

JAIPUR LOFTS

DISTRICT 2



City of Dallas

PROJECT DETAILS

Jaipur Lofts is a newly developed mixed-income affordable multifamily apartment community located at 2102 Annex Ave, Dallas, TX 75204. Situated in the Old East Dallas neighborhood—a high-opportunity census tract with no tax credit housing developments in the past 20 years—this 0.847-acre development features 71 workforce housing units. The project consists of two buildings, offering 4,568 square feet of community amenity space, 57,406 square feet of rental units, and 83 parking spaces.



- 26 one-bedroom units & 37 two-bedroom units
- 8 three-bedroom units (sizes range from 650 to 1,132 square feet)

The units were allocated as follows:

- 13 units for households earning at or below 30% of the Area Median Income (AMI)
 - 26 units for households earning between 31%-50% AMI
 - 21 units for households earning between 51%-60% AMI
 - 11 units for households earning between 61%-80% AMI

Developer: O-SDA Industried and Across

Development Consultant: Saigebrook Development

Syndicator/Investor: Hunt Capital Partners, JP Morgan Chase

Lenders: LISC, Legacy, City of Dallas, and TDHCA

Architect: Three Bar Architecture

Interior Design: Strut Interiors

Civil Engineer: MMA

General Contractor: Maker Bros

Tax Credit Consultant: S. Anderson Consulting

Property Management: Accolade Property Management



SCOPE OF WORK

Additionally, 12 of these units will be HOME-assisted, including nine high-HOME and three low-HOME units, which will remain affordable for a minimum of 20 years.



Jaipur Lofts offers a variety of common area amenities, including an on-site leasing center, fitness center, cyber lounge/computer center, community kitchen, and multipurpose room. Residents will have access to free WiFi in the clubhouse, which is fully furnished for relaxation and social gatherings. Each unit features modern finishes, including beautiful granite countertops, hard surface flooring, a kitchen island, and energy-efficient appliances.



FUNDING:



HOME Investment Partnership Program (HOME) Funds: **\$2,500,000**

HOME- ARPA- State of Texas: **\$ 2,060,000**

Developer Equity: **\$15,379,282**

Permanent Loan Funds: **\$3,900,000**

Developer Fee: **\$760,730**

TOTAL PROJECT COST: \$24,600,012

HISTORY

The area around Annex Avenue resides within Old East Dallas, a region with a rich history tied to Dallas's late 19th-century expansion. Initially an independent city, East Dallas flourished due to the arrival of railroads, particularly the Texas and Pacific Railway, fostering significant growth. Key figures like W.H. Gaston contributed to its infrastructure, making it relatively advanced for its time.



In 1889, East Dallas was annexed by Dallas, a move that significantly expanded the city's boundaries. Today, the area retains its historic character, evident in its diverse architecture and street names.

Many streets bear the names of early settlers and influential figures. The Peak family, for example, is commemorated in streets like Peak, Junius, Worth, Victor, and Carroll. Other streets, such as Fitzhugh, Grigsby, and Gaston, honor other pioneers.



The area's housing reflects a range of architectural styles, including Victorian, Craftsman bungalows, and Tudor revival homes. Historic districts like Munger Place, Junius Heights, and Swiss Avenue showcase this diversity. The beginnings of deed restricted neighborhoods can be seen in areas like the Belmont addition. These neighborhoods, along with tree-lined streets, contribute to Old East Dallas's unique charm, preserving the legacy of its past within the larger city of Dallas.