEFFRIES	315	JUSTIN
4010	IVANHOE	2629	JEFFRIES	2418	N KAHN
4022	IVANHOE	2636	JEFFRIES	2115	KATHLEEN
7924	IVORY LN	3406	JEFFRIES	2125	KATHLEEN
7927	IVORY LN	2741	JENNINGS	2135	KATHLEEN
7944	IVORY LN	2747	JENNINGS	2141	KATHLEEN
5035	IVY	2753	JENNINGS	2407	KATHLEEN
5041	IVY	2759	JENNINGS	2655	KATHLEEN
5103	IVY	3117	JESSIE BELL	2736	KAVASAR
5156	IVY	2406	JEWELL	2807	KAVASAR
1702	J B JACKSON	2402	JIM	2814	KAVASAR
1916	J B JACKSON	1250	JIM	2818	KAVASAR
1917	J B JACKSON	137	N JIM MILLER	2831	KAVASAR
1921	J B JACKSON	307	S JIM MILLER	2906	KAVASAR
944	JADEWOOD	1021	JIM MILLER	2914	KAVASAR
3526	JAMAICA	4708	N JIM MILLER	2918	KAVASAR
4018	JAMAICA	8107	N JOHN	2919	KAVASAR
4202	JAMAICA	8111	JOHN	2935	KAVASAR
4352	JAMAICA	8115	JOHN	2936	KAVASAR
4518	JAMAICA	8116	JOHN	2939	KAVASAR
4606	JAMAICA	5739	JOHNSON	2942	KAVASAR
3711	JAMAICA ST	5818	JOHNSON	2952	KAVASAR
3715	JAMAICA ST	5921	JOHNSON	2962	KAVASAR
4346	JAMAICA ST	9999	JOHNSON	2963	KAVASAR
4406	JAMAICA ST	604	JONELLE	9999	KAVASAR
4426	JAMAICA ST	627	JONELLE	201	E KEARNEY ST
4431	JAMAICA ST	632	JONELLE	2728	KEELER
6616	JEANE	648	JONELLE	2732	KEELER
2430	JEFF	660	JONELLE	2732	KELLER
3347	JEFFERSON	711	JONELLE	5300	KEENLAND
1601	W JEFFRIES	715	JONELLE	2913	KELLOGG AVE
2401	JEFFRIES	746	JONELLE	2419	KEMP
2410	JEFFRIES	4731	JONES	2457	KEMP
2413	JEFFRIES	2224	JORDAN	2462	KEMP
2414	JEFFRIES	2234	JORDAN	2466	KEMP
2426	JEFFRIES	2235	JORDAN	1	KEMROCK
2431	JEFFRIES	18	JORDAN RIDGE DR	11	KEMROCK
2501	JEFFRIES	2215	JORDAN ST	6015	KEMROCK
6030	KEMROCK	4943	KILDARE	2626	KOOL
6039	KEMROCK	1231	KILLOUGH	2631	KOOL
6043	KEMROCK	1329	KILLOUGH	2635	KOOL
6107	KEMROCK	1339	KILLOUGH	2708	KOOL
6109	KEMROCK	1427	KILLOUGH	2717	KOOL

6121		KEMROCK	1505	KILLOUGH	2719		KOOL
6125		KEMROCK	1545	KILLOUGH	2726		KOOL
6131		KEMROCK	3819	KIMBALLDALE	2740		KOOL
6216		KEMROCK	2606	KIMSEY	1928		KRAFT
6222		KEMROCK	2718	KINGBRIDGE	1938		KRAFT
6311		KEMROCK	2810	KINGBRIDGE	2006		KRAFT
6411		KEMROCK	1038	KINGS	2012		KRAFT
6419		KEMROCK	2200	KINGS	2024		KRAFT
6427		KEMROCK	8325	KINGSFIELD	2031		KRAFT
6434		KEMROCK	8345	KINGSFIELD	302		KRAMER
6454		KEMROCK	8353	KINGSFIELD	322	N	KRAMER
6505		KEMROCK	3617	KINGSFORD	3420	N	KRISTEN
6511		KEMROCK	1507	KINGSLEY	3819		KYNARD
6042		KEMROCK	1511	KINGSLEY	3304		KYSER
6040		KEMROCK	1815	KINGSLEY	6810		LACY
2811		KENESAW	2522	KINGSTON	6816		LACY
3509		KENILWORTH	2503	KIRKLEY	4122		LADALE
3623		KENILWORTH	2517	KIRKLEY	3411		LADD
3706		KENILWORTH	1317	KIRNWOOD	2403		LAGOW
3723		KENILWORTH	1800	KIRNWOOD	2628		LAGOW
3916		KENILWORTH	408	KIRSAN DR	2720		LAGOW
700		KESSLER LAKE	2627	KIRVEN	2820		LAGOW
3418		KEYRIDGE	7919	KISKA	2902		LAGOW
3422		KEYRIDGE	8111	KISKA	2906		LAGOW
3511		KEYRIDGE	8112	KISKA	8322		LAKE ANNA
3515		KEYRIDGE	9030	KISSELL	421		LAKE CLIFF
3516		KEYRIDGE	5806	KITTY	7420		LAKE JUNE
1409	E	KIEST	12	KIWANIS	8745		LAKE JUNE
1700	E	KIEST	11800	KLEBERG	9501		LAKE JUNE
1713	E	KIEST	12239	KLEBERG	103		LAKE ST
1805	E	KIEST	12611	KLEBERG	405		LAKE ST
2720	E	KIEST	2438	KNIGHT	1608		LAKEVIEW
3517	E	KIEST	3733	KOLLOCH	2118		LAKEVIEW
2503	E	KILBURN	3742	KOLLOCH	2724	S	LAMAR
2606		KILBURN	3907	KOLLOCH	4910	S	LAMAR
2615		KILBURN	4308	KOLLOCH	834		LAMBERT ST
2623		KILBURN	4609	KOLLOCH	22		LANARK
2846		KILBURN	4720	KOLLOCH	2434		LANARK
4833		KILDARE	4726	KOLLOCH	619	S	LANCASTER
4914		KILDARE	2517	KOOL	623	N	LANCASTER
4926		KILDARE	2611	KOOL	2410	S	LANCASTER
4935		KILDARE	2622	KOOL	4226		LANCASTER
4226	S	LANCASTER	3318	LAPSLEY	2426		LAWRENCE
6318	N	LANCASTER	3319	LAPSLEY	2719		LAWRENCE
6322	S	LANCASTER	3322	LAPSLEY	2700		LAWRENCE

6326	S	LANCASTER	3323	LAPSLEY	2418	LAWRENCE
6620	S	LANCASTER	3326	LAPSLEY	2318	LAWRENCE
7422	S	LANCASTER	3327	LAPSLEY	2410	LAWRENCE
7536	S	LANCASTER	3330	LAPSLEY	336	LAWSON
13122	S	LAND	3331	LAPSLEY	3818	LE FORGE
202		LANDIS	3334	LAPSLEY	3902	LE FORGE
208		LANDIS	3335	LAPSLEY	1905	LEACREST
215		LANDIS	3338	LAPSLEY	2000	LEACREST
216		LANDIS	3339	LAPSLEY	2132	LEACREST
218		LANDIS	3342	LAPSLEY	2533	LEACREST
227		LANDIS	3345	LAPSLEY	325	LEADS ST
229		LANDIS	3346	LAPSLEY	336	LEADS ST
4202		LANDRUM	3349	LAPSLEY	6315	LEANA
4206		LANDRUM	3350	LAPSLEY	6413	LEANA
4210		LANDRUM	3354	LAPSLEY	1819	LEATH
4217		LANDRUM	3356	LAPSLEY	2035	LEATH
4220		LANDRUM	4727	LARUE	2046	LEATH
4222		LANDRUM	910	LASALLE	2711	LEBROCK
4224		LANDRUM	3015	LATIMER	2718	LEBROCK
4227		LANDRUM	3414	LATIMER	2719	LEBROCK
4233		LANDRUM	3504	LATIMER	2720	LEBROCK
4300		LANDRUM	3513	LATIMER	2724	LEBROCK
4304		LANDRUM	3521	LATIMER	2728	LEBROCK
4309		LANDRUM	3730	LATIMER	2733	LEBROCK
4317		LANDRUM	3732	LATIMER	2736	LEBROCK
4402		LANDRUM	3815	LATIMER	2737	LEBROCK
9212		LANEYVALE	3922	LATIMER	2745	LEBROCK
9219		LANEYVALE	2327	LAUREL HILL DR	2749	LEBROCK
9426		LANEYVALE	10	LAURELAND	2807	LEBROCK
2507		LANGDON	546	E LAURELAND	2815	LEBROCK
8502		LAPANTO	62	LAWLER RD	2822	LEBROCK
2202		LAPSLEY	51	LAWLER RD	2823	LEBROCK
2626		LAPSLEY	2422	LAWRENCE	2826	LEBROCK
3123		LAPSLEY	2503	LAWRENCE	2827	LEBROCK
3203		LAPSLEY	2601	LAWRENCE	2838	LEBROCK
3207		LAPSLEY	2628	LAWRENCE	2843	LEBROCK
3211		LAPSLEY	2710	LAWRENCE	2854	LEBROCK
3215		LAPSLEY	2711	LAWRENCE	2855	LEBROCK
3219		LAPSLEY	2535	LAWRENCE	1048	LEDBETTER
3302		LAPSLEY	2218	LAWRENCE	1915	E LEDBETTER
3306		LAPSLEY	2454	LAWRENCE	2003	E LEDBETTER
3310		LAPSLEY	2446	LAWRENCE	2007	E LEDBETTER
3314		LAPSLEY	2442	LAWRENCE	2346	E LEDBETTER
3315		LAPSLEY	2434	LAWRENCE	2615	E LEDBETTER
3307	E	LEDBETTER	3523	LOCKETT	4504	LUZON

3311	E	LEDBETTER	3527		LOCKETT	4531		LUZON
3427	E	LEDBETTER	6806		LOCKHEED	4540		LUZON
3540	E	LEDBETTER	2226		LOCUST	4623		LUZON
5538	S	LEEWOOD	2238		LOCUST	4640		LUZON
4417		LELAND	2250		LOCUST	4644		LUZON
4506		LELAND	2739		LOCUST	4647		LUZON
4519		LELAND	2266		LOLITA	4531		LUZON
4911		LELAND	2740		LOLITA	4535		LUZON
4918		LELAND	2914		LOLITA	4611		LUZON
3823		LEMAY	2915		LOLITA	4639		LUZON
3903		LEMAY	850		LONG ACRE	4504		LUZON
3915		LEMAY	319		LONGRIDGE	4528		LUZON
13328		LENOSA	1220		LONSDALE	4648		LUZON
1307		LENWAY	1233		LONSDALE	4631		LUZON
1708		LENWAY	1		LOOP 12	1410		LYNN HAVEN
1710		LENWAY	13		LOOP 12	2426		LYOLA
2412		LENWAY	14		LOOP 12	2433		LYOLA
2501		LENWAY	15		LOOP 12	2441		LYOLA
2601		LENWAY	7455		LOOP 12	2716		LYOLA
1922		LEROY	1617	S	LORIS	2726		LYOLA
2042		LEROY	1300		LOTUS	2804		LYOLA
2904		LEWISTON	1302		LOTUS	2808		LYOLA
1619		LIFE	1309		LOTUS	2814		LYOLA
1619		LIFE	1311		LOTUS	2821		LYOLA
2023		LIFE	1313		LOTUS	2838		LYOLA
1816		LINCOLN	2214		LOTUS	2845		LYOLA
7436		LINDA	2226		LOTUS	2849		LYOLA
7507		LINDA	799		LOTUS	2853		LYOLA
5002		LINDER	1300		LOTUS	2854		LYOLA
5006		LINDER	210	E	LOUISIANA	11050	N	MACARTHUR BLVD
5035		LINDER	224	E	LOUISIANA	2141		MACK
4702		LINDSLEY	300	W	LOUISIANA	2249		MACON
5319		LINDSLEY	319	W	LOUISIANA	2310		MACON
4718		LINDSLEY	1423	E	LOUISIANA	2338		MACON
2816		LINFIELD	1616		LOUISIANA	2402		MACON
3023		LINFIELD	7012	W	LOVETT	2451		MACON
3514		LINFIELD	3716		LOVINGOOD	2622		MACON
3518		LINFIELD	3810		LOVINGOOD	2633		MACON
4632		LINFIELD	2302		LOWERY	2637		MACON
4816		LINFIELD	2308		LOWERY	2711		MACON
11518		LIPPITT AVE	2331		LOWERY	2715		MACON
4532		LIVE OAK	2406		LOWERY	2718		MACON
2631		LOBDELL	2510		LOWERY	2726		MACON
2638		LOBDELL	2605		LOWERY	2731		MACON
2539		LOBDELL	6623		LUCY	2732		MACON

3300		LOCKETT	6627	LUCY	2807		MACON
2810		MACON	3311	MARCOLE	507	S	MARLBOROUGH
2826		MACON	3312	MARCOLE	902	S	MARLBOROUGH
2835		MACON	3315	MARCOLE	5001	S	MARNE
8233		MADDOX	3316	MARCOLE	5006		MARNE
2139		MAIL	3319	MARCOLE	5007		MARNE
2143		MAIL	3320	MARCOLE	5012		MARNE
245		MAIN	3323	MARCOLE	5021		MARNE
266	W	MAIN	3324	MARCOLE	5026		MARNE
2014		MAIN	3327	MARCOLE	5039		MARNE
4321	S	MALCOLM X BLVD	3328	MARCOLE	5102		MARNE
4400	S	MALCOLM X BLVD	3331	MARCOLE	2116		MARS RD
5003	S	MALCOLM X BLVD	3332	MARCOLE	825	S	MARSALIS
5007	S	MALCOLM X BLVD	3335	MARCOLE	1331		MARSALIS
5023	S	MALCOLM X BLVD	3342	MARCOLE	1342	S	MARSALIS
5031	S	MALCOLM X BLVD	2618	MARDER	1703	S	MARSALIS
5041	S	MALCOLM X BLVD	2802	MARDER	1903	S	MARSALIS
5124	S	MALCOLM X BLVD	1212	MARFA	2002	S	MARSALIS
5307	S	MALCOLM X BLVD	1236	MARFA	2415	S	MARSALIS
3815		MALDEN LN	1242	MARFA	2818	S	MARSALIS
3014	S	MALLORY	1247	MARFA	2823	S	MARSALIS
3122		MALLORY	1415	MARFA	2830	S	MARSALIS
2703		MANILA	1502	MARFA	2911	S	MARSALIS
6718		MANITOBA	1514	MARFA	2915	S	MARSALIS
1610		MARBURG	1527	MARFA	2923	S	MARSALIS
2231		MARBURG	1530	MARFA	2935	S	MARSALIS
2318		MARBURG	1531	MARFA	3107	S	MARSALIS
2539		MARBURG	1610	MARFA	4915	S	MARSALIS
2618		MARBURG	18	MARGEWOOD	3709		MARSHALL
2727		MARBURG	20	MARGEWOOD	4002		MARSHALL
2730		MARBURG	5714	MARGEWOOD	4103		MARSHALL
2731		MARBURG	2900	MARIDEEN	4220		MARSHALL
2735		MARBURG	2934	MARIDEEN	4302		MARSHALL
2738		MARBURG	2938	MARIDEEN	4315		MARSHALL
2739		MARBURG	8619	MARIGOLD	3919		MARSHALL
3001		MARBURG	8701	MARIGOLD	4335		MARSHALL
3010		MARBURG	9	MARINE	4338		MARSHALL
2318		MARBURG ST	10	MARINE	4002		MARSHALL
2524		MARBURG ST	2431	MARJORIE	412		MARTIN LUTHER KII JR
2614		MARBURG ST	2515	MARJORIE	2633		MARTIN LUTHER KII JR
2622		MARBURG ST	2521	MARJORIE	2714		MARTIN LUTHER KII JR
2706		MARBURG ST	2747	MARJORIE	5700		MARTINEZ
2723		MARBURG ST	2804	MARJORIE	515		MARTINIQUE
2827		MARBURG ST	3021	MARJORIE	811		MARTINIQUE

2843	MARBURG ST	3115	MARJORIE	3402	MARVIN D LOVE
4538	MARCELL	140	MARKS	7446	MARY DAN
3301	MARCOLE	150	MARKS	1704	MARY ELLEN
3307	MARCOLE	208	MARKS	1726	MARYLAND
2418	MARYLAND	1325	MCKENZIE	4230 S	MESA GLEN
2419	MARYLAND	1332	MCKENZIE	2237	METROPOLITAN
2635	MARYLAND	1334	MCKENZIE	3514	METROPOLITAN
2915	MARYLAND	1336	MCKENZIE	3526	METROPOLITAN
4129	MARYLAND	1338	MCKENZIE	3803	METROPOLITAN
4216	MARYLAND	1428	MCKENZIE	3809	METROPOLITAN
4250	MARYLAND	1414	MCKENZIE	3905	METROPOLITAN
200	MASTERS	3018	MCNEIL	3926	METROPOLITAN
322 S	MASTERS	3333	MCNEIL	4015	METROPOLITAN
1608 N	MATAGORDA	2800	MEADOW	4213	METROPOLITAN
1608	MATAGORDA	2816	MEADOW	4301	METROPOLITAN
2711	MAURINE F BAILEY WAY	2820	MEADOW	4507	METROPOLITAN
2723	MAURINE F BAILEY WAY	3410	MEADOW	4522	METROPOLITAN
2726	MAURINE F BAILEY WAY	4618	MEADOW	4602	METROPOLITAN
2746	MAURINE F BAILEY WAY	2742	MEADOW DAWN	1607	METROPOLITAN
3315	MAYBETH	2816	MEADOW ST	1611	METROPOLITAN
3806	MAYBETH	2900	MEADOW ST	2240	METROPOLITAN
3930	MAYBETH	3414	MEADOW ST	2319	METROPOLITAN
1426	MAYWOOD	4921	MEADOW VIEW ST	4105	METROPOLITAN
1509	MAYWOOD	304	MEADOWCREEK DR	3821	METROPOLITAN
1515	MAYWOOD	428	MELBA	4339	METROPOLITAN
1413	MCBROOM	1206	MELBOURNE AVE	3614	METROPOLITAN
1414	MCBROOM	201	MELINDA DR	2826	METROPOLITAN
1721	MCBROOM	202	MELINDA DR	2821	METROPOLITAN
1729	MCBROOM	4220	MEMORY LANE	2827	METROPOLITAN
1834	MCBROOM	4234	MEMORY LANE	4523	METROPOLITAN
1906	MCBROOM	4400	MEMORY LANE	4517	METROPOLITAN
1939	MCBROOM	4414	MEMORY LANE	4515	METROPOLITAN
1956	MCBROOM	4520	MEMORY LANE	4618	METROPOLITAN
2012	MCBROOM	1600	MENTOR	9120	METZ
2015	MCBROOM	1610	MENTOR	9211	METZ
2016	MCBROOM	1734	MENTOR	4825	MEXICANA
2017	MCBROOM	2405	MERLIN	4911	MEXICANA
2029	MCBROOM	2406	MERLIN	4934	MEXICANA
3402	MCBROOM	2412	MERLIN	5015	MEXICANA
3610	MCBROOM	2435	MERLIN	2414	MEYERS
3615	MCBROOM	2510	MERLIN	2423	MEYERS
3618	MCBROOM	2514	MERLIN	2506	MEYERS
3630	MCBROOM	2518	MERLIN	2509	MEYERS
3705	MCBROOM	2409	MERLIN	2515	MEYERS

