

Memorandum



DATE December 9, 2025

CITY OF DALLAS

Honorable Members of the City Council Finance Committee: Chad West (Chair), Kathy Stewart (Vice Chair), Zarin Gracey, Maxie Johnson, Jessee Moreno, Jaime Resendez and Gay Donnell Willis

SUBJECT **Fiscal Year 2025-26 Annual Urban Land Bank Demonstration Program Plan 60-day Public Comment Period and Adoption Timeline**

The purpose of this memorandum is to brief the Finance Committee on the upcoming 60-day public comment period on the City of Dallas Urban Land Bank Demonstration Program Plan for FY 2025-26, attached as Exhibit A, as required by the Urban Land Bank Demonstration Program Act, Chapter 379C of the Texas Local Government Code. Additionally, this memorandum provides the Committee an opportunity to review the plan, seek clarification, and to make informed decisions regarding its implementation.

On January 28, 2004, City Council authorized the Dallas Housing Acquisition and Development Corporation (DHADC) to amend its Articles of Incorporation and Bylaws to allow the DHADC to operate the City of Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458. On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 by Resolution No. 23-0433 and authorized the continued operation of the DHADC and other housing programs previously authorized but now documented and restated in the Dallas Housing Resource Catalog.

The Urban Land Bank Demonstration Act codified in Texas Local Government Code Chapter 379C requires the City of Dallas Urban Land Bank Program to adopt an annual plan to inform the public and eligible Community Housing Development Organizations (CHDOs) of potential foreclosures on tax delinquent lots. DHADC, a non-profit entity organized under the Texas Nonprofit Corporation Act and a duly constituted instrumentality of the City of Dallas, has successfully completed its Urban Land Bank Demonstration Program Plan for the Fiscal Year 2025-26.

Facilities and Real Estate Management staff, in accordance with statutory requirements, is now in the process of making this plan available to the public for a 60-day public comment period. The plan will be advertised in the Dallas Morning News during the months of November 2025 – January 2026. During this period, staff will be meeting with the certified CHDOs and notifying affected neighborhood associations regarding the plan. The public comment period allows community members and stakeholders to provide

DATE December 9, 2025
SUBJECT Fiscal Year 2025-26 Annual Urban Land Bank Demonstration Program Plan 60-day Public
Comment Period and Adoption Timeline
PAGE 3 of 3

valuable input and feedback on the proposed plan and is an integral part of our commitment to transparency and community engagement.

The Urban Land Bank Demonstration Program Plan outlines key strategies and initiatives aimed at addressing housing and development challenges within our community. The involvement of the public is crucial to ensuring the plan aligns with the diverse needs and aspirations of our residents.

The finalized plan will be placed on the next available City Council agenda item for consideration and approval.

Should you have any questions or require any additional information, please contact me or John Johnson, Director, Department of Facilities and Real Estate Management at john.johnson2@dallas.gov or 214.670.3550.

Service First, Now!



Donzell Gipson
Assistant City Manager
[Attachment]

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Directors and Assistant Directors

Urban Land Bank Demonstration Program Plan Fiscal Year 2025-2026



City of Dallas

**Department of Facilities and Real Estate Management
3202 Canton Street
Dallas, Texas 75226
September 25, 2025**

Table of Contents

BACKGROUND	3
FY 2025-26 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN	5
Eligible Parcels of Property	5
Housing Alignment and Program Transition	6
Department of Facilities and Real Estate Management (FRM)	6
Alignment with Dallas Housing Policy 2033 and Housing Resource Catalog	6
Qualified Participating Developer	6
Qualified Organizations	7
Procedures for Right of First Refusal:	8
Sale of Property by DHADC	8
Restrictive Covenants	9
Pricing Authority, Development Deadlines, and Reversion of Property	10
Reversion of Unsold Land Bank Properties	10
Parcel Exchange and Parcel Swap	11
Design Guidelines	11
Supportive Funding	11
ATTACHMENT A – Community Housing Development Organizations	12
Eligibility, Addition and Deletion to CHDO List	12
ATTACHMENT B – Anticipated Sources and Amounts of Funding for Affordable Housing	13
ATTACHMENT C – List of Properties Eligible for Sale	14
ATTACHMENT D – List of Potential Developers Eligible for the Purchase of Land Bank Lots	19
Eligibility, Notice of Default, and Addition to Qualified Developer List	20
ATTACHMENT E	21
Proposed Development Plan for Affordable Housing Developments	21
AMFI Restrictions	21
Development Guidelines	21
Design Guidelines	21
Development Timeframe	21

BACKGROUND

On May 14, 2004, the Dallas City Council authorized the creation of the Dallas Housing Acquisition and Development Corporation (DHADC) to operate the Urban Land Bank Demonstration Program under the authority granted by the Texas Urban Land Bank Demonstration Act, codified in Texas Local Government Code Chapter 379C. The DHADC is a nonprofit corporation, governed by a board consisting of eight directors as specified in the bylaws of the Corporation, and serves as the City's single-purpose entity for acquiring, holding, and conveying tax-foreclosed or surplus land for the development of affordable housing.

The mission of the DHADC is to support the production of affordable housing, eliminate blight, and return vacant and underutilized properties to productive use, thereby stabilizing and revitalizing Dallas neighborhoods. The DHADC works in close coordination with City staff, private developers, nonprofit organizations, and community stakeholders to implement the Urban Land Bank Demonstration Program in accordance with state law and City-adopted program rules.

