

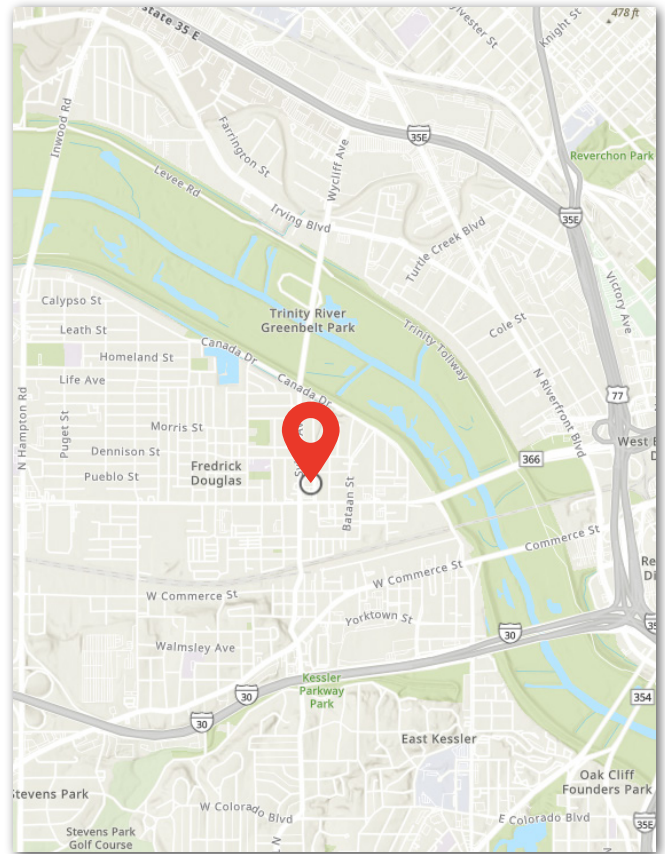
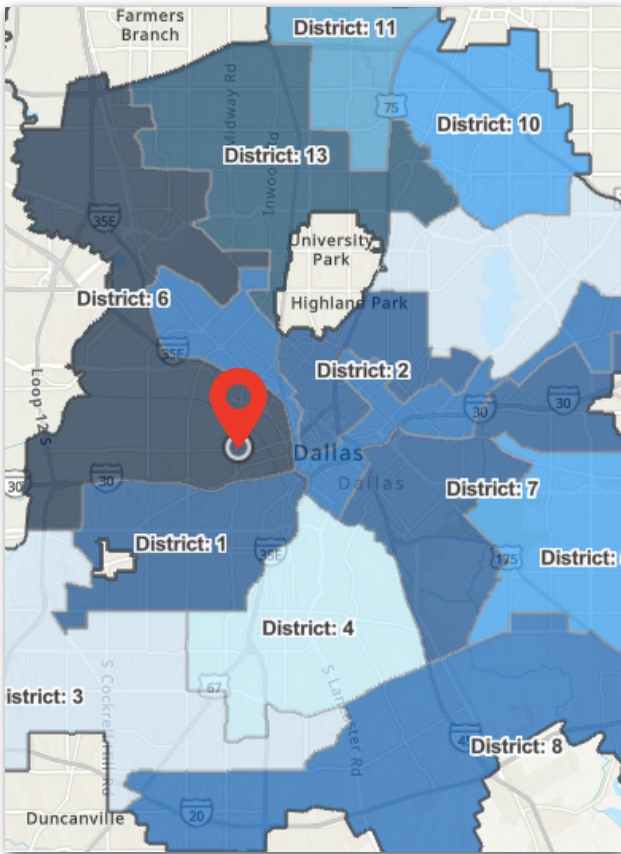
# Armonia

## Multifamily Development



**3115 Topeka Ave., Dallas, TX 75212**

**Armonia is a thoughtfully designed, community-centered multifamily development created to meet the evolving needs of West Dallas while intentionally preserving long term affordability. The project will provide high quality, stable housing for working families, seniors, and essential workers within a rapidly growing submarket.**



## LOCATION

Situated within the **La Bajada/Trinity Groves submarket**. Located in the northeast quadrant near **Singleton Avenue** and **Sylvan Avenue**. Vacant infill lot positioned for **smart-growth redevelopment**