3723	MCBROOM	2415	MERLIN	2522	MEYERS
3734	MCBROOM	2418	MERLIN	2526	MEYERS
3143	MCDERMOTT	2518	MERLIN	2527	MEYERS
3150	MCDERMOTT	2435	MERLIN	2602	MEYERS
739	MCDOWELL	206	MERRIFIELD	2609	MEYERS
1509	MCKEE	5535	MESA	2611	MEYERS
1315	MCKENZIE	5507	MESA CIR	2612	MEYERS
2621	MEYERS	2222	MOFFATT	420	N MOORE
2622	MEYERS	2226	MOFFATT	423	N MOORE
2641	MEYERS	2230	MOFFATT	424	N MOORE
3314	MEYERS	2235	MOFFATT	426	N MOORE
3519	MEYERS	2242	MOFFATT	427	N MOORE
3630	MEYERS	2246	MOFFATT	428	N MOORE
2704	MEYERSVILLE AVE	2302	MOFFATT	501	N MOORE
1251	MICHIGAN	2303	MOFFATT	503	N MOORE
1610	MICHIGAN	2314	MOFFATT	506	N MOORE
1632	MICHIGAN	2319	MOFFATT	507	N MOORE
1735	MICHIGAN	2322	MOFFATT	508	N MOORE
2642	MICHIGAN	2327	MOFFATT	509	N MOORE
2710	MICHIGAN	2410	MOFFATT	511	N MOORE
2926	MICHIGAN	2415	MOFFATT	513	N MOORE
2938	MICHIGAN	2422	MOFFATT	515	N MOORE
3011	MICHIGAN	2431	MOFFATT	602	N MOORE
3051	MICHIGAN	2656	MOJAVE	607	N MOORE
3055	MICHIGAN	2724	MOJAVE	612	S MOORE
3302	MICHIGAN	2839	MOJAVE	2554	N MORGAN
3300	MIDDLEFIELD RD	2906	MOJAVE	2728	MORGAN
1015	MILDRED ST	2921	MOJAVE	3046	MORGAN
4715	MILITARY	3139	MOJAVE	3115	MORGAN
4727	MILITARY	4542	MOLER	3210	MORGAN
4819	MILITARY	345	MONTANA	3107	MORGAN
10011	MILL VALLEY LN	1122	E MONTCLAIR	2738	MORNING
5625	MILLAR	1220	S MONTCLAIR	2811	MORNING
623	MILLARD	2017	N MONTCLAIR	3902	MORNING
808	MILLARD	2021	S MONTCLAIR	1018	MOROCCO
813	MILLARD	4003	MONTIE	1210	N MOROCCO
825	MILLARD	4018	MONTIE	1250	N MOROCCO
2807	MILLBROOK	4311	MONTIE	1303	MORRELL
3502	MINGO	2300	MOONLIGHT AVE	1307	MORRELL
3510	MINGO	2317	MOONLIGHT AVE	1311	MORRELL
3531	MINGO	106	N MOORE	1420	N MORRELL
3539	MINGO	110	S MOORE	1722	MORRELL
3547	MINGO	114	S MOORE	1726	MORRELL
3516	MINGO	118	S MOORE	1735	MORRELL
3558	MINGO	122	S MOORE	1802	MORRELL

1143	MISSOURI	135		MOORE	2803	MORRELL
1143	MISSOURI	310	S	MOORE	1506	MORRIS
1643	E MISSOURI	329	N	MOORE	1512	MORRIS
2718	E MITCHELL	333	N	MOORE	1516	MORRIS
2728	MITCHELL	338	N	MOORE	1714	MORRIS
8200	MOBERLY	340	N	MOORE	1901	MORRIS
2106	MOFFATT	402	N	MOORE	1912	MORRIS
2110	MOFFATT	406	N	MOORE	1920	MORRIS
2111	MOFFATT	413	N	MOORE	1925	MORRIS
1929	MORRIS	4316		MYRTLE	6534	NO NAME
2011	MORRIS	6310		MYRTLE	9011	NO NAME
2017	MORRIS	6318		MYRTLE	1224	NOAH
2020	MORRIS	123		NACHITA	1100	NOKOMIS
2030	MORRIS	2810		NAMUR	1131	NOLTE
3500	MORRIS	2825	S	NAMUR	1415	NOMAS
3506	MORRIS	3145		NANDINA	1525	NOMAS
3510	MORRIS	3244		NANDINA	1735	NOMAS
3542	MORRIS	9999		NANTUCKET VILLAGE	1842	NOMAS
3602	MORRIS	10311		NANTUCKET VILLAGE	1846	NOMAS
3606	MORRIS	2446		NAOMA	1939	NOMAS
3639	MORRIS	2506		NAOMA	1955	NOMAS
3701	MORRIS	7934		NASSAU	1966	NOMAS
3722	MORRIS	8002	S	NASSAU	2010	NOMAS
3741	MORRIS	3343	S	NAVAJO	3316	NOMAS
1	MOSSGLEN DR	3018		NAVARO	3320	NOMAS
1222	MOUNTAIN LAKE	3116		NAVARO	3321	NOMAS
1405	MOUNTAIN LAKE	3226		NAVARO	3324	NOMAS
1	MOUNTAIN SHORES	3314		NAVARO	3326	NOMAS
2	MOUNTAIN SHORES	3321		NAVARO	3407	NOMAS
3	MOUNTAIN SHORES	3503		NAVARO	3431	NOMAS
4	MOUNTAIN SHORES	5		NAVY	3529	NOMAS
5	MOUNTAIN SHORES	15		NAVY	3615	NOMAS
16	MOUNTAIN SHORES	221		NAVY	3630	NOMAS
2206	MOUSER ST	1909		NEAL	3715	NOMAS
3616	MT EVEREST	111		NECHES	3718	NOMAS
3726	MT RANIER	654		NEELY	3720	NOMAS
3623	MT ROYAL	631	W	NEOMI	5518	NOMAS
804	MUNCIE	722		NEOMI	5521	NOMAS
908	MUNCIE	726		NEOMI	5703	NOMAS
910	MUNCIE	731		NEOMI	5707	NOMAS
913	MUNCIE	9999		NEW BEDFORD	5711	NOMAS
1812	MUNCIE	9325		NEWHALL	5715	NOMAS

1911	MUNCIE	9407	NEWHALL	5719	NOMAS
1923	MUNCIE	1115	NEWPORT AVE	5723	NOMAS
1927	MUNCIE	3115	NICHOLSON	4705	NOME
119	MURDEAUX	5	NO NAME	4711	NOME
547	MURDOCK	8	NO NAME	4716	NOME
605	MURDOCK	363	NO NAME	4720	NOME
609	MURDOCK	999	NO NAME	4723	NOME
720	MURDOCK	1219	NO NAME	4732	NOME
824	MURDOCK	3515	NO NAME	4736	NOME
1624	N MURDOCK	5839	NO NAME	4744	NOME
10019	MUSKOGEE DR	6036	NO NAME	4748	NOME
3015	MYRTLE	6500	NO NAME	4812	NOME
3511	MYRTLE	6524	NO NAME	4820	NOME
3824	MYRTLE	6532	NO NAME	4832	NOME
4836	NOME	4234	OPAL	2620	PALL MALL
4843	NOME	3831	OPAL	2656	PALL MALL
4851	NOME	3810	OPAL	2660	PALL MALL
4123	NORCO	4214	OPAL	2715	PALL MALL
239	NORTH SHORE	800	OSLO	2719	PALL MALL
1201	NORTH	829	OSLO	2723	PALL MALL
1207	NORTH	76	OVERLOOK DR	2750	PALL MALL
1215	NORTH	1427	OVERTON	2808	PALL MALL
1310	NORTH	1607	E OVERTON	2814	PALL MALL
851	OAK FOREST	1618	E OVERTON	2815	PALL MALL
2826	OAK LN	1623	E OVERTON	2820	PALL MALL
714	OAK PARK	1651	E OVERTON	2824	PALL MALL
2328	OAK PLAZA	2307	E OVERTON	557	PALMETTO
2404	OAK PLAZA	2730	E OVERTON	2741	PALO ALTO
2419	OAK PLAZA	2803	E OVERTON	3155	PALO ALTO
2364	OAKDALE	2835	E OVERTON	3172	PALO ALTO
2370	OAKDALE	3907	OVERTON	9302	PARAMOUNT
2428	OAKDALE	4023	OVERTON	9426	PARAMOUNT
2510	OAKDALE	3915	OVERTON	9502	PARAMOUNT
2514	OAKDALE	4015	OVERTON	1805	PARK ROW
2519	OAKDALE	4007	OVERTON	1819	PARK ROW
2521	OAKDALE	4011	OVERTON	2532	PARK ROW
2542	OAKDALE	1418	OWEGA	2723	PARK ROW
2543	OAKDALE	1422	OWEGA	1409	PARK ROW
2547	OAKDALE	1426	OWEGA	1815	PARK ROW
2834	OAKDALE	1442	OWEGA	1831	PARK ROW
1306	OAKLEY	1446	OWEGA	2445	PARKCLIFF DR
1308	OAKLEY	1510	OWEGA	5407	PARKDALE
1406	OAKLEY	1542	OWEGA	5411	PARKDALE
1506	OAKLEY	4721	OWENWOOD	6903	PARKDALE
9999	OAKWOOD	4818	OWENWOOD	6919	PARKDALE

2403		OBENCHAIN ST	4822		OWENWOOD	6927	PARKDALE
4		ODESSA	4838		OWENWOOD	6938	PARKDALE
3431		ODESSA	1179		OXBOW	5008	PARKLAND
4103		ODESSA	1183		OXBOW	721	PARKVIEW
8621		ODOM	4907		PACIFIC	509	PARKWOOD
318	E	OHIO	704		PACKARD	516	PARKWOOD
1238	W	OHIO	705		PACKARD	605	PARKWOOD
1242	E	OHIO	713		PACKARD	611	PARKWOOD
1567	E	OHIO	717		PACKARD	617	PARKWOOD
114		OHIO	721		PACKARD	623	PARKWOOD
119	W	OHIO	1011	S	PACKARD	629	PARKWOOD
1538	E	OHIO	1014		PACKARD	740	PARKWOOD
219	W	OKLAUNION	3522		PACKARD	1211	PARLAY
900001		OLD MOSS RD	417		PAGE	1212	PARLAY
3708		OPAL	4022	W	PALACIOS	1215	PARLAY
3923		OPAL	2322		PALL MALL	1216	PARLAY
1219		PARLAY	606		PEMBERTON HILL	3049	PERSIMMON
1222		PARLAY	648		PEMBERTON HILL	3053	PERSIMMON
1223		PARLAY	1031		PEMBERTON HILL	3129	PERSIMMON
2708		PARNELL	3533		PENELOPE	3156	PERSIMMON
2722		PARNELL	3603		PENELOPE	3203	PERSIMMON
2724		PARNELL	3606		PENELOPE	4508	PHILIP
2732		PARNELL	3702		PENELOPE	4515	PHILIP
2828		PARNELL	3704		PENELOPE	4520	PHILIP
2901		PARNELL	3707		PENELOPE	4523	PHILIP
2915		PARNELL	3719		PENELOPE	4524	PHILIP
4528		PARRY AVE	3815		PENELOPE	4531	PHILIP
4910		PARRY AVE	3819		PENELOPE	5119	PHILIP
2708		PARSONS	3922		PENELOPE	5509	PICKFAIR CIR
2712		PARSONS	3631		PENELOPE	108	PIN OAK ST
2711		PARSONS	3532		PENELOPE	112	PIN OAK ST
3343		PARVIA	3602		PENELOPE	267	PIN OAK ST
5168		PATONIA	3614		PENELOPE	410	PIN OAK ST
1307		PEABODY	1313		PENNSYLVANIA	1600	PINE
1319		PEABODY	1317		PENNSYLVANIA	1603	PINE
1325		PEABODY	1325		PENNSYLVANIA	1609	PINE
1812		PEABODY	1415		PENNSYLVANIA	1617	PINE
2311		PEABODY	2414		PENNSYLVANIA	1725	PINE
2408		PEABODY	2504		PENNSYLVANIA	2232	PINE
2413		PEABODY	2525		PENNSYLVANIA	2233	PINE
2509		PEABODY	2710		PENNSYLVANIA	2408	PINE
2524		PEABODY	2722		PENNSYLVANIA	2506	PINE
2525		PEABODY	2812		PENNSYLVANIA	2522	PINE
2529		PEABODY	2822		PENNSYLVANIA	2538	PINE
2533		PEABODY	2834		PENNSYLVANIA	2539	PINE

2610	PEABODY	2908	PENNSYLVANIA	2603	PINE
2612	PEABODY	3105	PENNSYLVANIA	2616	PINE
1637	PEAR	3110	PENNSYLVANIA	2643	PINE
1712	PEAR	3117	PENNSYLVANIA	3218	PINE
1713	PEAR	3203	PENNSYLVANIA	3235	PINE
2819	PEARY	3423	PEORIA	3319	PINE
2823	PEARY	3717	PEORIA	3335	PINE
2859	PEARY	3722	PEORIA	3622	PINE
2875	PEARY	3738	PEORIA	3635	PINE
999	PEBBLE VALLEY	3838	PEORIA	3639	PINE
401	PECAN	3842	PEORIA	3642	PINE
402	PECAN	4528	PERRY	3702	PINE
407	PECAN	2	PERSIMMON	3710	PINE
408	PECAN	2906	PERSIMMON	3714	PINE
413	PECAN	2918	PERSIMMON	3723	PINE
416	PECAN	2937	PERSIMMON	3902	PINE
423	PECAN	3038	PERSIMMON	4002	PINE
431	PECAN	3045	PERSIMMON	4010	PINE
2002	PLAINCREEK	925	POLK	2931	PROSPERITY
2010	PLAINCREEK	9330	POLK	3018	PROSPERITY
2016	PLAINCREEK	9408	S POLK	3019	PROSPERITY
8334	PLAINVIEW	1818	S POLLARD	2931	PROSPERITY
8344	PLAINVIEW	1842	POLLARD	2745	PROSPERITY
8351	PLAINVIEW	1919	S POLLARD	2771	PROSPERITY
8401	PLAINVIEW	3915	POLLY	3710	PROSPERITY
8430	PLAINVIEW	3919	POLLY	1403	PUEBLO
134	PLEASANT MEADOWS	3924	POLLY	1515	PUEBLO
204	PLEASANT MEADOWS	3927	POLLY	1903	PUEBLO
604	PLEASANT	3933	POLLY	1922	PUEBLO
612	PLEASANT VISTA	3425	PONDROM	1933	PUEBLO
613	PLEASANT VISTA	3509	PONDROM	3318	PUEBLO
619	PLEASANT WOODS	708	PONTIAC	3329	PUEBLO
627	PLEASANT WOODS	800	PONTIAC	3423	PUEBLO
1038	PLEASANT	801	PONTIAC	3434	PUEBLO
1813	PLEASANT	903	PONTIAC	3521	PUEBLO
2267	PLEASANT	1023	PONTIAC	3525	PUEBLO
2271	PLEASANT	1624	POPLAR	3541	PUEBLO
2851	PLEASANT	1715	POPLAR	3543	PUEBLO
3105	PLEASANT	2207	POPLAR	3552	PUEBLO
1420	N PLUM	2307	POPLAR	3622	PUEBLO
5734	N PLUM DALE	2206	PORTERFIELD	3623	PUEBLO
5739	PLUM DALE	2210	PORTERFIELD	3624	PUEBLO
5744	PLUM DALE	2213	PORTERFIELD	3626	PUEBLO
5800	PLUM DALE	2214	PORTERFIELD	3700	PUEBLO