Since its inception, the DHADC has played a critical role in facilitating the transfer of land to developers committed to producing housing that is affordable to low- and moderate-income households. The organization's functions include:

- Identifying and acquiring eligible tax-foreclosed properties for the purpose of affordable housing development;
- Conveying properties to qualified participating developers under Development Agreements;
- Monitoring compliance with Development Agreements to ensure timely construction and sale to income-qualified homebuyers;
- Maintaining accurate records of property transactions and program outcomes.

The DHADC operates as a strategic partner in Dallas's broader housing efforts, leveraging its authority under state law to assemble and prepare land for development in a way that complements other City housing and neighborhood revitalization programs.

The Urban Land Bank Demonstration Program is a core tool of the DHADC, enabling it to convert vacant, tax-delinquent, or surplus City-owned lots into opportunities for affordable homeownership. The program's goals directly support the DHADC's mission by:

- Increasing the supply of quality affordable housing in Dallas;
- Returning underutilized land to productive use, generating tax revenue for the City;
- Encouraging investment in neighborhoods impacted by blight and disinvestment;
- Partnering with both nonprofit and for-profit developers to create housing opportunities across a range of income levels.

Through the DHADC's stewardship, the Urban Land Bank Demonstration Program ensures that land is strategically deployed to achieve long-term community benefits, support neighborhood revitalization, and expand housing choice for Dallas residents.

The Urban Land Bank Demonstration Act ("Act"), codified in Texas Local Government Code Chapter 379C, as amended ("Code"), 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 the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. A list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;
2. A list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;
3. The municipality's plan for affordable housing development on those parcels of real property; and
4. The sources and amounts of funding anticipated to be 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 (the "City") proposes to present, adopt, and implement a FY 2025-26 Urban Land Bank Demonstration Program Plan ("Plan"). Before adopting the FY 2025-26 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations ("CHDO") and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City 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 Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Facilities and Real Estate Management Department no later than November 1, 2026.

The performance report for the FY 2024-2025 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2025.

FY 2025-26 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Eligible Parcels of Property

The primary objective of the Urban Land Bank Demonstration Program ("Program") is to acquire unproductive, vacant, and developable parcels of real property for affordable housing or commercial development. The Dallas Housing Acquisition and Development Corporation ("DHADC") is an instrumentality of the City and has been designated by the City to administer the Program and Plan on its behalf. The acquisition of these parcels will enable the DHADC to facilitate the development of new single-family homeownership units, multifamily rental units, and lease-purchase units on the parcels to house low-income households and, on appropriate parcels, allow commercial development that will complement the City's affordable housing strategy. A secondary purpose of the DHADC is to acquire unproductive, vacant parcels of real property zoned for residential use that are not appropriate for residential development due to their size or the presence of factors that would make development of a single-family home prohibitively expensive but, if sold to an eligible adjacent property owner who agrees to maintain the property in accordance with terms set forth by the DHADC, would stabilize the neighborhood in which the parcel is located.

For a parcel to be eligible for sale to the DHADC:

1. The market value of the property as specified in the judgment of foreclosure must be less than the total amount due under the judgment, including all taxes, penalties, and interest, plus the value of nontax liens held by a taxing unit and awarded by the judgment, court costs, and the cost of the sale;
2. The parcel of land must be not improved with a habitable building or buildings or an uninhabitable building or buildings that are occupied as a residence by an owner or tenant who is legally entitled to occupy the building or buildings; and
3. The parcel of land must have delinquent taxes on the property for a total of at least five years as reported by Dallas County.

A list of the eligible properties is attached as **Attachment C**. These properties may be available for sale to DHADC beginning October 1, 2025. The DHADC anticipates that it will refer up to 25 properties per month for tax foreclosure. However, the annual number of referred parcels will not likely exceed 150 parcels due to funding constraints. Referring parcels on a monthly basis will help the DHADC implement a more strategic acquisition and disposition process and better monitor the parcel acquisition process.

The DHADC's acquisition strategy for FY 2025-26 will prioritize Acquiring eligible parcels zoned for residential use or suitable for residential use that are in close geographic proximity to one another to reduce development costs and strengthen neighborhoods, as well as parcels zoned for residential or commercial use that are located near existing or planned mixed-income housing developments, City-owned land, or City-supported economic development projects, where development with affordable housing units or complementary commercial uses would advance the City's affordable housing strategy.

Housing Alignment and Program Transition

Beginning in Fiscal Year 2025–2026, the administration of the Land Bank Program will transition from the Department of Housing and Community Development to the Department of Facilities and Real Estate Management (FRM). This transition ensures that the program is managed within the department best equipped to oversee real property acquisition, disposition, and stewardship.

Department of Facilities and Real Estate Management (FRM)

The Department of Facilities and Real Estate Management (FRM) is responsible for the management of the City of Dallas' extensive real estate portfolio, which includes City-owned facilities, surplus properties, and real estate transactions. FRM's scope of work encompasses property acquisition and disposition, facilities planning, asset management, and support for City departments requiring real estate services. By placing the Land Bank Program under FRM, the City is leveraging the department's expertise in property management and real estate transactions to ensure that Land Bank properties are efficiently managed, strategically conveyed, and aligned with long-term City development goals.

This alignment strengthens the City's ability to coordinate land use, maximize the impact of affordable housing development, and integrate Land Bank activities with other City-supported real estate and economic development initiatives.

Alignment with Dallas Housing Policy 2033 and Housing Resource Catalog

On April 12, 2023, City Council adopted a Dallas Housing Policy 2033 to replace the Comprehensive Housing Policy (CHP) by Resolution No. 23-627, and the Dallas Housing Resource Catalog to include the approved programs from the CHP by Resolution No. 23-628. The Department of Housing and Community Empowerment continues operating its programs, previously authorized and adopted under the CHP, now as restated in the Dallas Housing Resource Catalog. DHADC will align its core functions with housing and economic development policies that may include targeted locations, community plans, or other city-initiated strategies related to community development.

