Memorandum

CITY OF DALLAS

DATE January 23, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow-Up Responses to January 6, 2025 Economic Development Committee Meeting Questions regarding Dallas Housing Opportunity Fund (DHOF) Annual Progress Update**

The purpose of this memorandum is to provide follow-up information in response to questions posed during the January 6, 2026 Economic Development Committee meeting regarding the Dallas Housing Opportunity Fund (DHOF) Annual Progress Update presented by LISC Fund Management and The Real Estate Council.

Question: How many DHOF units are at/below 80% AMI?
Response: In total, 671 units (approximately 71% of all units) are at/below 80% AMI (includes units at 30%, 50%, 60%, and 80% AMI levels).

Question: How many DHOF units are between 30-60% AMI?
Response: In total, 543 units (approximately 58% of all units) are at/below 60% AMI (includes units at 30%, 50%, and 60% AMI levels). The specific breakdown by AMI levels is shown below in **Table 1** (as provided by LISC Fund Management).

Table 1: DHOF-supported Housing Units by AMI level

Dallas Housing Opportunity Fund (as of 1/9/2026)									
			AMI Breakdown						
Development	Loan Amount	Total Units	30%	50%	60%	80%	100%	120%	Market Rate
Kiva East	$3,400,000	87	8	29	34	-	-	-	16
Oaklawn Place	$5,414,006	84	21	34	-	29	-	-	-
7th Street	$955,000	6	-	-	-	-	-	3	3
Rawlins Chateau	$6,125,000	54	-	-	-	22	32	-	-
Jaipur Lofts	$5,500,000	71	-	5	-	66	-	-	-
Armonia	$1,685,100	15	-	-	-	11	-	-	4
Skyline at Cedar Crest	$5,000,000	107	9	34	42	-	-	-	22
Park Lane Terrace	$3,000,000	152	-	-	-	-	152	-	-
The Culbreath	$3,000,000	364	187	-	140	-	-	-	37
Total	**$34,079,106**	**940**	**225**	**102**	**216**	**128**	**184**	**3**	**82**
% of Total Units			23.9%	10.9%	23.0%	13.6%	19.6%	0.3%	8.7%

Should you have any questions, please contact Kevin Spath, Director, Office of Economic Development, at 214-670-1691 or kevin.spath@dallas.gov

Service First, Now!

Robin Bentley
Assistant City Manager

c: Kimberly Bizor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager Directors and Assistant Directors