5801	PLUM DALE	2218	PORTERFIELD	5618	PUEBLO
5818	PLUM DALE	2221	PORTERFIELD	5622	PUEBLO
5906	PLUM DALE	800	PRAIRIE CREEK	5626	PUEBLO
5908	PLUM DALE	1002	N PRAIRIE CREEK	5630	PUEBLO
6018	PLUM DALE	1	PRAIRIE FLOWER	5633	PUEBLO
6022	PLUM DALE	8509	PRAIRIE HILL LN	5634	PUEBLO
6023	PLUM DALE	900009	PRATER	5637	PUEBLO
6031	PLUM DALE	1432	PRESIDIO	5638	PUEBLO
6035	PLUM DALE	1613	PRESIDIO	5641	PUEBLO
6039	PLUM DALE	1651	PRESIDIO	5642	PUEBLO
6043	PLUM DALE	6526	PROSPER ST	5645	PUEBLO
6047	PLUM DALE	2727	PROSPERITY	5646	PUEBLO
6051	PLUM DALE	2753	PROSPERITY	5649	PUEBLO
6055	PLUM DALE	2761	PROSPERITY	5650	PUEBLO
6059	PLUM DALE	2763	PROSPERITY	5654	PUEBLO
6067	PLUM DALE	2769	PROSPERITY	5658	PUEBLO
6071	PLUM DALE	2781	PROSPERITY	5702	PUEBLO
6072	PLUM DALE	2801	PROSPERITY	5703	PUEBLO
800	PLYMOUTH	2802	PROSPERITY	5706	PUEBLO
4114	POINSETTIA	2910	PROSPERITY	5707	PUEBLO
4105	S POINTER	2918	PROSPERITY	5802	PUEBLO
5805	PUEBLO	3038	RAMSEY	3107	REYNOLDS
5806	PUEBLO	3051	RAMSEY	3119	REYNOLDS
5809	PUEBLO	3106	RAMSEY	3239	REYNOLDS
5810	PUEBLO	3106	RAMSEY	3306	RICH ACRES
5813	PUEBLO	5700	RANCHERO	3312	RICH ACRES
5814	PUEBLO	2453	RANDOLPH	3312	RICH ACRES
5817	PUEBLO	2519	RANDOLPH	1126	RIDGEWOOD DR
5818	PUEBLO	2551	RANDOLPH	2623	RIPPLE
5821	PUEBLO	4020	RANGER	2627	RIPPLE
5822	PUEBLO	4024	RANGER	2631	RIPPLE
5825	PUEBLO	1411	RANIER	2637	RIPPLE
5826	PUEBLO	110	RAVINIA	2637	RIPPLE
5829	PUEBLO	202	RAVINIA	2640	RIPPLE
5830	PUEBLO	502	S RAYENELL	2641	RIPPLE
5900	PUEBLO	563	S RAYENELL	2919	RIPPLE
1414	PUEBLO	607	RAYENELL	2935	RIPPLE
1947	PUEBLO	623	RAYENELL	5618	RIVERSIDE DR
3324	PUEBLO	643	RAYENELL	718	RIVERWOOD
3107	PUGET	650	RAYENELL	2506	ROBERT B CULLU
3221	PUGET	766	RAYENELL	2734	ROBERTA
4011	PUGET	802	RAYENELL	2803	ROBERTA
1201	PURITAN	821	RAYENELL	2807	ROBERTA
1205	PURITAN	2538	RAYMOND	2811	ROBERTA
1208	PURITAN	319	RED WING	3437	ROBERTS

1209	PURITAN	334	RED WING	3501	ROBERTS
1212	PURITAN	7012	REDBUD	3516	ROBERTS
8724	QUINN	7202	REDBUD	3927	ROBERTS
9039	QUINN	2808	REED LN	4003	ROBERTS
6606	RACINE	2835	REED LN	4006	ROBERTS
5404	RAILROAD AVE	2919	REED LN	4010	ROBERTS
5408	RAILROAD AVE	2923	REED LN	4014	ROBERTS
5412	RAILROAD AVE	3003	REED LN	2601	ROCHESTER
5416	RAILROAD AVE	3014	REED LN	2711	ROCHESTER
5420	RAILROAD AVE	3018	REED LN	2718	ROCHESTER
5438	RAILROAD AVE	3022	REED LN	2907	ROCHESTER
4219	RAMONA	3220	REED LN	2910	ROCHESTER
15	RAMSEY	3228	REED LN	2915	ROCHESTER
1609	RAMSEY	3231	REED LN	2922	ROCHESTER
1931	RAMSEY	3311	REED LN	3002	ROCHESTER
2019	RAMSEY	3327	REED LN	3006	ROCHESTER
2431	RAMSEY	3335	REED LN	3010	ROCHESTER
2614	RAMSEY	3706	REESE DR	3016	ROCHESTER
2615	RAMSEY	4625	REIGER	2231	ROCKEFELLER BLVD
2716	RAMSEY	4825	REIGER	2203	ROCKEFELLER BLVD
2742	RAMSEY	5533	REIGER	10726	ROCKINGHAM
2743	RAMSEY	1200	RENNER	709	ROCKWOOD
2819	RAMSEY	1315	RENNER	713	ROCKWOOD
717	ROCKWOOD	7920	SAIPAN	356	SEAGOVILLE
725	ROCKWOOD	832	SAMIA LN	9622	SEAGOVILLE
2715	ROGERS	2519	SAMOA AVE	10115	SEAGOVILLE
2719	ROGERS	2515	SAMOA AVE	14100	SEAGOVILLE
2731	ROGERS	3100	SAMUELL	2824	SEATON
2227	ROMINE	7534	SAN JOSE	2827	SEATON
2526	ROMINE	2812	SANDERSON	2845	S SEATON
2530	ROMINE	1104	SANE ST	2924	SEATON
3409	ROSELAND	1518	SANGER	2926	SEATON
4407	ROSELAND	1808	SANGER	2930	SEATON
5	ROSEMONT	1822	SANGER	4427	SEAY
7512	ROSEMONT	2703	SANTA CRUZ	6516	SEBRING
7922	ROSEMONT	2611	SANTA FE	6546	SEBRING
4407	ROSINE	4934	SANTA FE	8906	SEDGEMOOR
4428	ROSINE	7125	SANTA FE	9310	SEDGEMOOR
5120	ROSINE	6221	SARAH LEE	1508	SEEGAR
8003	ROTHINGTON	6227	SARAH LEE	1516	SEEVERS
8005	ROTHINGTON	1001	SARGENT RD	1615	SEEVERS
1401	ROWAN	2731	SCAMMEL	1723	SEEVERS
1424	ROWAN	15	SCARSDALE	1912	SEEVERS
1616	ROXANA AVE	3902	SCHOFIELD	1918	SEEVERS

2100	ROYAL OAKS	3918	SCHOFIELD	2118	SEEVERS
2200	ROYAL OAKS	3607	SCHUSTER	2502	SEEVERS
5700	ROYAL	2203	SCOTLAND	2518	SEEVERS
10110	ROYCE	2323	SCOTLAND	2522	SEEVERS
10117	ROYCE	2414	SCOTLAND	2624	SEEVERS
4334	RUSK	2754	SCOTLAND	2714	SEEVERS
4411	RUSK	2775	SCOTLAND	2930	SEEVERS
4414	RUSK	2329	SCOTT	3054	SEEVERS
3702	RUSKIN	2341	SCOTT	1331	SELKIRK DR
3709	RUSKIN	2343	SCOTT	4111	SHADRACK
3724	RUSKIN	2418	SCOTT	2510	SHARON
3238	RUTLEDGE	3407	SCOUT AVE	2512	SHARON
3300	RUTLEDGE	3517	SCOUT AVE	2758	SHARON
3306	RUTLEDGE	4300	SCYENE	1716	SHAW
3310	RUTLEDGE	4401	SCYENE	1846	SHAW
3315	RUTLEDGE	4403	SCYENE	1910	SHAW
3322	RUTLEDGE	7225	SCYENE	1917	SHAW
3323	RUTLEDGE	7331	SCYENE	1964	SHAW
3327	RUTLEDGE	7339	SCYENE	1968	SHAW
3441	RUTZ	7800	SCYENE	2028	SHAW
8143	RYLIE	8000	SCYENE	1702	SHAW
9557	RYLIE CREST	131	SEAGOVILLE	1940	SHAW
10708	RYLIE CREST	134	SEAGOVILLE	7	SHAYNA
506	SABINE	141	N SEAGOVILLE	1222	SHEFFIELD
1020	SABINE	235	N SEAGOVILLE	1402	SHEFFIELD
1031	SABINE	340	SEAGOVILLE	1408	SHEFFIELD
3436	SHELDON	4655	SILVER	4019	SOLOMAN
3444	SHELDON	4701	SILVER	4102	SOLOMAN
3932	SHELLEY	4800	SILVER	4135	SOLOMAN
2113	SHELLHORSE	4806	SILVER	4029	SONNY CIR
2123	SHELLHORSE	4807	SILVER	3703	SONORA
2130	SHELLHORSE	4820	SILVER	3934	SONORA
2140	SHELLHORSE	4831	SILVER	3935	SONORA
2206	SHELLHORSE	9406	SILVER FALLS	1802	SOUTH
2212	SHELLHORSE	4020	SILVERHILL	1804	SOUTH
2218	SHELLHORSE	2411	SIMPSON STUART	1901	SOUTH
23	SHEPHERD	2417	SIMPSON STUART	2516	SOUTH
3906	SHINDOLL ST	2955	SIMPSON STUART	2524	SOUTH
1711	SHORE	5327	SIMPSON STUART	2934	SOUTH
1715	SHORE	5711	SINGLETON	3101	SOUTH
1719	E SHORE	9700	SKILLMAN ST	3116	SOUTH
1619	SICILY	14000	SKYFROST	222	SOUTH SHORE
1702	E SICILY	14300	SKYFROST	625	SOUTHEAST
1702	SICILY	14515	SKYFROST	1717	SOUTHERLAND
1715	SICILY	2403	SKYLARK DR	3158	SOUTHERN OAKS

3517	SIDNEY	8746	SLAY	3202	SOUTHERN OAKS
3521	SIDNEY	8752	SLAY	3234	SOUTHERN OAKS
3527	SIDNEY	1514	SMOKE TREE	3292	SOUTHERN OAKS
3529	SIDNEY	1703	SMOKE TREE	2202	SOUTHLAND
3533	SIDNEY	1707	SMOKE TREE	2241	SOUTHLAND
3534	SIDNEY	1711	SMOKE TREE	2319	SOUTHLAND
3601	SIDNEY	1717	SMOKE TREE	2515	SOUTHLAND
3603	SIDNEY	1732	SMOKE TREE	2522	SOUTHLAND
3607	SIDNEY	1852	SMOKE TREE	2607	SOUTHLAND
3621	SIDNEY	1903	SMOKE TREE	2622	SOUTHLAND
3622	SIDNEY	1940	SMOKE TREE	2623	SOUTHLAND
3711	SIDNEY	1948	SMOKE TREE	2631	SOUTHLAND
3802	SIDNEY	3760	SOFT WIND	2714	SOUTHLAND
3926	SIDNEY	3623	SOFTCLOUD	2731	SOUTHLAND
2614	SILKWOOD	4510	SOLAR	2826	SOUTHLAND
2618	SILKWOOD	4534	SOLAR	2838	SOUTHLAND
2620	SILKWOOD	4534	SOLAR	405	SPARKS
2701	SILKWOOD	4535	SOLAR	418	SPARKS
2718	SILKWOOD	4542	SOLAR	433	SPARKS
2726	SILKWOOD	4543	SOLAR	442	SPARKS
2727	SILKWOOD	4550	SOLAR	505	SPARKS
2730	SILKWOOD	4553	SOLAR	622	SPARKS
2802	SILKWOOD	4557	SOLAR	624	SPARKS
2811	SILKWOOD	4600	SOLAR	421	SPARKS
2814	SILKWOOD	4603	SOLAR	6530	SPEIGHT
2818	SILKWOOD	4624	SOLAR	3707	SPENCE ST
2819	SILKWOOD	4002	SOLOMAN	3809	SPENCE ST
4635	SILVER	4006	SOLOMAN	3810	SPENCE
3818	SPENCE	4603	SPRING GARDEN RD	3919	STANLEY SMITH
3819	SPENCE ST	4611	SPRING GARDEN RD	6625	STARKEY
3827	SPENCE ST	4631	SPRING GARDEN RD	2331	STARKEY
3835	SPENCE ST	5508	SPRING VALLEY RD	2441	STARKEY
3905	SPENCE	2714	SPRINGDALE ST	2510	STARKEY
4006	SPENCE	3021	SPRINGVIEW	2511	STARKEY
11521	SPENCE RD	3026	SPRINGVIEW	2538	STARKEY
6105	SPORTSMANS	3211	SPRINGVIEW	2707	STARKEY
6111	SPORTSMANS	3240	SPRINGVIEW	2315	STARKEY
6115	SPORTSMANS	3327	SPRINGVIEW	2331	STARKEY
6121	SPORTSMANS	3337	SPRINGVIEW	2336	STARKEY
6125	SPORTSMANS	3347	SPRINGVIEW	2412	STARKEY
6131	SPORTSMANS	3350	SPRINGVIEW	2424	STARKEY
6135	SPORTSMANS	3360	SPRINGVIEW	2425	STARKEY
6141	SPORTSMANS	3361	SPRINGVIEW	2702	STARKEY
6145	SPORTSMANS	2865	SPRUCE VALLEY	2635	STARKEY

6151	SPORTSMANS	2925		SPRUCE VALLEY	2627		STARKS
6155	SPORTSMANS	2925		SPRUCE VALLEY	2344		STARKS
6165	SPORTSMANS	2925		SPRUCE VALLEY	2415		STARKS
6171	SPORTSMANS	348	S	ST AUGUSTINE	2404		STARKS
6181	SPORTSMANS	1101		ST AUGUSTINE	2406		STARKS
6211	SPORTSMANS	1337		ST AUGUSTINE	2410		STARKS
6221	SPORTSMANS	1619	S	ST AUGUSTINE	2440		STARKS
6231	SPORTSMANS	1925	S	ST AUGUSTINE	319		STARR
6241	SPORTSMANS	2237	N	ST AUGUSTINE	3731		STATE OAK DR
3303	SPRING	2945	S	ST AUGUSTINE	816		STELLA
3304	SPRING	5259		ST CHARLES AVE	1315		STELLA
3310	SPRING	2411		ST CLAIR	1406		STELLA
3319	SPRING	2415	S	ST CLAIR	1451		STELLA
3331	SPRING	2416		ST CLAIR	2522		STEPHENSON
3335	SPRING	2425		ST CLAIR	2529		STEPHENSON ST
3524	SPRING	2434		ST CLAIR	2711		STEPHENSON ST
3619	SPRING	2437		ST CLAIR	2727		STEPHENSON ST
3623	SPRING	2439		ST CLAIR	4		STILLWELL
3627	SPRING	2521		ST CLAIR	5		STILLWELL
3804	SPRING	2517		ST CLAIR	1425		STIRLING
3808	SPRING	2425		ST CLAIR	1444		STIRLING
3900	SPRING	2421		ST CLAIR	4611		STOKES
3905	SPRING	2413		ST CLAIR	4616		STOKES
4237	SPRING	2414		ST CLAIR	4640		STOKES
4304	SPRING	2422		ST CLAIR	4646		STOKES
4326	SPRING	2428		ST CLAIR	4648		STOKES
4334	SPRING	2506		ST CLAIR	4708		STOKES
4335	SPRING	2418		ST CLAIR	4716		STOKES
4723	SPRING	407		ST MARY	4719		STOKES
4803	SPRING	3820		STANLEY SMITH	4720		STOKES
4927	SPRING	3914		STANLEY SMITH	4723		STOKES
4729	STOKES	2404		SYLVIA	5232		TERRY
4735	STOKES	2432		SYLVIA	2049		THEDFORD
4743	STOKES	2517		SYLVIA	909		THELMA
4748	STOKES	2517		SYLVIA	3209		THOMAS
4751	STOKES	2429		TALCO DR	2431		THROCKMORTON
4752	STOKES	2210		TALLYHO	216	S	TILLERY
4803	STOKES	2214		TALLYHO	218	N	TILLERY
4804	STOKES	2403		TALLYHO	802	N	TILLERY
8123	STONEHURST	2407		TALLYHO	1116		TILLERY
1741	STONEMAN	2410		TALLYHO	1120		TILLERY
1010	STONEWALL ST	2411		TALLYHO	3502	S	TIOGA
1	STRAUS RD	2415		TALLYHO	3312	N	TOKAY
1038	STRICKLAND	2419		TALLYHO	3316		TOKAY
1402	STRICKLAND	2430		TALLYHO	3317		TOKAY

1404	STRICKLAND	2435	TALLYHO	3320	TOKAY
1411	STRICKLAND	503	TAMA	3321	TOKAY
4500	STROBEL	524	TAMA	3324	TOKAY
4907	STROBEL	100	TAMALPAIS	3325	TOKAY
4915	STROBEL	99999	TAMALPAIS	3328	TOKAY
4919	STROBEL	2603	TANNER	3329	TOKAY
4	STRONG	2636	TANNER	3332	TOKAY
2416	SUE	2643	TANNER	3333	TOKAY
8116	SUETELLE	812	TARRYALL	3336	TOKAY
1861	SUMMIT	818	TARRYALL	3337	TOKAY
1725	SUNBEAM AVE	925	TARRYALL	3341	TOKAY
1807	SUNBEAM AVE	101	TATUM	3342	TOKAY
2322	SUNBEAM AVE	703	TATUM	3345	TOKAY
2324	SUNBEAM AVE	6907	S TAYLOE	3346	TOKAY
2424	SUNBEAM AVE	8773	N TEAGARDEN	3349	TOKAY
2426	SUNBEAM AVE	6309	TEAGUE	3352	TOKAY
2427	SUNBEAM AVE	6311	TEAGUE	12	TOLUCA
2428	SUNBEAM AVE	6317	TEAGUE	1710	TOLUCA
2430	SUNBEAM AVE	6418	TEAGUE	1720	TOLUCA
2516	SUNBEAM AVE	6419	TEAGUE	3230	TOPEKA AVE
2550	SUNBEAM AVE	6510	TEAGUE	1718	TORONTO
3218	SUNNYVALE	6530	TEAGUE	1731	TORONTO
3814	SUNNYVALE	3906	TELEPHONE	1835	TORONTO
18	SUNSET VILLAGE	1302	TEMPEST	1836	TORONTO
237	SUNSET	1306	TEMPEST	1848	TORONTO
2807	SUTTON	1454	TEMPEST	1950	TORONTO
2819	SUTTON	2940	TERMINAL	2009	TORONTO
2823	SUTTON	116	TERRACE	2014	TORONTO
2728	SWANSON	239	TERRACE	3402	TORONTO
2803	SWANSON	3431	TERRELL	3403	TORONTO
2806	SWANSON	3535	TERRELL	3407	TORONTO
3354	SYLVAN	4801	TERRY	3423	TORONTO
4244	SYLVESTER	5102	TERRY	3519	TORONTO
3540	TORONTO	2561	TUNE AVE	3806	VANDERVOORT
3548	TORONTO	2566	TUNE AVE	3810	VANDERVOORT
3561	TORONTO	2574	TUNE AVE	3914	VANDERVOORT
3618	TORONTO	21	TURFWAY	4010	VANDERVOORT
3619	TORONTO	3107	TUSKEGEE	3129	VANNERSON
3624	TORONTO	3112	TUSKEGEE	3141	VANNERSON
3632	TORONTO	3114	TUSKEGEE	7342	VECINO
3719	TORONTO	3208	TUSKEGEE	114	VENTURA
5803	TORONTO	3217	TUSKEGEE	2	VERDE
900063	TOWNE HOUSE LN	3224	TUSKEGEE	4	VERDE
6030	TRACY	3226	TUSKEGEE	4610	VERDUN
6034	TRACY	3228	TUSKEGEE	4635	VERDUN AVE