Qualified Participating Developer

A Qualified Participating Developer is a for-profit or nonprofit housing developer approved by the DHADC Board to acquire Land Bank properties for the purpose of constructing affordable housing. To receive this designation, a developer must be in good standing under Texas law, show financial capacity and development experience, and commit to building homes that meet the affordability requirements established in state law and the City's housing policies. Developers must also remain in good standing with the City and DHADC, with no outstanding compliance issues, and must enter into a development agreement that sets out construction timelines, affordability terms, and performance standards.

Pursuant to Texas Local Government Code Chapter 379C ("the Code"), only *Qualified Participating Developers* may purchase parcels from the DHADC, subject to statutory exceptions for commercial development and sales to eligible adjacent property owners.

To be designated as a Qualified Participating Developer under Section 379C.005 of the Code, a developer must:

1. Have built at least one housing unit within the three-year period preceding the submission of a proposal to the Land Bank;
2. Have a development plan for the property approved by the Dallas City Manager, the Director of Housing, or their designees; and
3. Meet any other requirements adopted by the City in the Urban Land Bank Demonstration Plan.

In addition, the City requires that all Qualified Participating Developers be able to develop acquired properties within a maximum of a three-year period.

The DHADC will publish and periodically update an application for designation as a Qualified Participating Developer. This application will provide guidance regarding City and DHADC priorities, as well as criteria for evaluating development proposals.

Qualified Organizations

A Qualified Organization is a nonprofit housing organization approved by the DHADC Board to acquire Land Bank properties for the purpose of constructing affordable housing. To receive this designation, an organization must be a duly formed nonprofit in good standing under Texas law, demonstrate the financial and organizational capacity to develop housing, and commit to meeting the affordability requirements established in state law and the City's housing policies. Organizations must also remain in good standing with the City and DHADC, with no outstanding compliance issues, and must enter into a development agreement that establishes construction timelines, affordability terms, and performance standards.

An organization may qualify for the "right of first refusal" under the Program if it meets the definition of a *Community Housing Development Organization* (CHDO) under 24 CFR 92.2 and is certified by the City. The right of first refusal means that a Community Housing Development Organization (CHDO) certified by the City has the first opportunity to purchase a Land Bank property before it is made available to other qualified developers or organizations. If the CHDO elects to exercise this right, it may acquire the property under the terms of the Program. If the CHDO does not act within the required timeframe, the property may then be offered to other eligible purchasers.

A Qualified Organization is a nonprofit housing developer that has been certified under Section 379C.005 of the Texas Local Government Code to participate in the Land Bank Program. To receive this designation, an organization must be a duly formed nonprofit in good standing, demonstrate the capacity to construct affordable housing, and have a track record of serving low- and moderate-income households. A Qualified Organization must commit to meeting the affordability requirements established by state law and City housing policy, and to ensuring that homes developed on Land Bank properties are sold to income-eligible buyers. Organizations must remain in good standing with the City and DHADC, with no outstanding compliance issues, and enter into agreements that define timelines, affordability obligations, and performance standards.

To exercise the right of first refusal under Section 379C.011 of the Code, a Qualified Organization must:

1. Have its designated geographic boundaries of operation include a portion of the property being offered for sale;

2. Have built at least three single-family homes or duplexes, or one multifamily dwelling with four or more units, in compliance with all applicable codes within the two years preceding the date the property becomes available for purchase; and
3. Have built or rehabilitated housing units within the preceding two years that are located within one-half mile of the offered parcel.

Procedures for Right of First Refusal:

1. The DHADC will provide written notice to all Qualified Organizations upon acquiring a parcel. The notice will include the date of conveyance and request a response within 30 days indicating whether the organization intends to exercise its right of first refusal.
2. Qualified Organizations will have six months from the date of DHADC acquisition to exercise the right. During this time, DHADC will not sell the property to other developers unless all Qualified Organizations decline in writing.
3. If the right of first refusal period expires, DHADC may sell the property to another Qualified Participating Developer at the same price offered to the Qualified Organization.
4. DHADC may hold the parcel for up to twelve months after accepting an offer from a Qualified Organization or Qualified Participating Developer, consistent with the approved development plan.
5. If multiple Qualified Organizations express interest, priority will be given to the organization with the most geographically compact designated area that includes the property.

The right of first refusal does not apply to properties that have reverted to DHADC under the Code or to properties acquired through other programs or acquisition strategies.

Sale of Property by DHADC

- a) On _____, 2025,¹ by Resolution No. _____, Dallas City Council approved the sale of the vacant lots listed in Attachment C to the developers listed in Attachment D.
- b) Authorized DHADC to execute all necessary sales documents; and
- c) Authorized the Dallas City Manager to release any non-tax City liens filed before transfer to DHADC.

1. Contingencies Before Sale:

- a) The Dallas City Manager or designee must confirm that the developer meets Qualified Participating Developer requirements under Section 379C.005; and
- b) The DHADC Board of Directors must approve the sale and development plan for the lot(s).

2. Sale to Eligible Adjacent Property Owners

If DHADC determines that a property is not appropriate for residential development, it may be sold to an eligible adjacent property owner at the lesser of fair market value (Dallas Central Appraisal District) or the sales price in the Annual Plan.

The eligible adjacent property owner must:

- a) Own a parcel immediately adjacent to the DHADC property.
- b) Maintain a valid homestead exemption on the adjacent parcel (may be waived by DHADC Board vote);
- c) Have no delinquent taxes or debts owed to the City;
- d) Have no health and safety violations within the last three years; and
- e) Agree to maintain the parcel in compliance with all laws for three years, subject to reverter.