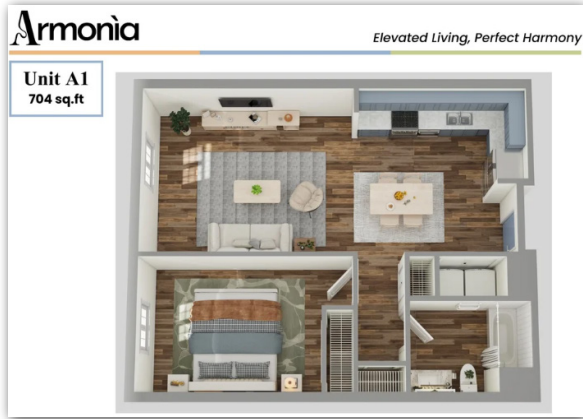
## DEVELOPMENT OVERVIEW

- **15 total units**
- **11 affordable units** serving households at **≤80% AMI**
- **4 market-rate units** to support a stable mixed-income model
- **Three-story residential building**
- **Approximately 16,000 sq ft** of total living space
- Designed for **modern standards** while maintaining **neighborhood compatibility**



# COMMUNITY AMENITIES

- Dedicated community center
- Adjacent Park with urban gardens to support wellness, food access, and environmental sustainability
- Youth & adult programming, including: Academic tutoring, enrichment activities & arts programs, senior luncheons, and community fellowship events
- Amenities focused on strengthening social cohesion and supporting residents' long term success



# FUNDING STRUCTURE

- **\$2,085,504** in FY 2021–2022 Home Investment Partnerships Program (HOME) funds
- Funding supports the 11 income restricted units
- **Total development cost: \$4,102,721**
- Inclusive of land acquisition, hard construction, and soft costs
- Represents a **strategic public private partnership** to expand affordable housing in West Dallas

# COMMUNITY IMPACT

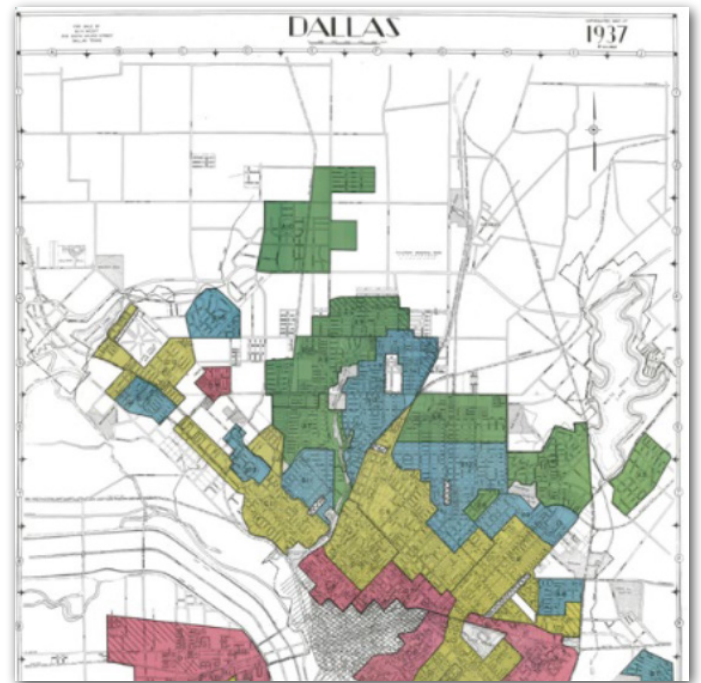
- Expands supply of quality, affordable housing
- Supports long term displacement prevention
- Advances sustainability through **solar integration**
- Strengthens neighborhood resilience with **community-oriented programming**
- Aligns with City goals for equitable growth and reinvestment



# ARMONIA TIMELINE: WHY MIXED USE NOW?

## West Dallas Beginnings, 20th Century Industrialization

West West Dallas like much of Dallas was primarily agriculture, until the construction of the Houston and Texas Central Railroad. In the early 20th century, West Dallas experienced rapid industrialization, attracting various manufacturing and industrial companies, leading to a surge in population as workers flocked to the area. As a result, residential areas developed alongside industry accommodate the growing workforce.



## 21st Century Industrial Decline to Fertile Community Foundations

As industry declined, and West Dallas was annexed officially in 1954, the area faced serious challenges due to the socioeconomic pressure on workers and their families and systemic redlining practices in housing preceding civil rights. The neighborhood became fractured due to low-income housing and deteriorating infrastructure, and areas were disinvested without access to investment or opportunity.

## 21st Century Challenges

A turning point in West Dallas's property development was the construction of the Margaret Hunt Hill Bridge. The bridge spans the Trinity River and serves as an iconic gateway to West Dallas, connecting it to downtown Dallas. The bridge's completion sparked renewed interest in the area and catalyzed further investment. This brings us to the Armonia Development Story, where we are seeing property values rising, and investors and developers alike, looking to West Dallas, the need to preserve affordability for existing homeowners and low to moderate-income earners, is critical. New apartment complexes, townhomes, and mixed-use developments that were initially constructed to meet the demand for housing require revitalization and the area needs more housing for residents and essential workers in the area. This need is the catalyst in the Armonia Development.