6102	TRACY	1110	TYLER	801	VERMONT AVE
6314	TRACY	2526	TYLER	813	VERMONT AVE
6316	TRACY	5406	UNIVERSITY HILLS BLVD	1013	VERMONT AVE
6342	TRACY	9	S UNKNOWN	1126	VERMONT AVE
9711	TRAVIS	3007	URBAN	5029	VETERANS
9715	TRAVIS	3107	S URBAN	5143	VETERANS
9719	TRAVIS	3115	URBAN	4213	VICTOR
9723	TRAVIS	2611	VALENTINE	4616	VICTOR
9727	TRAVIS	2726	VALENTINE	9999	VIDA
9731	TRAVIS	2802	VALENTINE	13000	VIDA
4709	TREMONT	2811	VALENTINE	2726	VILBIG
3300	TRINITY GATE	2814	VALENTINE	3106	VILBIG
3400	TRINITY GATE	2822	VALENTINE	3110	VILBIG
7903	TROJAN	2907	VALENTINE	3118	VILBIG
7912	TROJAN	2926	VALENTINE	3205	VILBIG
7928	TROJAN	3027	VALENTINE	3401	VILBIG
7931	TROJAN	3041	VALENTINE	3510	VILBIG
7936	TROJAN	3015	VALENTINE	3705	VILBIG
7955	TROJAN	2702	VALENTINE	3722	VILBIG
7959	TROJAN	2823	VALENTINE	1730	VILBIG
7960	TROJAN	1301	VALLEY	3300	VILBIG
2813	TROY	1303	VALLEY	3502	VILBIG
2819	TROY	1306	VALLEY	3335	VILBIG
2823	TROY	1307	VALLEY	3339	VILBIG
1708	TRUNK	1314	VALLEY	3831	VINEYARD
1818	TRUNK	1316	VALLEY	3922	VINEYARD
1822	TRUNK	1335	VALLEY	4006	VINEYARD
4011	TRUNK	40	VALLEY MILLS	4011	VINEYARD
4042	TUMALO	42	VALLEY MILLS	3826	VINEYARD
1702	TUNE AVE	45	VALLEY MILLS	3906	VINEYARD
1925	TUNE AVE	47	VALLEY MILLS	1413	W AIRPORT FWY
2329	TUNE AVE	9652	VALLEY MILLS	322	W BROWNLEE AVI
2402	TUNE AVE	820	VAN BUREN	202	W MAIN ST
2446	TUNE AVE	5611	VAN WINKLE	1335	WACO
2471	TUNE AVE	3716	N VANDERVOORT	1415	WACO
1522	WACO	1104	WAYNE ST	2874	WESTRIDGE AVE
1611	WACO	373	N WEAVER	9013	WESTSIDE DR
1614	WACO	3122	S WEISENBERGER	9014	WESTSIDE DR
1706	WACO	3519	WEISENBERGER	15	WESTWAY DR
8822	WADLINGTON	3916	WEISENBERGER	1294	WHISPERING
5006	WADSWORTH	3813	WEISENBERGER	1	N WHISPERING OAK
4503	WAHOO	3017	WEISENBERGER	1507	WHITAKER
4515	WAHOO	4026	WEISENBERGER	1503	WHITAKER
4519	WAHOO	4130	WEISENBERGER	8916	WHITEHALL
4523	WAHOO	2521	WELLS	9216	WHITEHALL

4535	WAHOO	2527	WELLS	9222	WHITEHALL
4531	WAHOO	2531	WELLS	9428	WHITEHALL
3808	WALDRON	2533	WELLS	920	WHITEHALL DR
3918	WALDRON	2519	WELLS	2837	WHITEWOOD
4039	WALKER	2517	WELLS	1110	WHITLEY
907	WALKWAY	3217	WENDELKIN	1000	WILD BRICK
1012	WALKWAY	3317	WENDELKIN	3806	WILDER
1621	WALMSLEY	3401	WENDELKIN	2234	WILHURT
54	WALNUT ST	3417	WENDELKIN	2235	WILHURT
1715	WARREN	3624	WENDELKIN	2243	WILHURT
2409	WARREN	3741	WENDELKIN	2246	WILHURT
2413	WARREN	3425	WENDELKIN	2247	WILHURT
2614	WARREN	3514	WENDELKIN	2251	WILHURT
2617	WARREN	3518	WENDELKIN	2314	WILHURT
2625	WARREN	3636	WENDELKIN	2318	WILHURT
2631	WARREN	3722	WENDELKIN	2414	WILHURT
2701	WARREN	3730	WENDELKIN	2507	WILHURT
3021	WARREN	8103	WES HODGES	2515	WILHURT
2625	WARREN	8107	WES HODGES	2535	WILHURT
2631	WARREN	8111	WES HODGES	2607	WILHURT
3004	WARREN	8119	WES HODGES	2619	WILHURT
1627	WARSAW	8120	WES HODGES	2631	WILHURT
1337	WASCO	8123	WES HODGES	2747	WILHURT
1345	WASCO	8124	WES HODGES	2921	WILHURT
1346	WASCO	8127	WES HODGES	2926	WILHURT
1349	WASCO	8128	WES HODGES	3400	WILHURT
1365	WASCO	8131	WES HODGES	3529	WILHURT
1438	WASCO	8132	WES HODGES	9025	WILLOUGHBY
10327	WATERBURY DR	4242	WESTCLIFF RD	9031	WILLOUGHBY
5043	WATSON	24	WESTERHAM	121	WILMER KLEBERG F
5102	WATSON	25	WESTERHAM	5522	WILSON
5127	WATSON DR	33	WESTERHAM	5526	WILSON
5018	WATSON DR	34	WESTERHAM	5530	WILSON
235	S WAVERLY	35	WESTERHAM	5534	WILSON
902	S WAVERLY	36	WESTERHAM	5703	WILSON
1009	WAVERLY	4105	WESTMORELAND	5707	WILSON
1703	WAVERLY	3125	N WESTMORELAND	5711	WILSON
5805	WILSON	603	E WOODIN	4226	YORK ST
5809	WILSON	822	E WOODIN	434	YOUNGSTOWN
5813	WILSON	907	E WOODIN	525	YOUNGSTOWN
5903	WILSON	915	E WOODIN	8316	YUKON
5907	WILSON	1125	WOODIN	8320	YUKON
5919	WILSON	1227	WOODIN	8324	YUKON
6105	WIN ONLY	1229	E WOODIN	8325	YUKON
6106	WIN ONLY	1239	E WOODIN	8328	YUKON

6110	WIN ONLY	1531	E	WOODIN	8332	YUKON
6111	WIN ONLY	1615	E	WOODIN	8338	YUKON
6115	WIN ONLY	1619	E	WOODIN	8339	YUKON
6116	WIN ONLY	1623	E	WOODIN	8343	YUKON
6121	WIN ONLY	1627	E	WOODIN	8344	YUKON
6122	WIN ONLY	9999	E	WOODLEAF	8350	YUKON
6125	WIN ONLY	515		WOODMONT DR	8357	YUKON
6130	WIN ONLY	647		WOODMONT DR	8360	YUKON
6131	WIN ONLY	5316	E	WOODSBORO	708	ZANG
6135	WIN ONLY	1931		WOODY	4705	ZEALAND
6136	WIN ONLY	500		WORTH	4737	ZEALAND
6140	WIN ONLY	5115		WYNELL	4741	ZEALAND
6141	WIN ONLY	5117		WYNELL	4745	ZEALAND
6146	WIN ONLY	5119		WYNELL	4807	ZEALAND
6150	WIN ONLY	9011		WORTH	4812	ZEALAND
6156	WIN ONLY	4511		YANCY	4816	ZEALAND
6160	WIN ONLY	4531		YANCY	4820	ZEALAND
6161	WIN ONLY	4536		YANCY	4824	ZEALAND
6164	WIN ONLY	4543		YANCY	4828	ZEALAND
6165	WIN ONLY	4544		YANCY	3331	ZELMA
6170	WIN ONLY	4548		YANCY		
6171	WIN ONLY	4709		YANCY		
1	WINNETKA	4739		YANCY		
1614	N WINNETKA	4749		YANCY		
1618	N WINNETKA	4754		YANCY		
2411	N WINNETKA	4758		YANCY		
2509	N WINNETKA	4766		YANCY		
3331	N WINNETKA	4808		YANCY		
904	N WINSTON	3510		YORK ST		
4835	N WISTERIA	3518		YORK ST		
820	WIXOM	3531		YORK ST		
830	WIXOM	3615		YORK ST		
905	WOODACRE	3616		YORK ST		
508	WOODBINE	3618		YORK ST		
559	WOODBINE	3622		YORK ST		
623	WOODBINE	3624		YORK ST		
709	WOODBINE	3701		YORK ST		
520	WOODBINE	3703		YORK ST		
26	WOODED GATE	3719		YORK ST		

ATTACHMENT D
POTENTIAL LAND BANK LOTS SUBMITTED
FY 2003-04 TO FY 2013-14

4210		1 ST AVE	1031	E	11 TH	3217		52 ND
4215		1 ST AVE	1709		4 TH	2516		56 TH
4226		1 ST AVE	1916		4 TH	316	E	6 TH
2714		1 ST AVE	618	E	5 TH	401	E	8 TH
329	E	10 TH	2436		51 ST	521	E	8 TH
405	E	10 TH	2506		51 ST	424	W	9 TH
627	W	10 TH	2627		52 ND	701	W	9 TH
1439		ADELAIDE	1966		ANGELINA	731	W	9 TH
3907		AGNES	1967		ANGELINA	323		AVE A
4002		AGNES	1974		ANGELINA	331		AVE A
2722		ALABAMA	2005		ANGELINA	426		AVE A
2847		ALABAMA	2017		ANGELINA	427		AVE A
2900		ALABAMA	2024		ANGELINA	430		AVE A
2926		ALABAMA	2027		ANGELINA	431		AVE A
2935		ALABAMA	2028		ANGELINA	441		AVE A
2939		ALABAMA	2032		ANGELINA	1703		AVE B
3038		ALABAMA	2037		ANGELINA	1721		AVE B
3042		ALABAMA	2059		ANGELINA	1727		AVE B
1514		ALASKA	1503		ANN ARBOR	1731		AVE B
1631		ALASKA	1514		ANN ARBOR	1742		AVE B
2006		ALASKA	1522		ANN ARBOR	1806		AVE B
2720		ALASKA	1955		ANN ARBOR	324		AVE E
2927		ALASKA	1959		ANN ARBOR	355		AVE E
3036		ALASKA	1961		ANN ARBOR	402		AVE E
3123		ALASKA	1965		ANN ARBOR	414		AVE E
403		ALBRIGHT	2107		ANN ARBOR	419		AVE E
405		ALBRIGHT	2219	E	ANN ARBOR	426		AVE E
410		ALBRIGHT	2251		ANN ARBOR	435		AVE E
414		ALBRIGHT	2528		ANN ARBOR	444		AVE E
415		ALBRIGHT	2723		ANN ARBOR	418		AVE F
2221		ANDERSON	2773		ANN ARBOR	323		AVE G
2239		ANDERSON	3827		ARANSAS	607		AVE G
2241		ANDERSON	4103		ARANSAS	418		AVE H
2245		ANDERSON	4114		ARANSAS	419		AVE H
2402		ANDERSON	2111		ARDEN	516		AVE H
2629		ANDERSON	2119		AREBA	523		AVE H
2663		ANDERSON	2609		ARIZONA	402		AVE J
2715		ANDERSON	2914		ARIZONA	403		AVE J
1815		ANGELINA	3047		ARIZONA	431		AVE J
1832		ANGELINA	3328		ARIZONA	316		AVE L
1834		ANGELINA	4510		ASH	323		AVE L
1838		ANGELINA	5407		ASH	506		AVE L
1855		ANGELINA	3604		ATLANTA	510		AVE L
1922		ANGELINA	3619		ATLANTA	518		AVE L
1941		ANGELINA	5301		AUDREY	4202		AZTEC

1955	ANGELINA	229	AVE A	4249	AZTEC
1962	ANGELINA	315	AVE A	3914	BALCH
4422	BALDWIN	3326	BEALL	1918	BICKERS
4423	BALDWIN	3330	BEALL	1930	BICKERS
4507	BALDWIN	3435	BEALL	1956	BICKERS
4518	BALDWIN	3023	BEAUCHAMP	3634	BICKERS
4701	BALDWIN	3067	BEAUCHAMP	3638	BICKERS
4707	BALDWIN	3421	BEAUCHAMP	3642	BICKERS
4712	BALDWIN	724	N BECKLEY	3702	BICKERS
4715	BALDWIN	728	N BECKLEY	3734	BICKERS
4723	BALDWIN	3712	BEDFORD	3738	BICKERS
4727	BALDWIN	5238	BEEMAN	3317	BIGLOW
4735	BALDWIN	3427	BERNAL	3907	BIGLOW
4803	BALDWIN	3439	BERNAL	4002	BIGLOW
4806	BALDWIN	3508	BERTRAND	4151	BIGLOW
4823	BALDWIN	3520	BERTRAND	4155	BIGLOW
4863	BALDWIN	3614	BERTRAND	4159	BIGLOW
4869	BALDWIN	3723	BERTRAND	4175	BIGLOW
4134	BALL	4302	BERTRAND	4207	BIGLOW
4161	BALL	4306	BERTRAND	4208	BIGLOW
1118	BALLARD	4318	BERTRAND	4231	BIGLOW
710	BANK	4322	BERTRAND	2408	BIRMINGHAM
1401	BANK	634	BETHPAGE	2521	BIRMINGHAM
1420	BANK	2208	BETHURUM	2825	BIRMINGHAM
1429	BANK	2214	BETHURUM	2931	BIRMINGHAM
1641	BANNOCK	2216	BETHURUM	3020	BIRMINGHAM
1407	BARRY	2218	BETHURUM	3025	BIRMINGHAM
1437	BARRY	2302	BETHURUM	3836	BLACK OAK
1449	BARRY	2311	BETHURUM	5868	BLUFFMAN
1501	BARRY	2313	BETHURUM	400	BOBBIE
4844	BARTLETT	2336	BETHURUM	403	BOBBIE
805	BAYONNE	2743	BETHURUM	406	BOBBIE
811	BAYONNE	903	BETTERTON	412	BOBBIE
818	BAYONNE	6520	BEXAR	417	BOBBIE
916	BAYONNE	6526	BEXAR	418	BOBBIE
1610	BAYSIDE	6702	BEXAR	5662	BON AIR
1619	BAYSIDE	6812	BEXAR	315	BONNIE VIEW
1623	BAYSIDE	1518	BICKERS	345	BONNIE VIEW
1702	BAYSIDE	1526	BICKERS	349	BONNIE VIEW
1711	BAYSIDE	1531	BICKERS	405	BONNIE VIEW
1715	BAYSIDE	1606	BICKERS	406	BONNIE VIEW
1834	BAYSIDE	1615	BICKERS	426	BONNIE VIEW
1836	BAYSIDE	1623	BICKERS	431	BONNIE VIEW
1843	BAYSIDE	1626	BICKERS	434	BONNIE VIEW
1847	BAYSIDE	1719	BICKERS	438	BONNIE VIEW

1909	BAYSIDE	1822	BICKERS	443	BONNIE VIEW
1911	BAYSIDE	1831	BICKERS	1011	BONNIE VIEW
1918	BAYSIDE	1906	BICKERS	1235	BONNIE VIEW
2019	BAYSIDE	1910	BICKERS	3508	BOOKER
3515	BOOKER	7735	BROWNSVILLE	3837	CANADA
3516	BOOKER	7736	BROWNSVILLE	4007	CANAL
3426	BORGER	7807	BROWNSVILLE	4215	CANAL
3607	BORGER	7820	BROWNSVILLE	4235	CANAL
3623	BORGER	4018	BRUNDRETTE	4317	CANAL
3627	BORGER	2313	BUDD	4319	CANAL
5011	BOURQUIN	2418	BUDD	4322	CANAL
5104	BOURQUIN	2711	BURGER	4328	CANAL
5424	BOURQUIN	4635	BURMA	4338	CANAL
4711	BOWLING	4704	BURMA	4611	CANAL
3320	BRANTLEY	4726	BURMA	4615	CANAL
4826	BRASHEAR	4744	BURMA	2012	CANYON
4930	BRASHEAR	4745	BURMA	2016	CANYON
6816	BRIERFIELD	4914	BURNSIDE	2018	CANYON
7005	BRIERFIELD	4710	C.L. VEASEY	2024	CANYON
2702	BRIGHAM	1217	CALDWELL	5127	CARDIFF
2708	BRIGHAM	1231	CALDWELL	4201	CARDINAL
2806	BRIGHAM	1403	CALDWELL	4205	CARDINAL
2807	BRIGHAM	1419	CALDWELL	4221	CARDINAL
2814	BRIGHAM	1423	CALDWELL	3204	CARL
2838	BRIGHAM	1425	CALDWELL	3208	CARL
2906	BRIGHAM	1521	CALDWELL	3605	CARL
2918	BRIGHAM	1530	CALDWELL	3607	CARL
2924	BRIGHAM	1534	CALDWELL	3614	CARL
1137	BRIGHTON	1536	CALDWELL	3709	CARL
2114	BRITTON	1542	CALDWELL	3724	CARL
2416	BRITTON	1554	CALDWELL	3802	CARL
2519	BRITTON	1614	CALDWELL	3814	CARL
2522	BRITTON	1814	CALYPSO	4211	CARL
2526	BRITTON	2022	CALYPSO	4214	CARL
2610	BRITTON	2054	CALYPSO	4215	CARL
2631	BRITTON	2058	CALYPSO	4218	CARL
2633	BRITTON	2510	CAMEL	4230	CARL
2715	BRITTON	2611	CAMEL	4245	CARL
2814	BRITTON	2614	CAMEL	6205	CARLTON GARRETT
2822	BRITTON	2630	CAMEL	6207	CARLTON GARRETT
2903	BRITTON	2732	CAMEL	5809	CARLTON GARRETT
3106	BRITTON	2736	CAMEL	5814	CARLTON GARRETT
1116	BROCK	6218	CANAAN	5902	CARLTON GARRETT
1120	BROCK	6906	CANAAN	5914	CARLTON GARRETT
1123	BROCK	6910	CANAAN	6307	CARLTON GARRETT