The owner may not lease, sell, or transfer the property for three years except to a family member or upon death of the owner, unless otherwise permitted by DHADC policy.

3. Sale for Commercial Use

DHADC may sell parcels intended for commercial use to any developer, regardless of Qualified Participating Developer status, if the developer:

- a) Has an approved development plan for the property; and
- b) Demonstrates the ability to complete the development within three years.

4. Sales Prices

Except for sales to eligible adjacent property owners, parcels will be initially offered at fair market value (Dallas Central Appraisal District). Discounts may be applied if underwriting demonstrates they are necessary for a viable sale to an income-qualified buyer.

The DHADC will publish an application, and update such application from time to time, to evaluate whether an applicant meets the foregoing criteria.

Restrictive Covenants

The DHADC will impose deed restrictions (also called “restrictive covenants”) on all parcels it sells.

1. *Properties to be developed for sale to homebuyers:* the DHADC will impose deed restrictions to require the development and sale of the parcel to low-income households in accordance with the Code. Furthermore, once sold, the property must be occupied by a low-income household for a period of at least five (5) years. The Code requires that at least 25% of the properties must be deed restricted for sale to households with gross household incomes not greater than 60% AMI and that not more than 30% of the properties may be deed restricted for sale to households with gross household incomes greater than 80% AMI.

2. *Properties to be developed for rental housing by Qualified Participating Developers:* the DHADC will require the development and rental of the property to low-income households in accordance with the Code for a period of not less than fifteen (15) years. The Qualified Participating Developer will be required to: (a) lease 100% of the rental units to households with incomes not greater than 60% of AMI, based on gross household income, adjusted for family size for the Dallas Area Metropolitan Statistical Area as determined annually by HUD, (b) lease 40% percent of the total rental units to households earning no more than 50% of AMI, (c) lease 20% percent of the total rental units to households earning no more than 30% of AMI, (d) file an annual occupancy report with the City on a form provided by the City, and (e) impose deed restrictions that prohibit the exclusion of any individual or family from the development based solely on the participation of the individual or family in the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f), as amended.
3. *Properties to be developed for commercial purposes:* the DHADC will require that the parcel be developed and maintained in accordance with the development plan for a minimum of 15 years.
4. *Properties to be sold to eligible adjacent property owners:* the DHADC will require that the eligible adjacent property owner maintain the property in accordance with all federal, state and local regulations for three (3) consecutive years. Furthermore, the eligible adjacent property owner will be prohibited from leasing, selling, or transferring the parcel to another person before the third anniversary of the date the adjacent property owner purchased the parcel from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

Pricing Authority, Development Deadlines, and Reversion of Property

The Dallas City Manager and/or the Director of Facilities and Real Estate Management or their designee(s) shall have the authority to establish and revise maximum pricing for homes developed on properties purchased through the program in accordance with real estate market conditions in the City of Dallas. All DHADC properties will be conveyed with a right of reverter so that if the Qualified Participating Developer (residential development) or developer (commercial development) does not apply for a construction permit within six (6) months from recording the Deed without Warranty and close on any construction financing within a maximum of a three-year period following the date of the conveyance of the property from the DHADC to the Qualified Participating Developer/developer, the property will revert to the DHADC for subsequent resale to another Qualified Participating Developer/developer or conveyance to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. All DHADC properties previously sold and expected to be sold to eligible Qualified Participating Developer/developers will provide a Deed of Trust which may be subordinated only to a private financial institution's superior lien against the property for the purpose of securing project financing.

Reversion of Unsold Land Bank Properties

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 DHADC to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing entities before completion of the four-year period if the DHADC determines that the property is

not appropriate for residential or commercial development. The DHADC may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period in accordance with Sections 379C.0106 and 379C.009 of the Local Government Code.

Parcel Exchange and Parcel Swap

The DHADC may permit a Qualified Participating Developer or Developer (collectively “Developer”) to exchange a property purchased from the DHADC with any other property owned by the Developer, if the Developer: (1) agrees to construct on the other property affordable housing for low-income households as provided in this Plan and state law, and (2) the other property is located in a planned development incorporating the property originally purchased from the DHADC or another location as approved by the DHADC. The DHADC shall adjust the deed restrictions for each of the properties exchanged by the Developer under this section in a manner consistent with the Code.

The DHADC may sell two adjacent properties that are owned by the DHADC 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.

The DHADC may also allow a Developer to swap a parcel previously purchased from the DHADC with a new parcel purchased from the DHADC if the DHADC determines, in its sole discretion, that: (1) the Developer made the request within six (6) months of the date of purchase, and (2) the cost to develop affordable housing or a commercial use on the previously purchased parcel is prohibitively expensive. In such instances, the Developer must submit a proposal for the new parcel in accordance with the application process.

Design Guidelines

The DHADC strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. When required, developers will be required to demonstrate that the neighborhood association near the land to be developed has been consulted on any and all design issues. Developers should obtain feedback from neighborhood residents and collaborate to ensure that designs are compatible with existing housing and development patterns.

