



Agenda Information Sheet

File #: 18-1439

Item #: 44.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: January 9, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing & Neighborhood Revitalization
EXECUTIVE: T.C. Broadnax

SUBJECT

A public hearing to receive comments on the proposed City of Dallas FY 2018-19 Urban Land Bank Demonstration Program Plan and upon the close of the public hearing, approval of the City of Dallas FY 2018-19 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

BACKGROUND

Chapter 379C of the Texas Local Government Code (the "Act") requires that the governing body of a municipality that adopts an Urban Land Bank Demonstration Program adopt a plan annually. The plan must include:

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.

A copy of the proposed FY 2018-19 Urban Land Bank Demonstration Program Plan ("Plan") is attached as "Exhibit A" to the resolution.

Before adopting the FY 2018-19 Plan, the City of Dallas must hold a public hearing on the proposed Plan. In accordance with the Act, the City of Dallas provided notice of the hearing to all City-certified Community Housing Development Organizations and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located.

As required by the Act, the City of Dallas made copies of the proposed Plan available to the taxing entities and to the public on November 5, 2018.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, City Council authorized: (1) the City of Dallas Urban Land Bank Demonstration Program and Program Statement; (2) Dallas Housing Acquisition and Development Corporation (DHADC) to (a) amend its Articles of Incorporation and Bylaws to allow DHADC to administer the City of Dallas Urban Land Bank Demonstration Program and (b) change the makeup of its Board of Directors; (3) the adoption of the Urban Land Bank Demonstration Program Plan; and (4) an Interlocal Cooperation Contract between the City of Dallas, Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District for the Urban Land Bank Demonstration Program by Resolution No. 04-0458.

The Economic Development and Housing Committee was briefed regarding the 2018-19 Urban Land Bank Demonstration Program Plan Annual Plan on December 3, 2018.

FISCAL INFORMATION

No cost consideration to the City.

January 9, 2019

WHEREAS, the City has an interest in preserving and increasing the tax base and creating affordable housing for low-income households to provide necessary decent, safe, and sanitary housing for such households; and

WHEREAS, on January 28, 2004, City Council authorized: (1) the City of Dallas Urban Land Bank Demonstration Program and Program Statement; (2) Dallas Housing Acquisition and Development Corporation (DHADC) to (a) amend its Articles of Incorporation and Bylaws to allow DHADC to administer the City of Dallas Urban Land Bank Demonstration Program and (b) change the makeup of its Board of Directors; (3) the adoption of the Urban Land Bank Demonstration Program Plan; and (4) an Interlocal Cooperation Contract between the City of Dallas, Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District for the Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, the City Council desires to operate an Urban Land Bank Demonstration Program during FY 2018-19, beginning October 1, 2018; and

WHEREAS, the Act requires that a municipality that has adopted an Urban Land Bank Demonstration Program hold a public hearing and adopt an Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, a public hearing was held on this day, to receive public comment on the proposed FY 2018-19 Urban Land Bank Demonstration Program Plan, satisfying the requirements set forth in the Act.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the FY 2018-19 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" is hereby approved.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A

Urban Land Bank Demonstration Program Plan Fiscal Year 2018-19



City of Dallas

**Department of Housing and Neighborhood Revitalization
1500 Marilla Street
Room 6DN
Dallas, Texas 75201**

January 9, 2019

OVERVIEW

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 2018-19 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2018-19 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 Housing and Neighborhood Revitalization Department no later than November 1, 2019.

The performance report for the FY 2017-18 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2018.

FY 2018-19 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 and parcels improved with abandoned, vacant, and uninhabitable structures 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- and moderate-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 the DHADC beginning October 1, 2018. 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 2018-19 will prioritize:

1. acquiring eligible parcels zoned for residential use or suitable for residential use that are located in close geographic proximity to one another in order to reduce development costs related to the creation of affordable housing units and to most effectively strengthen neighborhoods;

2. to the extent that eligible parcels are available, acquiring parcels zoned for residential use or suitable for residential use that are located within the Emerging Market and Stabilization Reinvestment Strategy Areas (“RSAs”) adopted by the Dallas City Council as part of the Comprehensive Housing Policy (“Housing Policy”) on May 9, 2018 via Resolution 180704; and
3. acquiring eligible 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 that, if developed with affordable housing units or a commercial use, would support the City’s affordable housing strategy.