118	E	BROOKLYN	1615	CANADA	6310	CARLTON GARRETT
122	E	BROOKLYN	1622	CANADA	2621	CARPENTER
7720		BROWNSVILLE	1923	CANADA	2647	CARPENTER
7721		BROWNSVILLE	3343	CANADA	2719	CARPENTER
7724		BROWNSVILLE	3511	CANADA	2731	CARPENTER
7727		BROWNSVILLE	3611	CANADA	2819	CARPENTER
3006		CARPENTER	1030	CHURCH	4109	COLONIAL
3205		CARPENTER	1103	CHURCH	4114	COLONIAL
3206		CARPENTER	1109	CHURCH	4224	COLONIAL
3303		CARPENTER	1124	CHURCH	4318	COLONIAL
3531		CARPENTER	1403	CHURCH	4410	COLONIAL
3711		CARPENTER	1410	CHURCH	4422	COLONIAL
3715		CARPENTER	1415	CHURCH	4522	COLONIAL
3801		CARPENTER	4322	CICERO	4902	COLONIAL
4007		CARPENTER	2700	CLARENCE	4919	COLONIAL
4211		CARPENTER	2704	CLARENCE	5012	COLONIAL
4226		CARPENTER	919	CLAUDE	5031	COLONIAL
4229		CARPENTER	1010	CLAUDE	1118	COMPTON
4233		CARPENTER	1201	CLAUDE	1228	COMPTON
1446		CARSON	1217	CLAUDE	1231	COMPTON
1506		CARSON	1314	CLAUDE	1232	COMPTON
1527		CARSON	1339	CLAUDE	1522	COMPTON
2806		CARTER	1422	CLAUDE	1530	COMPTON
2810		CARTER	401	CLEAVES	2403	CONKLIN
2818		CARTER	402	CLEAVES	2411	CONKLIN
2818		CASEY	412	CLEAVES	2614	CONKLIN
3510		CAUTHORN	435	CLEAVES	3907	COOLIDGE
3614		CAUTHORN	437	CLEAVES	3918	COOLIDGE
3718		CAUTHORN	439	CLEAVES	3938	COOLIDGE
1321		CEDAR HAVEN	2705	CLEVELAND	3943	COOLIDGE
2707		CHARBA	2706	CLEVELAND	4006	COOLIDGE
2711		CHARBA	2712	CLEVELAND	2214	COOPER
4514		CHERBOURG	2818	CLEVELAND	3819	COPELAND
4515		CHERBOURG	3216	CLEVELAND	3910	COPELAND
4525		CHERBOURG	3224	CLEVELAND	3918	COPELAND
4534		CHERBOURG	3512	CLEVELAND	4003	COPELAND
4538		CHERBOURG	3605	CLEVELAND	4114	COPELAND
4545		CHERBOURG	3634	CLEVELAND	4227	COPELAND
4549		CHERBOURG	3306	CLYMER	4302	COPELAND
4608		CHERBOURG	3310	CLYMER	4335	COPELAND
4631		CHERBOURG	1212	COLEMAN	615	CORINTH
4636		CHERBOURG	1307	COLEMAN	618	CORINTH
4639		CHERBOURG	6917	COLESHIRE	3329	CORONET
4640		CHERBOURG	4505	COLLINS	4523	CORREGIDOR
4643		CHERBOURG	4708	COLLINS	4524	CORREGIDOR

4647	CHERBOURG	2731		COLONIAL	4525	CORREGIDOR
3610	CHICAGO	2807		COLONIAL	4538	CORREGIDOR
3615	CHICAGO	2815		COLONIAL	4539	CORREGIDOR
3523	CHIHUAHUA	3613		COLONIAL	4540	CORREGIDOR
5426	CHIPPEWA	3717		COLONIAL	4548	CORREGIDOR
2723	CHOICE	3815		COLONIAL	4551	CORREGIDOR
2724	CHOICE	4102		COLONIAL	4559	CORREGIDOR
939	CHURCH	4106		COLONIAL	4632	CORREGIDOR
4636	CORREGIDOR	427	N	DENLEY	3322	DETONTE
4644	CORREGIDOR	505	N	DENLEY	3330	DETONTE
4817	CORRIGAN	527	N	DENLEY	3411	DETONTE
2710	COUNCIL	603	N	DENLEY	4709	DOLPHIN
2718	COUNCIL	607	N	DENLEY	4815	DOLPHIN
2723	COUNCIL	610	N	DENLEY	4819	DOLPHIN
2729	COUNCIL	614	N	DENLEY	2623	DONALD
2731	COUNCIL	628	N	DENLEY	2627	DONALD
4525	CRANFILL	1408		DENLEY	2714	DORRIS
2319	CREST	1412		DENLEY	2716	DORRIS
2523	CREST	1414		DENLEY	2718	DORRIS
518	CRETE	1502		DENLEY	2813	DORRIS
535	CRETE	1508		DENLEY	2825	DORRIS
539	CRETE	1527		DENLEY	2902	DORRIS
2710	CROSS	2404	S	DENLEY	2909	DORRIS
2603	CROSSMAN	2416	S	DENLEY	2914	DORRIS
2615	CROSSMAN	2629	S	DENLEY	2918	DORRIS
3404	CROSSMAN	2907	S	DENLEY	2922	DORRIS
4524	CROZIER	2930	S	DENLEY	2930	DORRIS
4922	CROZIER	3011	S	DENLEY	3017	DORRIS
4930	CROZIER	3910	S	DENLEY	3023	DORRIS
4934	CROZIER	3930	S	DENLEY	3026	DORRIS
216	CUMBERLAND	4021	S	DENLEY	3028	DORRIS
2018	CUSTER	4030	S	DENLEY	3029	DORRIS
2022	CUSTER	4101	S	DENLEY	3030	DORRIS
2031	CUSTER	4215	S	DENLEY	1406	DOYLE
2202	CUSTER	4403	S	DENLEY	1409	DOYLE
2402	CUSTER	4502	S	DENLEY	1419	DOYLE
2502	CUSTER	4506	S	DENLEY	1502	DOYLE
2511	CUSTER	4515	S	DENLEY	1503	DOYLE
2543	CUSTER	4631	S	DENLEY	1506	DOYLE
2607	CUSTER	4718	S	DENLEY	1507	DOYLE
2623	CUSTER	1703		DENNISON	1510	DOYLE
2627	CUSTER	1729		DENNISON	1515	DOYLE
2656	CUSTER	1813		DENNISON	1521	DOYLE
3231	DAHLIA	1822		DENNISON	1525	DOYLE
3634	DARIEN	1823		DENNISON	319	DU BOIS

2238		DATHE	1831	DENNISON	1110		DULUTH
2326		DATHE	1911	DENNISON	1826		DULUTH
2810		DATHE	1954	DENNISON	1910		DULUTH
3804		DE MAGGIO	1962	DENNISON	1912		DULUTH
3808		DE MAGGIO	1966	DENNISON	1915		DULUTH
3811		DE MAGGIO	2014	DENNISON	1926		DULUTH
3922		DELHI	2023	DENNISON	3634		DUNBAR
6283		DENHAM	2029	DENNISON	3738		DUNBAR
421	N	DENLEY	3310	DETONTE	2218		DYSON
425	N	DENLEY	3315	DETONTE	2226		DYSON
2311		DYSON	2522	EXETER	4533		FELLOWS
2400		DYSON	2530	EXETER	4728		FELLOWS
2437		EASLEY	2538	EXETER	4752		FELLOWS
2441		EASLEY	2602	EXETER	4812		FELLOWS
4930		ECHO	2610	EXETER	4816		FELLOWS
5015		ECHO	2614	EXETER	4820		FELLOWS
5018		ECHO	2626	EXETER	4832		FELLOWS
5027		ECHO	2631	EXETER	2415		FELTON
5107		ECHO	2743	EXETER	728		FERNWOOD
5118		ECHO	2515	EXLINE	2521		FERNWOOD
1400		EDGEMONT	2534	EXLINE	2638		FERNWOOD
1627		EDGEMONT	2603	EXLINE	2709		FERNWOOD
3218		EL BENITO	2607	EXLINE	2712		FERNWOOD
3227		EL BENITO	2622	EXLINE	2719		FERNWOOD
6419		ELAM	2722	EXLINE	2900		FERNWOOD
4311		ELECTRA	2725	EXLINE	3001		FERNWOOD
4503		ELECTRA	2726	EXLINE	3217		FERNWOOD
638		ELLA	2730	EXLINE	301		FIDELIS
738		ELLA	2731	EXLINE	1311	S	FITZHUGH
1542	E	ELMORE	2734	EXLINE	1331	S	FITZHUGH
1507	E	ELMORE	526	EZEKIAL	1625	S	FITZHUGH
1743	E	ELMORE	618	EZEKIAL	3706	S	FITZHUGH
659		ELSBERRY	731	EZEKIAL	1527		FLEETWOOD
522		ELWAYNE	746	EZEKIAL	1625		FLEETWOOD
610		ELWAYNE	747	EZEKIAL	1634		FLEETWOOD
650		ELWAYNE	750	EZEKIAL	1336		FLETCHER
734		ELWAYNE	754	EZEKIAL	1322		FOLEY
1323		EMILY	1339	FAIRVIEW	1526		FORDHAM
2226		EUGENE	1510	FAIRVIEW	1531		FORDHAM
2228		EUGENE	5403	FANNIE	1554		FORDHAM
2235		EUGENE	5406	FANNIE	1555		FORDHAM
609	N	EWING	5410	FANNIE	2110		FORDHAM
619	N	EWING	5524	FANNIE	2118		FORDHAM
906	N	EWING	2810	FARRAGUT	2246		FORDHAM
1216	S	EWING	2812	FARRAGUT	2302		FORDHAM

2324	S	EWING	2315	FATIMA	2406	FORDHAM
4407	S	EWING	2323	FATIMA	2806	FORDHAM
1318		EXETER	2403	FATIMA	2807	FORDHAM
1349		EXETER	2639	FATIMA	1223	FORESTER
1414		EXETER	424	FAULK	3510	FRANK
1423		EXETER	508	FAULK	3604	FRANK
1502		EXETER	532	FAULK	3607	FRANK
2314		EXETER	540	FAULK	3714	FRANK
2319		EXETER	544	FAULK	3807	FRANK
2322		EXETER	545	FAULK	4117	FRANK
2327		EXETER	1407	FAYETTE	4215	FRANK
2510		EXETER	1415	FAYETTE	4303	FRANK
4314		FRANK	2407	GARDEN	1327	GLIDDEN
4326		FRANK	2424	GARDEN	3206	GOLDSPIER
4343		FRANK	2425	GARDEN	3211	GOLDSPIER
4347		FRANK	4529	GARDEN	2310	GOOCH
4409		FRANK	4531	GARDEN	2403	GOOCH
4414		FRANK	4611	GARDEN	2701	GOOCH
4415		FRANK	4600	GARLAND	2825	GOOCH
4418		FRANK	5409	GARLAND	2715	GOODWILL
4431		FRANK	4529	GARLAND	2722	GOODWILL
4435		FRANK	4531	GARLAND	2723	GOODWILL
4504		FRANK	4611	GARLAND	2700	GOULD
4507		FRANK	4513	GARRISON	2710	GOULD
4535		FRANK	4516	GARRISON	2712	GOULD
4602		FRANK	4602	GARRISON	2716	GOULD
4711		FRANK	1523	GARZA	2724	GOULD
4726		FRANK	1525	GARZA	2727	GOULD
2719		FRAZIER	1529	GARZA	2733	GOULD
2726		FRAZIER	1618	GARZA	2703	GRAFTON
2915		FRAZIER	1630	GARZA	608	GRAHAM
4838		FRIO	1634	GARZA	702	GRAHAM
3507		FUREY	1635	GARZA	710	GRAHAM
4002		FUREY	1719	GARZA	1822	GRAND
4010		FUREY	1723	GARZA	2524	GRAND
4015		FUREY	1730	GARZA	1215	GRANT
4103		FUREY	1733	GARZA	1309	GRANT
4109		FUREY	1739	GARZA	1313	GRANT
4127		FUREY	1742	GARZA	1326	GRANT
4130		FUREY	1751	GARZA	1345	GRANT
1723		GALLAGHER	1815	GARZA	1361	GRANT
1823		GALLAGHER	2911	GAY	3224	GUNTER
1835		GALLAGHER	1238	GEORGIA	4538	GURLEY
1843		GALLAGHER	1410	GEORGIA	3306	HAMILTON
1908		GALLAGHER	1514	GEORGIA	3523	HAMILTON

1911	GALLAGHER	1537	GEORGIA	3702	HAMILTON
1913	GALLAGHER	2711	GERTRUDE	3706	HAMILTON
1955	GALLAGHER	2515	GHENT	3726	HAMILTON
1961	GALLAGHER	2519	GHENT	3909	HAMILTON
1967	GALLAGHER	2526	GHENT	3912	HAMILTON
3710	GALLAGHER	2542	GHENT	3925	HAMILTON
3739	GALLAGHER	2622	GHENT	4105	HAMILTON
1107	GALLOWAY	4116	GLADEWATER	4226	HAMILTON
2223	GARDEN	4154	GLADEWATER	4309	HAMILTON
2231	GARDEN	4126	GLADEWATER	4314	HAMILTON
2238	GARDEN	4170	GLADEWATER	4321	HAMILTON
2246	GARDEN	4227	GLADEWATER	4343	HAMILTON
2254	GARDEN	5722	GLEN FOREST	4403	HAMILTON
2403	GARDEN	1306	GLIDDEN	4410	HAMILTON
4414	HAMILTON	3515	HATCHER	2403	HOOPER
4418	HAMILTON	2703	HECTOR	2431	HOOPER
3123	HAMMERLY	2715	HECTOR	2434	HOOPER
3408	HAMMERLY	542	HELENA	2439	HOOPER
4013	HAMMERLY	734	HELENA	2445	HOOPER
4017	HAMMERLY	1331	HENDRICKS	2510	HOOPER
4033	HAMMERLY	1352	HENDRICKS	2514	HOOPER
4123	HAMMERLY	1405	HENDRICKS	2530	HOOPER
4143	HAMMERLY	1612	HERALD	2531	HOOPER
3601	HANCOCK	1621	HERALD	2532	HOOPER
3811	HANCOCK	3819	HERRLING	2535	HOOPER
3926	HANCOCK	602	HIGH	2555	HOOPER
2327	HARDING	3536	HIGHLAND WOODS	2563	HOOPER
2340	HARDING	1115	E HOBSON	2607	HOOPER
2344	HARDING	2703	HOLMES	2615	HOOPER
2414	HARDING	2708	HOLMES	2622	HOOPER
1423	HARLANDALE	2716	HOLMES	1306	HUDSPETH
1907	HARLANDALE	2814	HOLMES	1314	HUDSPETH
2314	HARLANDALE	2820	HOLMES	1323	HUDSPETH
2431	HARLANDALE	2824	HOLMES	1326	HUDSPETH
2915	HARLANDALE	2828	HOLMES	1415	HUDSPETH
3014	HARLANDALE	2902	HOLMES	1438	HUDSPETH
3328	HARLANDALE	2913	HOLMES	1527	HUDSPETH
3714	HARLINGEN	3012	HOLMES	1606	HUDSPETH
3803	HARLINGEN	3016	HOLMES	1607	HUDSPETH
3130	HARMON	3221	HOLMES	1642	HUDSPETH
2122	HARRELL	3412	HOLMES	1710	HUDSPETH
2819	HARSTON	3522	HOLMES	2003	HUDSPETH
401	HART	3526	HOLMES	2135	HUDSPETH
407	HART	3734	HOLMES	2159	HUDSPETH