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

CHDO	Geographic Boundary	Date Certified
Notre Dame Place 2920 Forest Lane, Suite 115 Dallas, Texas 75234 214.497.9269 jwd@orionrealty.com Joseph Dingman	City Wide	Conditionally certified as of September 22, 2025. Contact staff for final certification date
Builders of Hope 2215 Canada Drive Dallas, Texas 75212 214.920.9850 jarmstrong@bohcdc.com James Armstrong	City Wide	April 10, 2025
Brompton Community Development Corporation 3701 Kirby Drive, Ste. 860 Houston, Texas 77098 www.Bromptonchdc.org Eleanor Miles Fanning	City Wide	March 18, 2025
Southfair Community Development Corporation 2610 Martin Luther King Blvd. Dallas, TX 75215 www.SouthfairCDC.org Annie Evans	City Wide	May 25, 2025

Eligibility, Addition and Deletion to CHDO List

The Dallas Housing Acquisition and Development Corporation (DHADC) shall maintain a list of Community Housing Development Organizations (CHDOs) that are eligible to purchase Land Bank lots in accordance with this Annual Plan and applicable federal and state requirements. Any CHDO on this list must remain in good standing with the DHADC and the City of Dallas.

CHDOs that have received a formal notice of default for failure to comply with a Development Agreement, deed restrictions, program requirements, or federal compliance obligations may be removed from the list of eligible purchasers at the discretion of the DHADC Board of Directors until such time as the default is cured to the satisfaction of the City, DHADC, and HUD.

A CHDO not currently on the eligibility list may be added "by right" if it is certified by the Department of Housing and Community Empowerment as a CHDO and meets all other criteria of a Qualified Participating Organization.

ATTACHMENT B
Anticipated FY 2025-26 Sources and Amounts of Funding
for the Development of Affordable Housing

HOUSING DEVELOPMENT ASSISTANCE

At this time, there is no funding source anticipated from the City of Dallas that can be used in conjunction with the Urban Land Bank Demonstration Program. However, the newly formed Department of Housing and Community Empowerment, the Office of Economic Development, and the Department of Planning and Development all administer funding programs that support affordable housing development in the City of Dallas. Developers seeking to leverage available subsidies or other resources for their projects are encouraged to contact these departments directly for more information on current funding opportunities and program requirements.

For more information on available subsidies for the development of affordable housing, contact the Department of Housing and Community Empowerment at 214-670-5711, the Office of Economic Development at 214-670-3111, or the Department of Planning and Development at 214-670-4209.

ATTACHMENT C
List of Properties Eligible for Sale to the Land Bank in FY 2025-2026

	CD		Address	CD		Address	
1	14	2415	WORTHINGTON ST	4	4914	KILDARE AVE	197
2	8	2207	WOODY RD	1	700	KESSLER WOODS TR	198
3	5	515	WOODMONT DR	1	2200	KESSLER WOODS CT	199
4	9	11323	WOODMEADOW PKWY	8	6207	KEMROCK DR	200
5	3	922	WOLF CREEK CIR	8	9601	JULIUS SCHEPPS FWY	201
6	1	1614	N WINNETKA AVE	13	9901	JOURDAN WAY	202
7	3	1000	WILD BRICK DR	7	2232	JORDAN ST	203
8	10	10101	WHISPERING TRL	7	2224	JORDAN ST	204
9	8	1601	W WHEATLAND RD	5	2224	JOEL AVE	205
10	7	4917	WANDA ST	5	2430	JOEL AVE	206
11	3	3100	S WALTON WALKER BLVD	5	2422	JOEL AVE	207
12	3	1001	S WALTON WALKER BLVD	5	2420	JOEL AVE	208
13	13	4654	WALNUT MEADOW LN	5	2413	JOEL AVE	209
14	13	4650	WALNUT MEADOW LN	5	2409	JOEL AVE	210
15	13	4176	WALNUT MEADOW LN	5	2408	JOEL AVE	211
16	13	4110	WALNUT MEADOW LN	5	2407	JOEL AVE	212
17	13	4112	WALNUT GLEN PL	5	2403	JOEL AVE	213
18	10	9600	WALNUT ST	5	2402	JOEL AVE	214
19	10	54	WALNUT ST	5	2401	JOEL AVE	215
20	7	4535	WAHOO ST	8	6130	J J LEMMON RD	216
21	7	4503	WAHOO ST	7	4349	JAMAICA ST	217
22	4	921	WACO AVE	5	2430	JABEZ AVE	218
23	8	9999	VIDA LN	5	2424	JABEZ AVE	219
24	7	4635	VERDUN AVE	5	2414	JABEZ AVE	220
25	7	4635	VANNERSON DR	5	2408	JABEZ AVE	221
26	1	820	N VAN BUREN AVE	5	2406	JABEZ AVE	222
27	8	9	UNKNOWN ST	5	2402	JABEZ AVE	223
28	3	5200	UNIVERSITY HILLS BLVD	6	2800	IRVING BLVD	224
29	7	3114	TUSKEGEE ST	8	13943	INDIAN WELLS RD	225
30	7	3112	TUSKEGEE ST	4	3612	IDAHO AVE	226
31	11	6566	TURNER WAY	4	1	HUTCHINS RD	227
32	5	2574	TUNE AVE	7	7912	HULL AVE	228
33	5	2568	TUNE AVE	7	7904	HULL AVE	229
34	5	2566	TUNE AVE	7	4716	HUEY ST	230
35	5	2565	TUNE AVE	7	2820	HOLMES ST	231
36	5	2561	TUNE AVE	7	6232	HOLLIS AVE	232
37	5	2544	TUNE AVE	14	4431	HOLLAND AVE	233
38	5	2519	TUNE AVE	11	12603	HILLCREST RD	234
39	5	2471	TUNE AVE	2	1960	HIGHLAND RD	235
40	5	2402	TUNE AVE	8	1	HIDDEN VALLEY DR	236
41	5	2329	TUNE AVE	4	1401	HENDRICKS AVE	237
42	5	2301	TUNE AVE	7	2720	HECTOR ST	238
43	7	2618	TANNER ST	9	6	HEATH ST	239

