



City of Dallas

2024 COMMUNITY DEVELOPMENT TOUR

KIVA EAST

4724 EASTSIDE AVE

COUNCIL
DISTRICT

2

A new construction of an 87-unit mixed-income multifamily development, Kiva East stands just 3 miles from downtown Dallas. It represents a fresh luxury affordable community, presenting one, two, and three-bedroom floor plans. The new units offer elegant granite countertops, tile backsplashes, hard surface flooring, a kitchen island, and energy-efficient appliances. Additionally, the community boasts a fully furnished clubhouse, a cyber lounge, a playground, a splash pad, access to Sante Fe Trail, and various other amenities.

Kiva East utilized the Mixed Income Housing Development Bonus (MIHDB) in the form of parking reductions, reduced setbacks, and higher unit density (Five MIHDB units). Also, this new housing development employed the Dallas 360 Plan to ensure automatic funding by TDHCA. In 2021, Kiva East was the highest scoring development in Region 3 for the competitive Housing Tax Credit (HTC) Program administered by the Texas Department of Housing and Community Affairs (TDHCA).



PROJECT DETAILS:

- Recipient of \$2,500,000 in HOME funds
- Tax credits (including supplementals): \$15.8M
- City provided \$4.8M in 3rd lien; 11 HOME units

PARTNERSHIPS:

Bezos Academy rents Building 4, paid for the interior build out, and will operate a Montessori-inspired childcare center for roughly 40 income-qualified students.