409		HART	3833	HOLMES	7904	HULL
413		HART	1510	HOMELAND	7905	HULL
445		HART	1527	HOMELAND	7911	HULL
448		HART	1631	HOMELAND	3607	HUMPHREY
449		HART	1716	HOMELAND	3727	HUMPHREY
452		HART	1722	HOMELAND	3731	HUMPHREY
455		HART	1811	HOMELAND	3735	HUMPHREY
3513	S	HARWOOD	1815	HOMELAND	3746	HUMPHREY
3521	S	HARWOOD	1831	HOMELAND	1930	HUNTINGDON
3212	S	HASKELL	1835	HOMELAND	2002	HUNTINGDON
3311	S	HASKELL	1850	HOMELAND	2006	HUNTINGDON
2701		HASTINGS	1854	HOMELAND	832	HUTCHINS
2718		HASTINGS	1918	HOMELAND	836	HUTCHINS
2727		HASTINGS	1927	HOMELAND	910	HUTCHINS
2701		HASTINGS/Maurine F.Bailey	3702	HOMELAND	1230	HUTCHINS
2718		HASTINGS/Maurine F. Bailey	2230	HOOPER	1403	HUTCHINS
2506		HATCHER	2246	HOOPER	1918	IDAHO
2323		IDAHO	2502	JEFFRIES	4833	KILDARE
4527		IMPERIAL	2505	JEFFRIES	4914	KILDARE
4622		IMPERIAL	2506	JEFFRIES	4926	KILDARE
4630		IMPERIAL	2514	JEFFRIES	4935	KILDARE
1938		INGERSOLL	2517	JEFFRIES	4943	KILDARE
2622		INGERSOLL	2518	JEFFRIES	1507	KINGSLEY
4010		INGERSOLL	2602	JEFFRIES	1511	KINGSLEY
1934		INGERSOLL	2636	JEFFRIES	2522	KINGSTON
1503		IOWA	3406	JEFFRIES	1610	KINMORE
2622		IROQUOIS	2406	JEWELL	1632	KINMORE
2807		IROQUOIS	604	JONELLE	2517	KIRKLEY
4003		IVANHOE	627	JONELLE	7919	KISKA
4014		IVANHOE	648	JONELLE	4310	KOLLOCH
4018		IVANHOE	4614	JONES	2517	KOOL
4026		IVANHOE	4731	JONES	2611	KOOL
7915		IVORY	2215	JORDAN	2631	KOOL
7924		IVORY	2224	JORDAN	1826	KRAFT
7927		IVORY	2225	JORDAN	1834	KRAFT
7944		IVORY	2115	KATHLEEN	1842	KRAFT
5035		IVY	2125	KATHLEEN	1933	KRAFT
5041		IVY	2141	KATHLEEN	1938	KRAFT
5103		IVY	2407	KATHLEEN	2024	KRAFT
1917		J.B. JACKSON	2607	KATHLEEN	2031	KRAFT
3526		JAMAICA	2716	KEELER	318	KRAMER
3711		JAMAICA	2728	KEELER	322	KRAMER
3715		JAMAICA	2732	KEELER	3819	KYNARD
3803		JAMAICA	6019	KEMROCK	3432	LADD

3807	JAMAICA	6434	KEMROCK	2403	LAGOW
4018	JAMAICA	6435	KEMROCK	2628	LAGOW
4114	JAMAICA	6505	KEMROCK	2720	LAGOW
4343	JAMAICA	6511	KEMROCK	421	LAKE CLIFF
4346	JAMAICA	3509	KENILWORTH	826	LAMBERT
4352	JAMAICA	3623	KENILWORTH	2118	LAMONT
4406	JAMAICA	3706	KENILWORTH	421 N	LANCASTER
4427	JAMAICA	3723	KENILWORTH	601 N	LANCASTER
4431	JAMAICA	3916	KENILWORTH	609 N	LANCASTER
4518	JAMAICA	3432	KEYRIDGE	618 N	LANCASTER
4526	JAMAICA	3504	KEYRIDGE	208	LANDIS
4606	JAMAICA	3508	KEYRIDGE	218	LANDIS
4705	JAMAICA	3515	KEYRIDGE	4220	LANDRUM
1323 E	JEFFERSON	3516	KEYRIDGE	4227	LANDRUM
2401	JEFFRIES	1306	KIEST	4301	LANDRUM
2405	JEFFRIES	2606	KILBURN	4304	LANDRUM
2410	JEFFRIES	2607	KILBURN	4309	LANDRUM
2414	JEFFRIES	2623	KILBURN	4317	LANDRUM
2426	JEFFRIES	2639	KILBURN	4222	LANDRUM
2431	JEFFRIES	2836	KILBURN	4224	LANDRUM
4317	LANDRUM	5002	LINDER	2826	MACON
2626	LAPSLEY	5006	LINDER	2833	MACON
3513	LATIMER	4702	LINDSLEY	2835	MACON
3922	LATIMER	4718	LINDSLEY	2837	MACON
2218	LAWRENCE	5319	LINDSLEY	5007	MALCOLM X
2227	LAWRENCE	2820	LINFIELD	5023	MALCOLM X
2318	LAWRENCE	2210	LOCUST	5031 S	MALCOLM X
2410	LAWRENCE	2214	LOCUST	5041 S	MALCOLM X
2422	LAWRENCE	2226	LOCUST	5307 S	MALCOLM X
2446	LAWRENCE	2739	LOCUST	3122	MALLORY
2454	LAWRENCE	1309	LOTUS	3429	MALLORY
2503	LAWRENCE	1311	LOTUS	2319	MARBURG
2530	LAWRENCE	1302	LOTUS	2524	MARBURG
2628	LAWRENCE	1300	LOTUS	2539	MARBURG
2700	LAWRENCE	1203 E	LOUISIANA	2706	MARBURG
2710	LAWRENCE	1226 E	LOUISIANA	2735	MARBURG
2711	LAWRENCE	1415 E	LOUISIANA	3010	MARBURG
2719	LAWRENCE	1423 E	LOUISIANA	2618	MARDER
2806	LE CLERC	1426 E	LOUISIANA	2802	MARDER
2810	LE CLERC	2334	LOWERY	1242	MARFA
2818	LE CLERC	2509	LOWERY	1247	MARFA
2822	LE CLERC	2510	LOWERY	1313	MARFA
1905	LEACREST	4531	LUZON	1415	MARFA
2000	LEACREST	4535	LUZON	1419	MARFA
335	LEADS	4540	LUZON	1503	MARFA

6610	LEANA	4611	LUZON	1530	MARFA
1819	LEATH	1325	LYNN HAVEN	1531	MARFA
1846	LEATH	1410	LYNN HAVEN	1610	MARFA
1847	LEATH	2441	LYOLA	1634	MARFA
2003	LEATH	2225	MACON	1642	MARFA
2006	LEATH	2254	MACON	2134	MARFA
2034	LEATH	2310	MACON	2603	MARJORIE
2046	LEATH	2337	MACON	2736	MARJORIE
2050	LEATH	2338	MACON	2747	MARJORIE
2605	LEDBETTER	2451	MACON	2981	MARJORIE
3307	E LEDBETTER	2455	MACON	507	S MARLBOROUGH
4502	LELAND	2459	MACON	5006	MARNE
4506	LELAND	2518	MACON	5012	MARNE
4911	LELAND	2633	MACON	5021	MARNE
4918	LELAND	2637	MACON	5027	MARNE
1610	LIFE	2641	MACON	5034	MARNE
1619	LIFE	2702	MACON	5039	MARNE
1923	LIFE	2718	MACON	5102	MARNE
1935	LIFE	2731	MACON	5001	MARNE
1941	LIFE	2732	MACON	5007	MARNE
1949	LIFE	2807	MACON	3709	MARSHALL
1967	LIFE	2810	MACON	3919	MARSHALL
4002	MARSHALL	2816	MEADOW	2602	MEYERS
4103	MARSHALL	2820	MEADOW	2609	MEYERS
4302	MARSHALL	3604	MEADOW	2612	MEYERS
4334	MARSHALL	3622	MEADOW	2641	MEYERS
4335	MARSHALL	3624	MEADOW	3523	MEYERS
4338	MARSHALL	4921	MEADOW VIEW	3055	MICHIGAN
4136	MART	1610	MENTOR	1143	MISSOURI
515	MARTINIQUE	1734	MENTOR	1643	E MISSOURI
811	MARTINIQUE	2405	MERLIN	2728	MITCHELL
1704	MARY ELLEN	2418	MERLIN	2728	MITCHELL
3921	MARYLAND	2510	MERLIN	2111	MOFFATT
4030	MARYLAND	2514	MERLIN	2211	MOFFATT
4250	MARYLAND	2518	MERLIN	2222	MOFFATT
2711	MAURINE F BAILEY	2237	METROPOLITAN	2226	MOFFATT
1407	MAYWOOD	2240	METROPOLITAN	2230	MOFFATT
1610	MAYWOOD	3142	METROPOLITAN	2235	MOFFATT
1715	MCBROOM	3514	METROPOLITAN	2242	MOFFATT
1729	MCBROOM	3614	METROPOLITAN	2302	MOFFATT
1835	MCBROOM	3615	METROPOLITAN	2303	MOFFATT
1838	MCBROOM	3622	METROPOLITAN	2314	MOFFATT
1930	MCBROOM	3715	METROPOLITAN	2322	MOFFATT
1934	MCBROOM	3803	METROPOLITAN	2410	MOFFATT
1948	MCBROOM	3809	METROPOLITAN	2427	MOFFATT

1956	MCBROOM	3905	METROPOLITAN	2431	MOFFATT
2015	MCBROOM	3926	METROPOLITAN	1403	MONTAGUE
2016	MCBROOM	4000	METROPOLITAN	2017	N MONTCLAIR
2017	MCBROOM	4011	METROPOLITAN	2021	N MONTCLAIR
2022	MCBROOM	4106	METROPOLITAN	4003	MONTIE
2027	MCBROOM	4223	METROPOLITAN	4018	MONTIE
2028	MCBROOM	4301	METROPOLITAN	4022	MONTIE
3402	MCBROOM	4415	METROPOLITAN	4311	MONTIE
3430	MCBROOM	4422	METROPOLITAN	329	N MOORE
3431	MCBROOM	4427	METROPOLITAN	333	N MOORE
3610	MCBROOM	4507	METROPOLITAN	406	N MOORE
3615	MCBROOM	4515	METROPOLITAN	410	N MOORE
3618	MCBROOM	4517	METROPOLITAN	413	N MOORE
3630	MCBROOM	4523	METROPOLITAN	424	N MOORE
3705	MCBROOM	4602	METROPOLITAN	501	N MOORE
3723	MCBROOM	4606	METROPOLITAN	503	N MOORE
3724	MCBROOM	4618	METROPOLITAN	508	N MOORE
3734	MCBROOM	2414	MEYERS	523	S MOORE
1210	MCKENZIE	2422	MEYERS	603	S MOORE
1304	MCKENZIE	2423	MEYERS	607	N MOORE
1315	MCKENZIE	2505	MEYERS	612	S MOORE
1336	MCKENZIE	2506	MEYERS	613	S MOORE
1410	MCKENZIE	2509	MEYERS	614	S MOORE
1414	MCKENZIE	2522	MEYERS	734	S MOORE
743	S MOORE	3406	NAVARO	3801	OPAL
2738	MORNING	731	NEOMI	3810	OPAL
2811	MORNING	1	NO NAME	3816	OPAL
1722	MORRELL	531	NOMAS	3822	OPAL
1726	MORRELL	1418	NOMAS	3831	OPAL
1506	MORRIS	1525	NOMAS	4117	OPAL
1512	MORRIS	1710	NOMAS	4207	OPAL
1710	MORRIS	1714	NOMAS	4214	OPAL
1714	MORRIS	1730	NOMAS	4234	OPAL
1838	MORRIS	1816	NOMAS	4243	OPAL
1847	MORRIS	1970	NOMAS	4507	N OTTAWA
1901	MORRIS	2010	NOMAS	1618	E OVERTON
1912	MORRIS	2014	NOMAS	1623	OVERTON
1920	MORRIS	2021	NOMAS	2307	OVERTON
1925	MORRIS	3316	NOMAS	2730	OVERTON
1929	MORRIS	3320	NOMAS	2835	OVERTON
2011	MORRIS	3321	NOMAS	3418	OVERTON
2017	MORRIS	3324	NOMAS	1418	OWEGA
2020	MORRIS	3431	NOMAS	1442	OWEGA
2026	MORRIS	3528	NOMAS	1510	OWEGA
3420	MORRIS	3529	NOMAS	4617	OWENWOOD

3542	MORRIS	3615	NOMAS	4705	OWENWOOD
3606	MORRIS	3715	NOMAS	4818	OWENWOOD
3610	MORRIS	3718	NOMAS	4822	OWENWOOD
3639	MORRIS	4705	NOME	1414	PADGITT
3701	MORRIS	4711	NOME	1534	PADGITT
3741	MORRIS	4723	NOME	3612	PALACIOS
4731	MORRIS	4744	NOME	3719	PALACIOS
4853	MORRIS	4832	NOME	4003	PALACIOS
1809	MUNCIE	4836	NOME	2652	PALL MALL
1922	MUNCIE	4843	NOME	2656	PALL MALL
1923	MUNCIE	4748	NOME	2719	PALL MALL
6205	MUNCIPAL	1326	OAKLEY	2723	PALL MALL
6207	MUNCIPAL	1330	OAKLEY	1805	PARK ROW
5814	MUNCIPAL	1406	OAKLEY	1819	PARK ROW
5902	MUNCIPAL	3021	OBENCHAIN	2723	PARK ROW
5908	MUNCIPAL	3713	ODESSA	2708	PARNELL
5914	MUNCIPAL	3719	ODESSA	2722	PARNELL
6212	MUNCIPAL	4103	ODESSA	2724	PARNELL
6307	MUNCIPAL	4142	ODESSA	2820	PARNELL
6310	MUNCIPAL	1242	E OHIO	3510	PARNELL
4316	MYRTLE	1539	E OHIO	4831	PARRY
6318	MYRTLE	1547	E OHIO	4907	PARRY
2446	NAOMA	3708	OPAL	4910	PARRY
3116	NAVARO	3710	OPAL	2611	PARSONS
3226	NAVARO	3714	OPAL	2703	PARSONS
3234	NAVARO	3723	OPAL	2712	PARSONS
2715	PARSONS	4508	PHILIP	2727	PROSPERITY
2723	PARSONS	4515	PHILIP	1403	PUEBLO
9999	PARSONS	4520	PHILIP	1414	PUEBLO
2708	PARSONS	4523	PHILIP	1515	PUEBLO
3333	PARVIA	4524	PHILIP	1720	PUEBLO
1307	PEABODY	4530	PHILIP	1726	PUEBLO
1313	PEABODY	4531	PHILIP	1815	PUEBLO
1325	PEABODY	4603	PHILIP	1818	PUEBLO
1404	PEABODY	4717	PHILIP	1822	PUEBLO
1709	PEABODY	4911	PHILIP	1903	PUEBLO
1812	PEABODY	5119	PHILIP	1933	PUEBLO
2300	PEABODY	1617	PINE	1947	PUEBLO
2408	PEABODY	2232	PINE	1973	PUEBLO
2413	PEABODY	2233	PINE	2024	PUEBLO
2525	PEABODY	2522	PINE	3314	PUEBLO
2529	PEABODY	3218	PINE	3329	PUEBLO
1637	PEAR	3319	PINE	3423	PUEBLO
1713	PEAR	3335	PINE	3521	PUEBLO
400	PECAN	3635	PINE	3525	PUEBLO

402	PECAN	3642	PINE	3623	PUEBLO
410	PECAN	3710	PINE	3626	PUEBLO
411	PECAN	3714	PINE	3700	PUEBLO
413	PECAN	3802	PINE	4727	PUEBLO
416	PECAN	3817	PINE	3112	PUGET
606	PEMBERTON	3902	PINE	3116	PUGET
3533	PENELOPE	3906	PINE	3118	PUGET
3602	PENELOPE	4002	PINE	3535	PUGET
3603	PENELOPE	4010	PINE	4011	PUGET
3627	PENELOPE	5908	PLUM DALE	4802	RAMONA
3631	PENELOPE	5918	PLUM DALE	2453	RANDOLPH
3718	PENELOPE	6043	PLUM DALE	2519	RANDOLPH
3719	PENELOPE	6047	PLUM DALE	2531	RANDOLPH
3815	PENELOPE	4116	PLUTO	2551	RANDOLPH
3819	PENELOPE	3915	POLLY	4016	RANGER
3922	PENELOPE	3919	POLLY	563	RAYNELL
4337	PENELOPE	3927	POLLY	607	RAYNELL
1308	PENNSYLVANIA	3425	PONDROM	650	RAYNELL
1313	PENNSYLVANIA	1619	POPLAR	2835	REED
1317	PENNSYLVANIA	1717	POPLAR	2923	REED
1325	PENNSYLVANIA	1651	PRESIDIO	3014	REED
2525	PENNSYLVANIA	2759	PROSPERITY	3018	REED
2710	PENNSYLVANIA	2763	PROSPERITY	3022	REED
2722	PENNSYLVANIA	2771	PROSPERITY	3215	REED
2812	PENNSYLVANIA	2802	PROSPERITY	3220	REED
2822	PENNSYLVANIA	3022	PROSPERITY	3228	REED
2836	PENNSYLVANIA	3706	PROSPERITY	3231	REED
3105	PENNSYLVANIA	3710	PROSPERITY	3327	REED
3335	REED	3709	RUSKIN	3529	SIDNEY
3600	REESE	3238	RUTLEDGE	3533	SIDNEY
3706	REESE	3300	RUTLEDGE	3603	SIDNEY
1403	RENNER	3314	RUTLEDGE	3621	SIDNEY
1505	RENNER	3315	RUTLEDGE	3622	SIDNEY
2906	REYNOLDS	3323	RUTLEDGE	1002	SIGNET
3006	REYNOLDS	3122	RUTZ	1006	SIGNET
3107	REYNOLDS	3524	RUTZ	2614	SILKWOOD
3239	REYNOLDS	2515	SAMOA	2618	SILKWOOD
730	RIDGE	2517	SAMOA	2620	SILKWOOD
1221	RING	2519	SAMOA	2718	SILKWOOD
2640	RIPPLE	5424	SANTA FE	2726	SILKWOOD
3501	ROBERTS	4807	SAPPHIRE	2727	SILKWOOD
3516	ROBERTS	4811	SAPPHIRE	2730	SILKWOOD
3927	ROBERTS	2203	SCOTLAND	2802	SILKWOOD
4003	ROBERTS	2211	SCOTLAND	2808	SILKWOOD
4006	ROBERTS	2410	SCOTLAND	2811	SILKWOOD