	CD		Address	CD		Address	
44	10	11000	SWITZER AVE	5	1019	HAYMARKET RD	240
45	5	2569	SUNBEAM AVE	6	9800	HARWELL DR	241
46	5	2564	SUNBEAM AVE	6	10241	HARRY HINES BLVD	242
47	5	2550	SUNBEAM AVE	8	2247	HANDLIN ST	243
48	5	2521	SUNBEAM AVE	7	3945	HANCOCK ST	244
49	5	2516	SUNBEAM AVE	7	3617	HANCOCK ST	245
50	5	2428	SUNBEAM AVE	8	8709	S HAMPTON RD	246
51	5	2427	SUNBEAM AVE	7	3708	GUARANTY ST	247
52	5	2424	SUNBEAM AVE	4	111	W GROVER C	248
						WASHINGTON	
53	5	2410	SUNBEAM AVE	7	2226	GREER ST	249
54	5	2408	SUNBEAM AVE	13	7424	GREENVILLE AVE	250
55	5	2325	SUNBEAM AVE	14	4519	GILBERT AVE	251
56	5	2324	SUNBEAM AVE	7	2515	GHENT ST	252
57	5	2322	SUNBEAM AVE	4	1238	GEORGIA AVE	253
58	5	2320	SUNBEAM AVE	7	2909	GAY ST	254
59	4	1411	STRICKLAND ST	9	11001	GARLAND RD	255
60	4	2433	STOVALL DR	7	2254	GARDEN DR	256
61	7	2215	STONEMAN ST	6	2026	GALLAGHER ST	257
62	7	4729	STOKES ST	8	8600	GALEN LN	258
63	7	2517	STEPHENSON ST	5	9351	FROSTWOOD ST	259
64	4	816	STELLA AVE	5	1324	FRIENDSHIP DR	260
65	13	6453	STEFANI DR	7	4611	FRANK ST	261
66	8	3002	STAG RD	7	4504	FRANK ST	262
67	8	8000	S R L THORNTON FWY	7	3714	FRANK ST	263
68	7	4107	SPRING AVE	7	3510	FRANK ST	264
69	7	3818	SPENCE ST	11	11801	FOREST LAKES LN	265
70	7	3807	SPENCE ST	11	11800	FOREST LAKES LN	266
71	7	2640	SOUTHLAND ST	4	3002	FORDHAM RD	267
72	7	2623	SOUTHLAND ST	4	2918	FORDHAM RD	268
73	8	1510	SMOKE TREE LN	6	11900	FORD RD	269
74	2	1262	SLEEPY HOLLOW DR	5	2441	FETCHET ST	270
75	3	5512	SINGING HILLS DR	5	2440	FETCHET ST	271
76	7	3607	SIDNEY ST	5	2425	FETCHET ST	272
77	8	13557	SHORTLEAF DR	5	2420	FETCHET ST	273
78	4	220	NORTH SHORE DR	5	2417	FETCHET ST	274
79	4	1516	SEEVERS AVE	5	2416	FETCHET ST	275
80	5	8000	SCYENE RD	5	2413	FETCHET ST	276
81	7	4300	SCYENE RD	5	2409	FETCHET ST	277
82	4	234	S CORINTH ST RD	5	2405	FETCHET ST	278
83	13	1	SARANASH CT	5	2404	FETCHET ST	279
84	14	7125	SANTA FE AVE	5	2400	FETCHET ST	280
85	5	2703	SANTA CRUZ DR	10	8302	FAIR OAKS CROSSING	281
86	7	3400	ST FRANCIS AVE	2	4800	FAIRMOUNT ST	282
87	3	4	ST DAVID DR	5	750	EZEKIAL AVE	283
88	3	3	ST DAVID DR	4	1204	S EWING AVE	284
89	3	2914	ST DAVID DR	7	2602	EUGENE ST	285
90	7	2438	ST CLAIR DR	7	8400	ENDICOTT LN	286