City of Dallas Comprehensive Housing Plan for Affordable Housing Development

Background

Dallas has a housing shortage of approximately 20,000 housing units. This shortage is driven by the cost of land and land development, labor and materials shortages, federal, state, and local constraints, as well as, the single-family rental market which prevents equilibrium in the homeownership market. This shortage is consistent with the overall national trend following the 2009 housing bust. While the housing market has seen a steady but slow recovery, job growth in the Dallas metro area attracted a population growth of about 2.9% that outpaced the growth in the supply of housing. Much of the single-family housing inventory converted to rental following the 2009 bust while 60% or more of the home sales in the three (3) years following were in the price range below \$249,999.00. In 2014, the housing market was in transition - the number of home sales priced under \$249,999.00 decreased to less than 40% of the market, and by 2017, nearly 58% of home sales were priced between \$300,000.00 and \$1 million. According to the Real Estate Center at Texas A&M University, while the volume of homes in Dallas only grew by 3.6%, the median sales price in Dallas grew by 9.1% in 2017. These market conditions have led to an increase in both rental rates and sales prices in the overall market and 6 out of 10 families in Dallas are housing cost burdened, meaning they spend more than 30% of their income on housing, due in part to wages not keeping pace with housing costs. Undoubtedly, families at lower income bands are more financially strained by these market conditions.

On March 12, 2017, the Dallas City Council Housing Committee established three goals for the development of a comprehensive strategy for housing: 1) create and maintain available and affordable housing throughout Dallas, 2) promote greater fair housing choices, and 3) overcome patterns of segregation and concentrations of poverty through incentives and requirements.

In August 2017, the City of Dallas engaged The Reinvestment Fund to conduct a Market Value Analysis (“MVA”), an analytical tool used to assess the residential real estate market throughout the entire City to determine, with granular detail, where market strength, transition, and stress exists.

Comprehensive Housing Policy Goals

On May 9, 2018, the Dallas City Council adopted a Comprehensive Housing Policy that sets annual production goals of 3,733 for homeownership units and 2,933 for rental units while still maintaining the 3-year historic average ratio of homeownership and rental percentages. Beyond unit production, the Comprehensive Housing Policy supports creating increased availability of housing for people at incomes ranging from 30% - 120% of the Department of Housing and Urban Development (“HUD”) Area Median Income (“AMI”), by incentivizing homeownership developments for families at 60% or higher AMI and rental developments that include rent restricted units for families at the full range of 30% - 120% of AMI.

The Comprehensive Housing Policy highlights the DHADC and Program as a strategy that will help support the goals of the Comprehensive Housing Policy.

How the Goals of the Urban Land Bank Demonstration Program Align with the Comprehensive Housing Policy

The goals of the Program align with the Comprehensive Housing Policy as follows:

1. The Program’s goals related to a for-sale housing product align with the Comprehensive Housing Policy’s annual production goals of 3,733 homeownership units serving households between 60% and 120% AMI. Pursuant to the Code, the DHADC shall impose deed restrictions on each property sold to developers requiring the development and sale, rental, or lease-purchase of the property to low income households. Each property sold during any given fiscal year to a developer to be developed for future sale must be deed restricted for sale to low income households. The Code requires that at least 25% of the DHADC’s 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 DHADC’s properties may be deed restricted for sale to households with gross household incomes greater than 80% AMI;
2. The Program’s goals related to a rental housing product align with the Housing Policy’s annual production goals of 2,933 rental units serving households between 30% and 120% AMI. Pursuant to the Code, properties that are sold for the development of rental housing must be deed restricted to serve households earning no more than 60% AMI;
3. The Program’s method of strategically acquiring unproductive parcels of land and returning them to productive use aligns with the Comprehensive Housing Policy’s focus on preparing weaker real estate markets for investment; and
4. The Program’s prioritization of the sale of parcels to City-certified CHDO’s aligns with the Comprehensive Housing Policy’s recognition that City-certified CHDO’s play an important role in the creation and preservation of affordable housing. The

Housing Policy also supports creation of affordable housing by CHDO's through low- or no-interest gap financing.

Sale of Property to a Qualified Participating Developer

Pursuant to the Code, only "qualified participating developers" ("Qualified Participating Developers") may participate in the Program and purchase parcels from the DHADC, subject only to statutory exceptions related to sale of parcels for commercial development and to eligible adjacent property owners. In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the land bank seeking to acquire real property from the land bank; (2) have a development plan approved by the municipality for the land bank property; and (3) meet any other requirements adopted by the municipality in the urban land bank demonstration plan. The City requires that the Qualified Participating Developer be able to develop the acquired properties within a three-year period. The DHADC will publish an application and update such application from time to time that will provide guidance to Qualified Participating Developers regarding the City's & DHADC's priorities and its criteria for evaluating development proposals.

Right of First Refusal to Qualified Organizations

An organization that meets the definition of a Community Housing Development Organization, under 24 CFR 92.2 and is certified by the City as such may be a "qualified organization" ("Qualified Organization") under Section 379C.011 of the Code. Only Qualified Organizations may engage in the "right of first refusal" for the Program.