4010	ROBERTS	2754	SCOTLAND	2814	SILKWOOD
4014	ROBERTS	2775	SCOTLAND	2819	SILKWOOD
2617	ROCHESTER	2341	SCOTT	2820	SILKWOOD
2711	ROCHESTER	2343	SCOTT	2906	SILKWOOD
2718	ROCHESTER	2930	SEATON	2922	SILKWOOD
2803	ROCHESTER	1331	SELKIRK	4600	SILVER
2815	ROCHESTER	1702	SHAW	4604	SILVER
2827	ROCHESTER	1707	SHAW	4605	SILVER
2910	ROCHESTER	1811	SHAW	4609	SILVER
2915	ROCHESTER	1818	SHAW	4612	SILVER
2918	ROCHESTER	1826	SHAW	4631	SILVER
2932	ROCHESTER	1917	SHAW	4701	SILVER
3000	ROCHESTER	1927	SHAW	4800	SILVER
3002	ROCHESTER	1940	SHAW	4806	SILVER
3006	ROCHESTER	1942	SHAW	4807	SILVER
3014	ROCHESTER	1943	SHAW	4812	SILVER
612	ROCKWOOD	1964	SHAW	4831	SILVER
709	ROCKWOOD	1976	SHAW	4835	SILVER
713	ROCKWOOD	2013	SHAW	4838	SILVER
717	ROCKWOOD	2020	SHAW	2403	SKYLARK
725	ROCKWOOD	2124	SHELLHORSE	4542	SOLAR
2715	ROGERS	2130	SHELLHORSE	4002	SOLOMAN
2719	ROGERS	2140	SHELLHORSE	4006	SOLOMAN
2731	ROGERS	1619	SICILY	4019	SOLOMAN
5120	ROSINE	1623	SICILY	4102	SOLOMAN
5132	ROSINE	1627	SICILY	4135	SOLOMAN
1423	ROWAN	1631	SICILY	4013	SONNY
1448	ROWAN	1707	SICILY	3703	SONORA
1520	ROWAN	3517	SIDNEY	3835	SONORA
1530	ROWAN	3521	SIDNEY	3843	SONORA
3934	SONORA	2344	STARKS	5232	TERRY
3935	SONORA	2404	STARKS	5420	TERRY
3116	SOUTH	2410	STARKS	3230	TOPEKA
1526	SOUTHERLAND	2412	STARKS	3234	TOPEKA
2623	SOUTHLAND	2415	STARKS	1718	TORONTO
2646	SOUTHLAND	2430	STARKS	1731	TORONTO
2714	SOUTHLAND	2441	STARKS	1733	TORONTO
2826	SOUTHLAND	2538	STARKS	1737	TORONTO
405	SPARKS	2543	STARKS	1741	TORONTO
441	SPARKS	2555	STARKS	1804	TORONTO
442	SPARKS	2559	STARKS	1818	TORONTO
443	SPARKS	2563	STARKS	1839	TORONTO
615	SPARKS	2627	STARKS	1950	TORONTO
617	SPARKS	2702	STARKS	2009	TORONTO
622	SPARKS	319	STARR	2014	TORONTO

624	SPARKS	1439	STELLA	2026	TORONTO
3707	SPENCE	1627	STELLA	3332	TORONTO
3809	SPENCE	2522	STEPHENSON	3402	TORONTO
3810	SPENCE	2529	STEPHENSON	3403	TORONTO
3818	SPENCE	2544	STEPHENSON	3407	TORONTO
3835	SPENCE	2714	STEPHENSON	3411	TORONTO
3905	SPENCE	1444	STIRLING	3415	TORONTO
4006	SPENCE	4611	STOKES	3423	TORONTO
3303	SPRING	4720	STOKES	3519	TORONTO
3304	SPRING	4723	STOKES	3548	TORONTO
3331	SPRING	1728	STONEMAN	3561	TORONTO
3524	SPRING	1741	STONEMAN	3618	TORONTO
3905	SPRING	605	S STOREY	3619	TORONTO
4304	SPRING	2450	STOVALL	3624	TORONTO
4326	SPRING	1035	STRICKLAND	3628	TORONTO
4334	SPRING	1038	STRICKLAND	3711	TORONTO
4335	SPRING	1223	STRICKLAND	3719	TORONTO
2714	SPRINGDALE	1418	STRICKLAND	3725	TORONTO
4603	SPRINGGARDEN	4915	STROBEL	7903	TROJAN
3027	SPRINGVIEW	2427	SUE	7912	TROJAN
3103	SPRINGVIEW	2703	SWANSON	7928	TROJAN
3347	SPRINGVIEW	2728	SWANSON	7931	TROJAN
3350	SPRINGVIEW	2432	SYLVIA	7936	TROJAN
3360	SPRINGVIEW	4720	TACOMA	7955	TROJAN
3361	SPRINGVIEW	2429	TALCO	7955	TROJAN
3367	SPRINGVIEW	10	TAMA	7960	TROJAN
2421	ST CLAIR	2643	TANNER	2813	TROY
2506	ST CLAIR	6214	TEAGUE	2823	TROY
2521	ST CLAIR	6510	TEAGUE	1818	TRUNK
3814	STANLEY SMITH	3535	TERRELL	1822	TRUNK
3820	STANLEY SMITH	4801	TERRY	4011	TRUNK
2331	STARKS	5102	TERRY	4015	TUMALO
3131	TUSKEGEE	3806	VINEYARD	2410	WILHURT
2611	VALENTINE	3826	VINEYARD	2414	WILHURT
2619	VALENTINE	3906	VINEYARD	2418	WILHURT
2625	VALENTINE	2015	VOLGA	2507	WILHURT
2722	VALENTINE	2130	VOLGA	2515	WILHURT
2726	VALENTINE	1438	WACO	2535	WILHURT
2727	VALENTINE	1706	WACO	2603	WILHURT
2802	VALENTINE	1727	WACO	2606	WILHURT
2810	VALENTINE	4515	WAHOO	2607	WILHURT
2811	VALENTINE	4519	WAHOO	2619	WILHURT
2813	VALENTINE	3809	WALDRON	2631	WILHURT
2814	VALENTINE	2625	WARREN	2635	WILHURT
2822	VALENTINE	2631	WARREN	2747	WILHURT

2825	VALENTINE	3004	WARREN	2411		WINNETKA
2907	VALENTINE	5127	WATSON	3611	N	WINNETKA
2914	VALENTINE	5131	WATSON	1618		WINNETKA, N.
2926	VALENTINE	5139	WATSON	511		WOODBINE
3015	VALENTINE	5043	WATSON	515		WOODBINE
3027	VALENTINE	1338	WAWEENOC	520		WOODBINE
3035	VALENTINE	3122	WEISENBERGER	530		WOODBINE
3041	VALENTINE	3322	WEISENBERGER	555		WOODBINE
3720	VANDERVOORT	3813	WEISENBERGER	635		WOODBINE
3806	VANDERVOORT	4016	WEISENBERGER	709		WOODBINE
3810	VANDERVOORT	4026	WEISENBERGER	603	E	WOODIN
3917	VANDERVOORT	2517	WELLS	1226	E	WOODIN
3923	VANDERVOORT	2519	WELLS	1239	E	WOODIN
4635	VERDUN	2521	WELLS	1554	E	WOODIN
1126	VERMONT	2527	WELLS	1615	E	WOODIN
1226	VERMONT	2531	WELLS	1619	E	WOODIN
1230	VERMONT	2533	WELLS	5117		WYNELL
5029	VETERANS	3417	WENDELKIN	5119		WYNELL
5143	VETERANS	3514	WENDELKIN	3510		YORK
2	VILBIG	3518	WENDELKIN	3518		YORK
1730	VILBIG	3636	WENDELKIN	3531		YORK
3106	VILBIG	3722	WENDELKIN	3615		YORK
3203	VILBIG	1503	WHITAKER	3618		YORK
3220	VILBIG	1538	WHITAKER	3622		YORK
3401	VILBIG	2234	WILHURT	3624		YORK
3502	VILBIG	2235	WILHURT	3719		YORK
3510	VILBIG	2243	WILHURT	3807		YORK
3514	VILBIG	2246	WILHURT	4226		YORK
3540	VILBIG	2247	WILHURT	4705		ZEALAND
3614	VILBIG	2251	WILHURT	4737		ZEALAND
3705	VILBIG	2314	WILHURT	4741		ZEALAND
3714	VILBIG	2314	WILHURT	4742		ZEALAND
3722	VILBIG	2318	WILHURT	4745		ZEALAND
3721	VINEYARD	2326	WILHURT	4807		ZEALAND
4812	ZEALAND					
4816	ZEALAND					
4820	ZEALAND					
4824	ZEALAND					

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2014
COUNCIL DISTRICT(S): 8
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 64Z

SUBJECT

Authorize (1) an extension of the development loan agreement with East Dallas Community Organization, Thornton Heights Project for acquisition and related acquisition costs of 29 unimproved properties to December 31, 2015; and (2) a development loan in the amount of \$800,000 for the construction of the final twelve homes – Financing: 2010-11 Home Investment Partnership Program Grant Funds

BACKGROUND

On June 19, 2009, City Council approved Resolution No. 09-1544 with East Dallas Community Organization (EDCO) and the City of Dallas to enter into a loan agreement through the Residential Development Acquisition Loan Program for funding for the Thornton Heights Project for \$300,000 to acquire 29 unimproved properties for the construction of single-family homes available to low-to-moderate income families located at Interstate 35 and Cliff Heights Circle.

As of June 1, 2014, EDCO has built 17 single family homes and sold 16 to low-moderate income families at or below 80% AMFI. Twelve homes remain to be built. EDCO has obtained private financing for a portion of the construction costs with Spec Financing and has requested a \$800,000 development loan from the City. The City funds will be used to pay a portion of the total development costs including soft costs and developer fee. The recent sales are valued at \$119,000.

The loan terms will be zero percent interest with a maturity date of December 31, 2015. EDCO will be forgiven a prorated portion of the loan as homes are sold with any sale proceeds retained to the City. Homebuyers will assume a 15 year resale restriction.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 19, 2009, City Council approved Resolution No. 09-1544 with East Dallas Community Organization (EDCO) and the City of Dallas to enter into a loan agreement through the Residential Development Acquisition Loan Program for funding for the Thornton Heights Project for \$300,000 to acquire 29 unimproved properties for the construction of single-family homes available to low-to-moderate income families located at Interstate 35 and Cliff Heights Circle, by Resolution No. 09-1544.

On June 27, 2012, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2012-13 federal funds which included the HOME Investment Partnership Funds for Housing Development Loan Program, by Resolution No. 12-1629.

On November 27, 2013, the City Council Housing Committee was briefed on the organization and this project.

On April 7, 2014, the City Council Housing Committee was briefed on the organization and this project.

FISCAL INFORMATION

2010-11 Home Investment Partnership Program Grant Funds - \$800,000

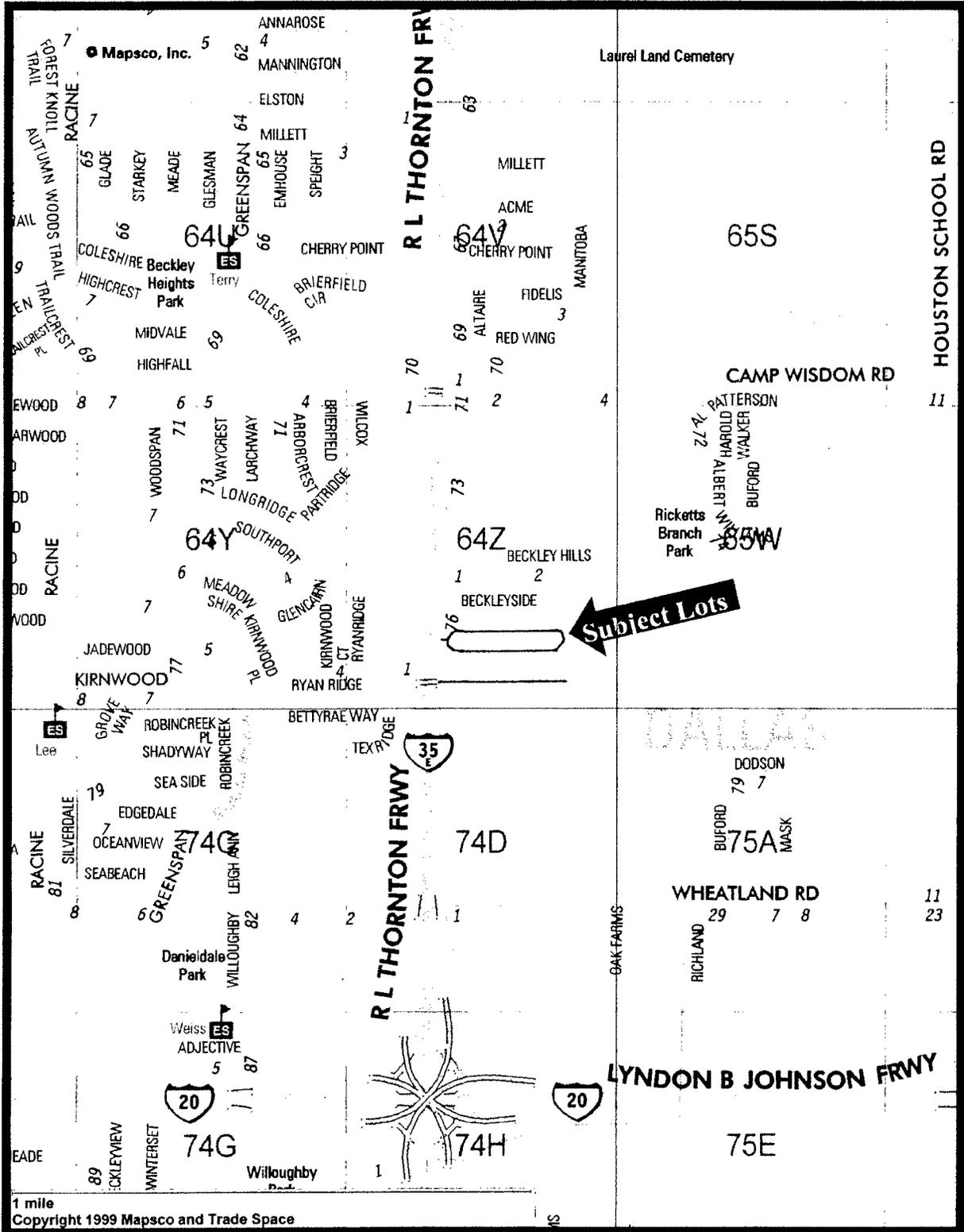
OWNER

East Dallas Community Organization

Gerald Carlton, President

MAP(S)

Attached



MAPSCO 64Z

August 13, 2014

WHEREAS, on June 19, 2009, City Council approved Resolution No. 09-1544 with East Dallas Community Organization (EDCO) and the City of Dallas to enter into a loan agreement through the Residential Development Acquisition Loan Program for funding for the Thornton Heights Project for \$300,000 to acquire 29 unimproved properties for the construction of single-family homes available to low-to-moderate income families located at Interstate 35 and Cliff Heights Circle by Resolution No. 09-1544; and

WHEREAS, on June 27, 2012, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2012-13 federal funds which included the HOME Investment Partnership Funds for Housing Development Loan Program by Resolution No. 12-1629; and

WHEREAS, East Dallas Community Organization has requested an extension of time to the development loan agreement to allow them to continue their efforts to construct the final 12 units and complete the sale of the units to low-to-moderate income families at or below 80% AMFI; **NOW, THEREFORE,**

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

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to amend the development loan agreement with East Dallas Community Organization to: (1) extend the current development loan agreement to December 31, 2015; and (2) provide a development loan in the amount of \$800,000 for the construction of the final twelve homes.

Section 2. The terms of the agreement include:

- (a) The Borrower must execute a Notes Payable and Deed Restrictions.
- (b) Borrower must complete and sell the remaining homes to low-to-moderate income families whose incomes are 80% or less of area median family income by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase of the home.
- (d) Properties will be deed restricted for affordability at 80% or less of Area Median Family Income for sale and resale to eligible homebuyers for a period of fifteen years.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a subordination of lien to a lender who is providing construction financing on the property.

Section 4. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the 29 properties upon compliance with the loan terms and deed restrictions.

August 13, 2014

Section 5. 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 East Dallas Community Organization as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>VENDOR</u>	<u>AMOUNT</u>
HM10	HOU	463C	3015	HOU463CJ031	354413	\$800,000

Section 6. That the City Controller is hereby authorized to modify receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund HM10 for the amount of the loan.

Section 7. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available HOME funds and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

Section 8. 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: August 13, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 56C

SUBJECT

Authorize an extension to the development loan agreement with East Dallas Community Organization, for a secured, no interest, forgivable loan for acquisition and related acquisition costs for 2344 & 2414 Harding Street to December 31, 2014 - Financing: No cost consideration to the City

BACKGROUND

Pursuant to the Community Housing Development Organization (CHDO) Loan Program Statement for June 27, 2001, Council Resolution No. 01-2049, the City of Dallas Housing Director was authorized to approve development funding for projects with fewer than 100 units. This project received HOME funds in the amount of \$10,000 for two lots located at 2344 & 2414 Harding Street for acquisition and related acquisition costs. As of the notice from the City Manager dated February 28, 2014 requiring more transparency, this and similar projects must now be presented for City Council approval.

As of June 1, 2014, East Dallas Community Organization (EDCO) has built the two single family homes and has pending sales for both to low-moderate income families at or below 80% Area Median Family Income. The extension of the maturity date will allow EDCO to complete the sale of the units.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2001, the City Council approved the CHDO Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units by Resolution No. 01-2049.

On April 4, 2014, the City Council Housing Committee was briefed on the organization and this project.