	CD		Address	CD		Address	
91	7	2437	ST CLAIR DR	11	9011	EN CORE DR	287
92	3	1	ST ALBERT DR	5	659	ELWAYNE AVE	288
93	7	3516	ROBERTS AVE	5	650	ELWAYNE AVE	289
94	2	5417	RIVERSIDE DR	5	610	ELWAYNE AVE	290
95	2	5413	RIVERSIDE DR	7	3814	ELSIE FAYE HEGGINS ST	291
96	2	5409	RIVERSIDE DR	7	2600	ELSIE FAYE HEGGINS ST	292
97	2	5405	RIVERSIDE DR	7	1624	ELSIE FAYE HEGGINS ST	293
98	2	5403	RIVERSIDE DR	5	2439	ELLINGTON ST	294
99	11	14130	REGENCY PL	5	2431	ELLINGTON ST	295
100	6	114	REEDER RD	5	2428	ELLINGTON ST	296
101	5	7202	RED BUD DR	5	2400	ELLINGTON ST	297
102	5	650	RAYENELL AVE	4	2106	EBBTIDE LN	298
103	5	504	RAYENELL AVE	7	2511	DYSON ST	299
104	4	1	PUERTO AVE	3	4929	DUNCANVILLE RD	300
105	12	5601	PRESTWICK LN	5	2438	DUKE AVE	301
106	12	5600	PRESTWICK LN	5	2409	DUKE AVE	302
107	11	15101	PRESTON RD	5	2401	DUKE AVE	303
108	7	1	PRAIRIE FLOWER TRL	5	2843	DON ST	304
109	8	8010	S POLK ST	7	3817	DIXON AVE	305
110	5	2600	PLEASANT MOUND	7	3915	DIAMOND AVE	306
111	5	134	PLEASANT MEADOWS DR	8	9740	CALLE DEL ORO LN	307
112	5	612	PLEASANT DR	8	9725	CALLE DEL ORO LN	308
113	10	10701	PLANO RD	4	3234	DAHLIA DR	309
114	8	5352	PINE ROW	4	3231	DAHLIA DR	310
115	7	1603	PINE ST	5	10359	CYMBAL DR	311
116	7	3719	PENELOPE ST	7	4934	CROZIER ST	312
117	7	3521	PENELOPE ST	7	2715	CROSS ST	313
118	2	0	PEAVY RD	7	2311	CROSS ST	314
119	8	2445	PARKCLIFF DR	8	150	CREEK COVE DR	315
120	13	7901	PARK LN	7	4335	COPELAND AVE	316
121	8	2741	PALO ALTO DR	7	4323	COPELAND AVE	317
122	3	5627	PALADIUM DR	4	3444	CONWAY ST	318
123	4	2307	E OVERTON RD	4	1123	COMPTON ST	319
124	8	800	OSLO LN	7	4019	COLONIAL AVE	320
125	7	3500	OSAGE CIR	3	7402	S COCKRELL HILL RD	321
126	4	3708	OPAL AVE	3	2940	S COCKRELL HILL RD	322
127	13	10026	ONTARIO LN	12	5900	CLUB HILL PL	323
128	13	10000	ONTARIO LN	1	1521	N CLINTON AVE	324
129	8	7950	OLUSTA DR	1	1520	N CLINTON AVE	325
130	8	7946	OLUSTA DR	7	3512	CLEVELAND ST	326
131	14	4106	NEWTON AVE	5	2422	CLEO AVE	327
132	13	9011	NO NAME ST	5	2416	CLEO AVE	328
133	7	3938	MYRTLE ST	5	2408	CLEO AVE	329
134	7	3511	MYRTLE ST	5	2401	CLEO AVE	330
135	3	7500	MOUNTAIN CREEK PKWY	5	2400	CLEO AVE	331
136	7	1	MOSSGLEN DR	5	5300	CLAYPOOL RD	332
137	5	2451	MOONLIGHT AVE	4	1410	CHURCH ST	333

	CD		Address		CD		Address	
138	5	2420	MOONLIGHT AVE	4	1403	CHURCH ST	334	
139	5	2414	MOONLIGHT AVE	5	425	CHEYENNE RD	335	
140	5	2412	MOONLIGHT AVE	7	1800	CHESTNUT ST	336	
141	5	2400	MOONLIGHT AVE	1	810	CHALK HILL RD	337	
142	5	2322	MOONLIGHT AVE	5	7900	C F HAWN FWY	338	
143	5	2317	MOONLIGHT AVE	5	6010	C F HAWN FWY	339	
144	5	2308	MOONLIGHT AVE	5	5700	C F HAWN FWY	340	
145	5	2307	MOONLIGHT AVE	3	5924	CEDAR GLEN DR	341	
146	8	2820	MOJAVE DR	13	7909	CARUTH CT	342	
147	5	2436	MILLCENT AVE	13	7900	CARUTH CT	343	
148	5	2433	MILLCENT AVE	13	7822	CARUTH CT	344	
149	5	2429	MILLCENT AVE	13	7808	CARUTH CT	345	
150	5	2425	MILLCENT AVE	13	7801	E CARUTH CT	346	
151	5	2420	MILLCENT AVE	13	7801	CARUTH CT	347	
152	5	2417	MILLCENT AVE	13	7800	CARUTH CT	348	
153	5	2409	MILLCENT AVE	5	7701	CARR ST	349	
154	5	2404	MILLCENT AVE	7	3303	CARPENTER AVE	350	
155	4	1015	MILDRED ST	7	3206	CARPENTER AVE	351	
156	14	5013	MILAM ST	7	8450	CARBONDALE ST	352	
157	11	8600	MIDPARK RD	7	7704	CARBONDALE ST	353	
158	7	3519	MEYERS ST	7	4419	CANAL ST	354	
159	14	3700	MCMILLAN AVE	7	4007	CANAL ST	355	
160	14	4110	MCKINNEY AVE	8	15323	BUDEUDY DR	356	
161	3	5520	MC CAIN CT	10	10010	BUCKINGHAM RD	357	
162	3	8234	MAX DR	14	3020	BRYAN ST	358	
163	3	8100	MAX DR	7	9205	BRUTON RD	359	
164	7	2746	MAURINE F BAILEY WAY	7	2814	BRIGHAM LN	360	
165	2	2808	MATERHORN DR	10	13219	BRENTRIDGE DR	361	
166	7	2633	MARTIN LUTHER KING JR BLVD	7	2726	BOTHAM JEAN BLVD	362	
167	7	3918	MARSHALL ST	4	1219	BOSWELL ST	363	
168	4	2515	S MARSALIS AVE	4	1217	BOSWELL ST	364	
169	7	5001	MARNE ST	8	5261	BONNIE VIEW RD	365	
170	4	5500	MARGARITA DR	14	3300	BLACKBURN ST	366	
171	7	2802	MARDER ST	5	707	BETHPAGE AVE	367	
172	7	2830	MARBURG ST	5	642	BETHPAGE AVE	368	
173	7	2622	MARBURG ST	6	5726	BERNAL DR	369	
174	7	1640	MARBURG ST	6	5704	BERNAL DR	370	
175	13	8400	MANDERVILLE LN	8	1100	S BELTLINE RD	371	
176	6	2331	MANANA DR	7	3330	BEALL ST	372	
177	4	3122	MALLORY DR	7	4343	BATEMAN AVE	373	
178	4	319	W LOUISIANA AVE	1	3301	BARNARD BLVD	374	
179	4	300	W LOUISIANA AVE	7	1710	BANNOCK AVE	375	
180	8	7700	LOS ALAMITOS DR	4	1305	BADEN ST	376	
181	6	1300	LEVEE ST	8	3962	AVOCADO DR	377	
182	7	2601	LENWAY ST	8	1	ARKAN PKWY	378	
183	7	2521	LENWAY ST	4	2947	ARIZONA AVE	379	
184	7	1811	LENWAY ST	4	2420	ARIZONA AVE	380	