FISCAL INFORMATION

No cost consideration to the City

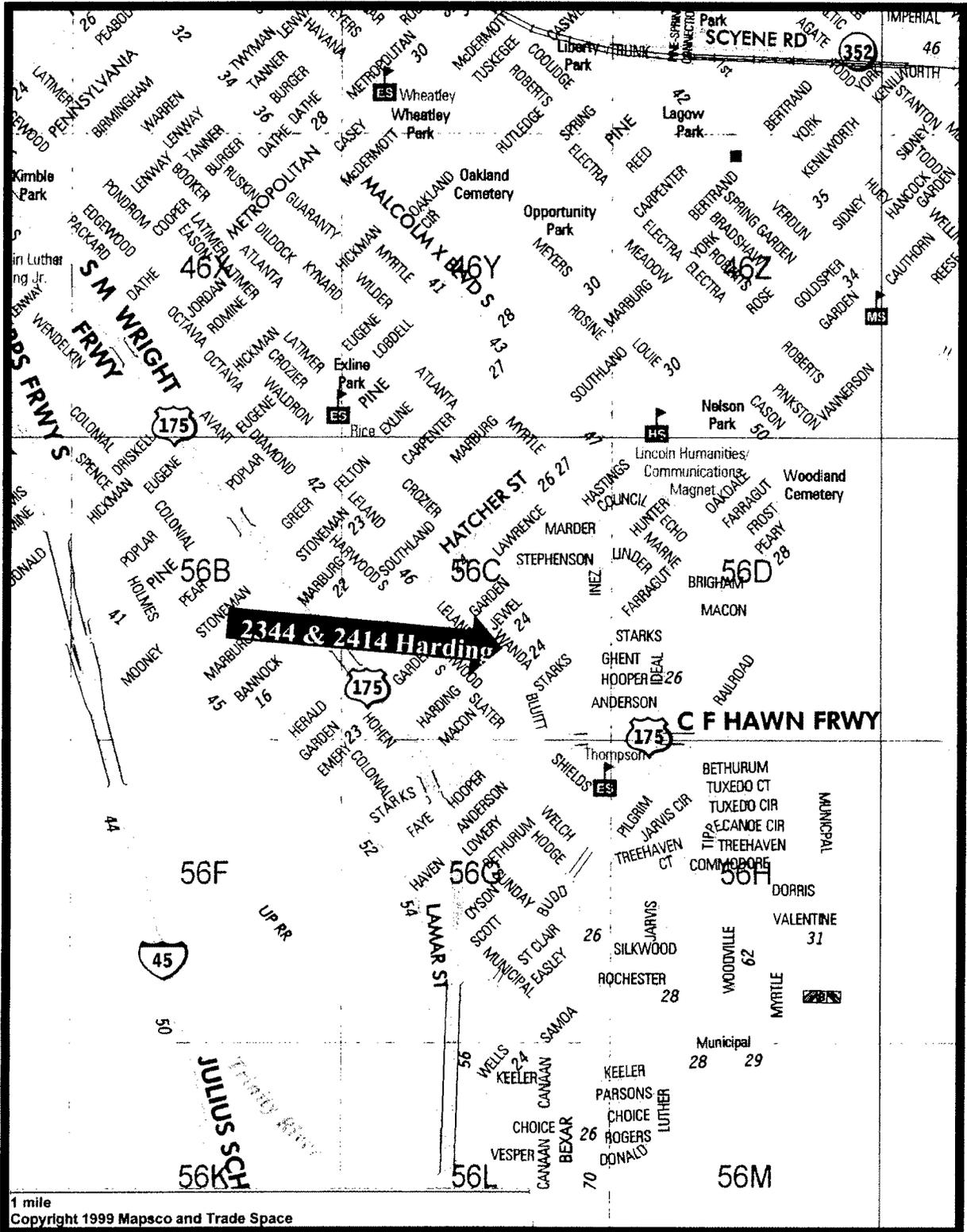
OWNER

East Dallas Community Organization

Gerald Carlton, President

MAP

Attached



MAPSCO 56C

August 13, 2014

WHEREAS, on June 27, 2001, the City Council approved the Community Housing Development Organization (CHDO) Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049; and

WHEREAS, on April 7, 2014, the City Council Housing Committee was briefed on the organization and this project; and

WHEREAS, East Dallas Community Organization has requested an extension of time to the development loan agreement to allow them to continue their efforts to sell the units to low-moderate income families at or below 80% Area Median Family Income;
NOW, THEREFORE,

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

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to amend the development loan agreement with East Dallas Community Organization to extend the maturity date to December 31, 2014.

Section 2. The terms of the agreement include:

- (a) The Borrower must execute an amendment to the Note.
- (b) Borrower must complete and sell the remaining homes to low-to-moderate income families whose incomes are 80% or less of area median family income by the maturity date.
- (c) Borrower will be released from liability on a prorated basis on the Note at the same time that the low-to-moderate income family closes the purchase of the home.
- (d) Properties will be deed restricted for affordability at 80% or less of Area Median Family Income for sale and resale to eligible homebuyers for a period of ten years.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a subordination of lien to a lender who is providing construction financing on the property.

Section 4. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the two properties upon compliance with the loan terms and deed restrictions.

August 13, 2014

Section 5. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available HOME funds and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 13, 2014
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55P 55X 65B 66A 66E 66L 66S

SUBJECT

Authorize an extension to the housing development loan agreement with Altura Homes for acquisition, redevelopment, and sale of eleven affordable single family homes located in the Lancaster NIP area to December 31, 2014 - Financing: No cost consideration to the City

BACKGROUND

In July 2008, the Housing and Economic Recovery Act of 2008 (HERA) was enacted into law. HERA appropriated \$3.92 billion to assist states and localities in redevelopment efforts, particularly for foreclosed or abandoned housing properties. The Program is referred to as the Neighborhood Stabilization Program 1 (NSP1) and is considered a Special Allocation of 2008 Community Development Block Grant Funds.

In July 2010, the HERA was amended in Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) to add \$1 billion for NSP3 to assist states and localities in redevelopment efforts for foreclosed or abandoned housing properties.

On February 9, 2011, the City of Dallas adopted Substantial Amendment No. 1 to accept the NSP3 program funds in the amount of \$2,356,962 and approved the Program Statement for NSP3. The Program Statement authorized the Housing Director to award projects for the NSP3.

Altura was awarded a contract for interim financing of 11 homes for \$1,100,000 for acquisition, construction, and sales to low-mod income households at or below 120% AMFI. As of June 2014, all 11 homes were built and seven sold. Altura repaid approximately \$385,000 of the construction loan with an additional \$220,000 anticipated for repayment. The homes are located on scattered sites in the Lancaster Corridor NIP area. This item will allow Altura to complete the sales of the units.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 9, 2011, the City of Dallas adopted Substantial Amendment No. 1 to accept the NSP3 program funds in the amount of \$2,356,962 and approved the Program Statement for NSP3. The Program Statement authorized the Housing Director to award projects for the NSP3 by Resolution No. 11-0435.

FISCAL INFORMATION

No cost consideration for the City

OWNERS

Altura Homes DFW, LP

Justin Webb, President

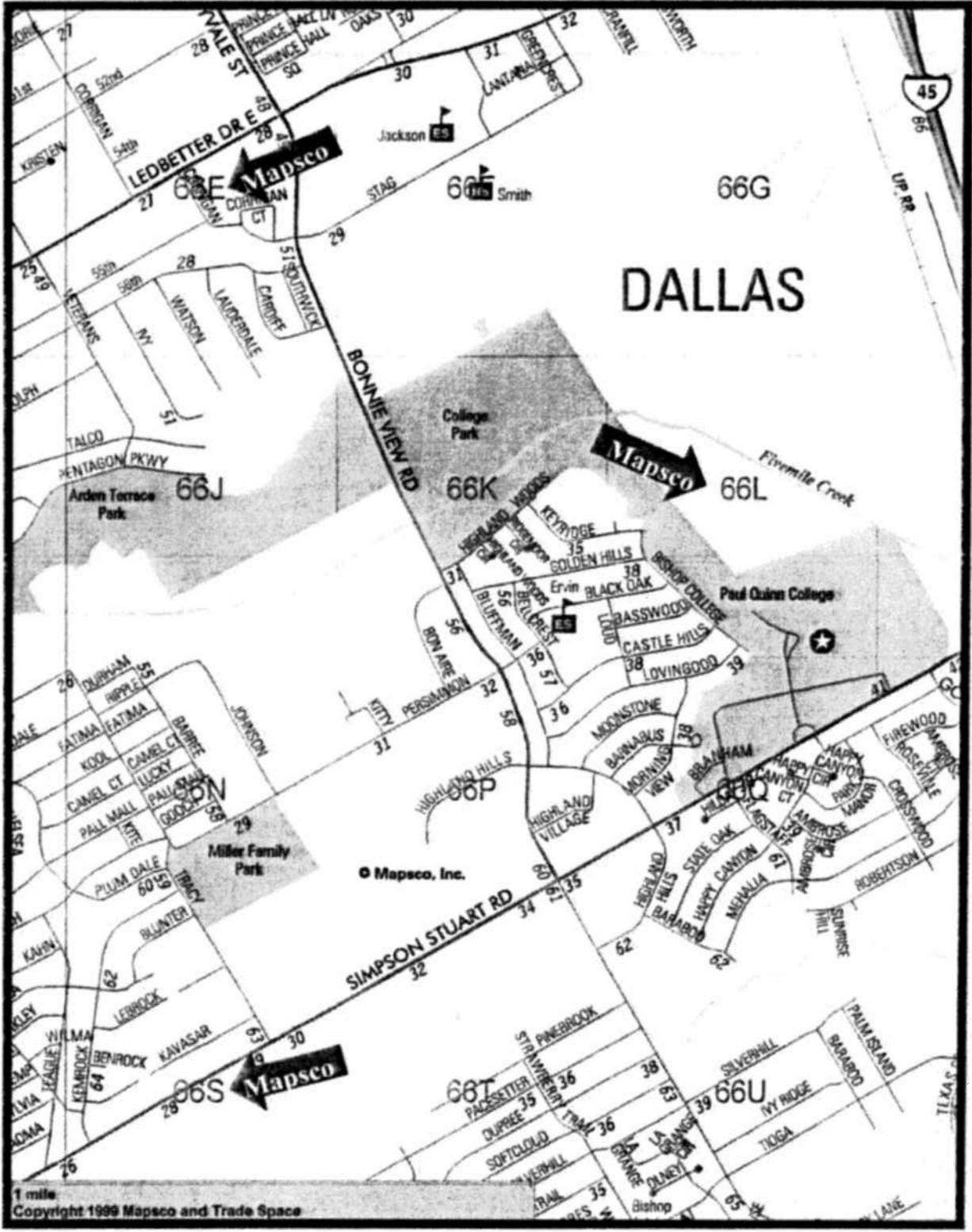
DEVELOPER

Altura Homes DFW, LP

Justin Webb, President

MAP(S)

Attached



DALLAS

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August 13, 2014

WHEREAS, On February 9, 2011, the City of Dallas adopted Substantial Amendment No. 1 to accept the NSP3 program funds in the amount of \$2,356,962 and approved the Program Statement for NSP3. The Program Statement authorized the Housing Director to award projects for the NSP3 by Resolution No. 11-0435; and

WHEREAS, Altura Homes requested an extension of time to complete the sales of the final four units; **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 an amendment to the housing development loan with Altura Homes for eleven affordable single family homes located on scattered sites in the Lancaster NIP area to extend the expiration date.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the properties upon compliance with the loan terms and deed restrictions.

Section 3. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 4. 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: August 13, 2014
COUNCIL DISTRICT(S): 9
DEPARTMENT: Housing/Community Services
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 47C

SUBJECT

Authorize an amendment to Resolution No. 14-0553, previously approved on March 26, 2014, for \$550,000 for the housing development loan with 2122 Highland, LLC to allow the subordination of lien to the permanent lender, Mid South Bank – Financing: No cost consideration to the City

BACKGROUND

On March 26, 2014, the City Council approved a multifamily housing development loan for \$550,000 with 2122 Highland, LLC for a portion of the rehabilitation of 24 units for occupancy by veterans. The total development cost of \$1,382,500 included acquisition, predevelopment, soft and hard costs. Heroes House LLC obtained private financing for \$832,500 with an interim lender, Veritex Bank, and an investor. The units are complete and occupancy is underway.

The permanent lender, Mid South Bank, is in the process of closing the loan to carry the Note for the project in the amount of \$750,000. Currently the City has a lien for \$550,000 for the gap subsidy for a portion of the renovations. One hundred fifty thousand dollars of the City's loan has repayment terms of 0% interest at \$625 per month for 20 years. The City will continue to carry a subordinate lien on the property for \$150,000 until payoff.

City Council action on this item will allow Mid South Bank to refinance the interim construction loan and keep the City's lien position for the development loan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2011, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2011-12 federal funds which included the HOME Investment Partnership Funds, by Resolution No. 11-1679.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On October 24, 2012, the City Council approved a housing development loan in the amount of \$400,000 to 2122 Highland, LLC for the development of affordable housing to be located at 2122 Highland Road for veterans by Resolution No. 12-2706.

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 November 12, 2013, the City Council approved an additional \$150,000 repayment loan with 0% interest for 20 years by Resolution No. 13-1975.

On March 26, 2014, the City Council extended the completion date from January 31, 2014 to September 30, 2014, by Resolution No. 14-0553.

FISCAL INFORMATION

No cost consideration to the City

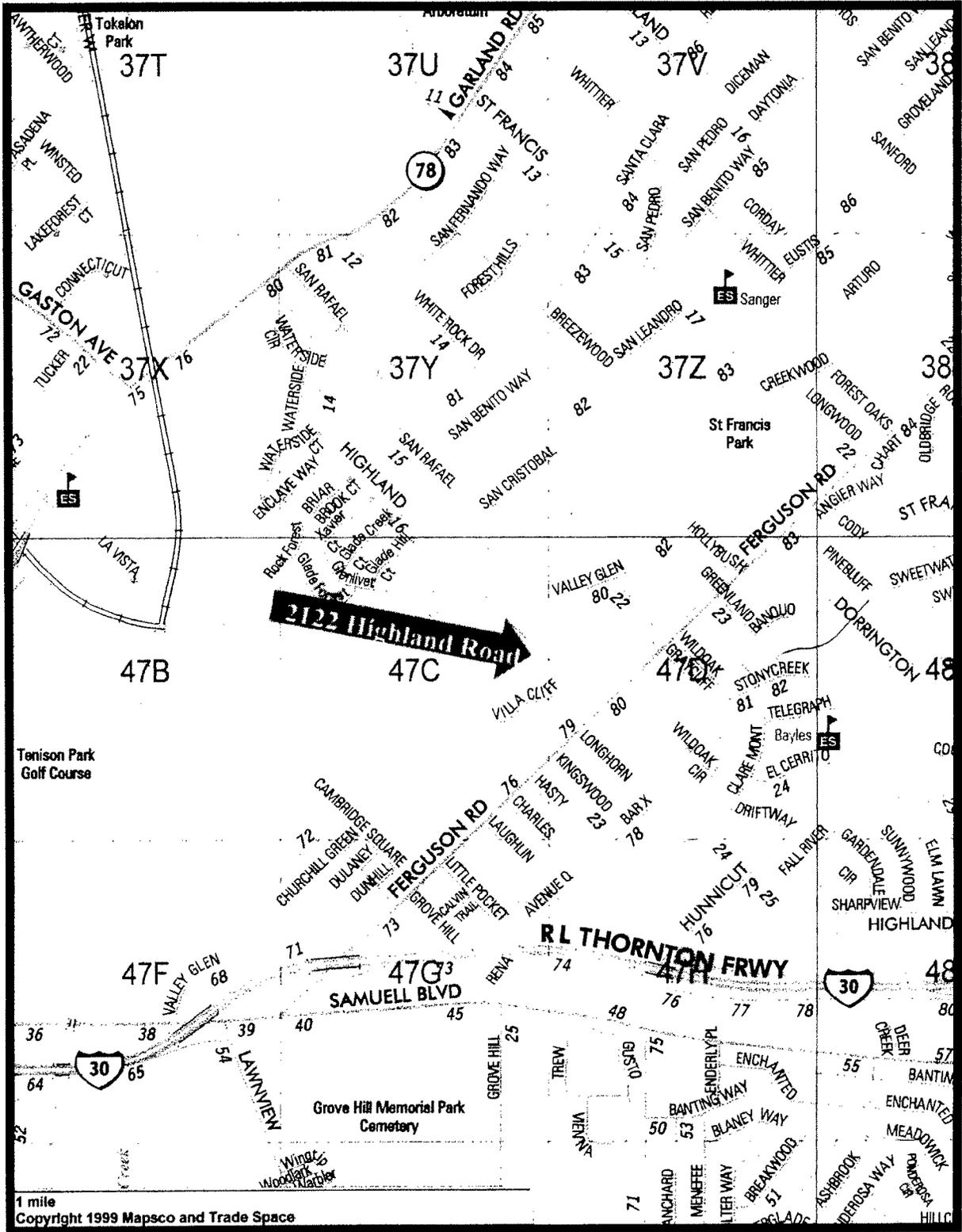
DEVELOPERS

2122 Highland, LLC

Gary Hasty, Partner
Bryan Brown, Partner

MAP

Attached



MAPSCO 47C

August 13, 2014

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

WHEREAS, on June 23, 2010, the City Council approved the FY 2010-11 Consolidated Plan Budget which included the HOME Investment Partnership Program Funds by Resolution No. 10-1594; and

WHEREAS, on June 22, 2011, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2011-12 federal funds which included the HOME Investment Partnership Funds, by Resolution No. 11-1679; and

WHEREAS, on October 24, 2012, the City Council approved a housing development loan in the amount of \$400,000 to 2122 Highland, LLC for the development of affordable housing to be located at 2122 Highland Road for veterans, by Resolution No. 12-2706; and

WHEREAS, 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; and

WHEREAS, on November 12, 2013, the City Council approved an additional \$150,000 repayment loan with 0% interest for 20 years, by Resolution No. 13-1975; and

WHEREAS, on March 26, 2014, the City Council approved an extension to the completion date for the project from January 31, 2014 to September 30, 2014, by Resolution No. 14-0553; and

WHEREAS, the City desires to continue the partnership with 2122 Highland, LLC to assist them in meeting the requirements of the permanent financing on the project,
NOW THEREFORE,

BE 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 an amendment to subordinate the first lien position to the permanent lender, Mid South Bank.

August 13, 2014

Section 2. All previous terms remain the same and include:

- (a) 2122 Highland, LLC must execute a note payable to the City of Dallas for \$550,000 for the loan.
- (b) A portion of the loan will be repaid at 0% interest for 240 months at \$625 per month.
- (c) 2122 Highland, LLC must rehabilitate and occupy the affordable units to veterans with incomes at or below 80% of area median family income with 20% of the units at or below 50% of area median family income.
- (d) 2122 Highland, LLC 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.
- (e) 2122 Highland, LLC will have until September 30, 2014 to fully complete the project, including occupancy.

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 is accordingly so resolved.