	CD		Address	CD		Address	
185	7	1710	LENWAY ST	11	7100	ARAGLIN CT	381
186	7	1708	LENWAY ST	5	803	APACHE LN	382
187	3	4445	W LEDBETTER DR	4	2756	E ANN ARBOR AVE	383
188	4	3421	E LEDBETTER DR	3	6501	AMERICAN WAY	384
189	4	1048	E LEDBETTER DR	3	6501	AMERICAN WAY	385
190	8	336	W LAWSON RD	14	1010	ALLEN ST	386
191	7	2418	LAWRENCE ST	4	2641	ALABAMA AVE	387
192	10	51	LAWLER RD	1	2934	W 9TH ST	388
193	8	7001	S LANCASTER RD	4	1026	E 9TH ST	389
194	7	2623	LAGOW ST	9	820	IH 30	390
195	5	2627	KIRVEN DR	9	1000	IH 30	391
196	2	2101	KIRBY ST	4	1720	E 11TH ST	392

ATTACHMENT D
List of Potential Developers Eligible for the Purchase of Land Bank lots
in FY 2025-2026

1. Builders of Hope CDC
2. Confia Homes, LLC
3. Dallas Area Habitat for Humanity, Inc.
4. Marcer Construction Company, LLC
5. Hedgestone Investments, LLC
6. Black Island, LLC
7. Affluency Homes, LLC
8. Beharry Homes, Inc.
9. Titan and Associates, Inc.
10. Oland Living, LLC
11. Masa Design Build, LLC
12. Texas Heavenly Homes, LTD
13. Covenant Homes Construction & Renovation, LLC
14. Andrews Development & Holdings, LLC
15. Fair Park Central, LLC
16. Muleshoe Properties, Inc.
17. Camden Homes, LLC
18. KH Solutions, Inc.
19. Citybuild CDC
20. SG Provision, LLC
21. BJT Homes, LLC
22. BC Workshop, Inc.
23. KAH Holdings, Inc.
24. Southfair CDC
25. Mill City NA
26. Texas Community Builders
27. Notre Dame Place, Inc.
28. Invest in South Dallas, LLC
29. The Golden Seeds Foundation
30. New Vision Properties and Land Inc.
31. AE Equity Group
32. 265 Homes, LLC
33. Open Mindframe Ventures, LLC
34. FOCIS
35. Bando to Bando New LLC
36. Kori Homes Inc.
37. DevCol Group Inc.
38. Wisehouse Investment Group, LLC
39. Murai Homes LLC
40. EHP Enterprises LLC dba TB Homebuilders
41. Tarrant County Housing Partnership Inc. dba The Housing Channel
42. Cornerstone Community Development Corporation

43. Smithsonian Investments
44. Dallas City homes
45. Firstlandus
46. Next Way Concepts
47. FB Developers
48. The Contractors LLC
49. Baig Management Group
50. REKJ Builders LLC
51. Umeh Group LLC

Eligibility, Notice of Default, and Addition to Qualified Developer List

The Dallas Housing Acquisition and Development Corporation (DHADC) shall maintain this list of developers who are eligible to purchase Land Bank lots as Qualified Participating Developers (QDs) or Qualified Organizations (QOs) in accordance with this Annual Plan. Any developer or organization on this list must remain in good standing with the DHADC and the City of Dallas.

Developers or organizations that have received a formal notice of default for failure to comply with a Development Agreement, deed restrictions, or other program requirements may be removed from the list of eligible purchasers at the discretion of the DHADC Board of Directors until such time as the default is cured to the satisfaction of the City and DHADC.

A developer or organization not currently on the QD or QO list may be added "by right" if they submit a complete application, meet all eligibility criteria established by the City and DHADC, and have not been issued any notices of default within the preceding three years. The DHADC will publish and periodically update the criteria and application process for QD and QO designation.

ATTACHMENT E
Proposed Development Plan for Affordable Housing Developments
on Land Bank Properties in FY 2025-2026

AMFI Restrictions

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 81% and 115% of AMFI.

Development Guidelines

Units constructed should have access to public sewer, public water, public road and any other necessary utilities. Units constructed should be a minimum of 1200 square feet with a minimum of 2 bedrooms and 1 bath. Housing units constructed should meet certain physical standards intended to provide quality affordable housing that is durable and energy efficient. Construction must meet all local codes. Units must be equipped with the following Energy Star rated appliances: refrigerator, range/oven, and dishwasher. A garbage disposal must also be installed.

Design Guidelines

The Land Bank Program strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. Developers should obtain feedback from Planning and Urban Design, with assistance from the Land Bank Program Manager, to ensure that designs are compatible with existing housing and development patterns.

Development Timeframe

All purchasers of property from the Land Bank must apply for a construction permit within a maximum of 6 months from recording the Deed without Warranty and close on any construction financing within a maximum of three (3) years from recording the Deed without Warranty. Developer must complete the sale of a unit to an income eligible

homebuyer within a maximum of four (4) years from the filing date of the deed transferring the lot from DHADC to the eligible developer.