A list of the CHDOs, who may exercise the "right of first refusal" is attached as **Attachment A**. Attachment A may be amended from time to time as organizations obtain or lose certification. In order to exercise the "right of first refusal" the CHDO must also:

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the DHADC is offering for sale,
2. Have built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the DHADC and within the organization's designated geographical boundaries of operation, and
3. Have built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Pursuant to Section 379C.011 of the Code:

1. The DHADC will provide written notice to Qualified Organizations each time it acquires a parcel. The DHADC will list the date of conveyance of the parcel to the DHADC, notify the Qualified Organization that it may exercise its “right of first refusal” within six (6) months from the date of the deed of conveyance of the property to the DHADC, and will request that the Qualified Organization respond to the notice within thirty (30) days of receipt stating whether it intends or declines to exercise its right of first refusal;
2. During this six-month period, the DHADC will not sell the property to a Qualified Participating Developer other than a Qualified Organization unless all Qualified Organizations eligible to exercise the right of first refusal for the parcel notify the DHADC that they are declining to exercise their right of first refusal;
3. After the period for the right of first refusal expires, the DHADC may sell the parcel to any other Qualified Participating Developer at the same price that the DHADC offered the property to the Qualified Organization;
4. At the discretion of the DHADC and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the DHADC once an offer has been received and accepted from a Qualified Organization or Qualified Participating Developer; and
5. If more than one Qualified Organization expresses an interest in exercising its right of first refusal, the Qualified Organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority.

The DHADC will not give a right of first refusal for the purchase of any parcel that reverted to the DHADC pursuant to the Code. Additionally, the right of first refusal applies only to properties acquired under the Code for the Program. There is no right of first refusal for properties acquired by the DHADC via other programs or acquisition strategies.

Sale of Land Bank Property to an Eligible Adjacent Property Owner

Notwithstanding any other right of first refusal granted under the Code, if the DHADC determines that a property acquired by the DHADC is not appropriate for residential development, the DHADC first shall offer the property for sale to an eligible adjacent property owner for the lower of either (1) the fair market value of the property as determined by the appraisal district in which the property is located or (2) the sales price recorded in the annual plan. For FY 2018-19, if the DHADC determines that a property owned by the DHADC is not appropriate for residential development, the DHADC may sell the property to an eligible adjacent property owner for a maximum price of \$1,000.00, provided that the eligible adjacent property owner: (1) owns a parcel of real property located immediately adjacent to the parcel owned by the DHADC, (2) maintains a valid

homestead exemption on the parcel located immediately adjacent to the parcel owned by the DHADC, (3) does not owe any delinquent property taxes on any land located within the City of Dallas and is not indebted to the City or is delinquent in any payment owed to the City under a contract or other legal obligation, (4) has not been issued a notice of violation or citation for a violation of a health and safety ordinance within the past three years and (5) agrees to maintain the parcel in compliance with all federal, state and local laws and regulations for a period of three years subject to a right of reverter.

An adjacent property owner that purchases a parcel of real property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property 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.

Sale of Property for Commercial Use

The DHADC may also acquire and sell parcels of land intended for commercial use to any developer, regardless of whether the developer is considered a Qualified Participating Developer pursuant to the Code. In order to purchase a parcel intended for commercial use, a developer must: (1) have a development plan approved by the City for the property; and (2) demonstrate ability to develop, within a three-year period, the proposed property to be acquired. The DHADC will publish an application, and update such application from time to time, to evaluate whether a developer meets the foregoing criteria.

Sales Prices for Land Bank Parcels

Except for parcels sold to eligible adjacent property owners, for FY 2018-19, properties will be initially offered at fair market value ("FMV"), as determined by a comparative market analysis. A discount will be available if project underwriting indicates that the discount is needed to ensure the viable sale to an income-qualified buyer.

Deed Restrictions and Right of Reverter for Land Bank Parcels

The DHADC will impose deed restrictions (also called "restrictive covenants") on all parcels its sells.

1. *Properties to be developed for sale by Qualified Participating Developers:* 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.

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 eighteen (18) months from recording the Deed without Warranty and close on any construction financing within the 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.

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 timely made the request, 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. If the Developer is awarded the new parcel, the DHADC will refund any difference in the purchase price between the old parcel and the new parcel. Likewise, if the new parcel has a purchase price higher than the old parcel, the Developer must pay the differential in the purchase prices between the old and new parcels.

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 BOUNDARIES	DATE CERTIFIED
<p>Builders of Hope CDC 7920 Elmbrook Drive, Suite 103 Dallas, Texas 75247 Office (214) 920-9850 Fax (214) 630-5155 James Armstrong III, President & CEO</p>	<p>West Dallas - Sylvan Avenue on the East; Trinity River on the North; IH-30 on the South; Loop 12 (Walton Walker Blvd.) on the West</p>	<p><i>Contact the Department of Housing and Neighborhood Revitalization for certification date.</i></p>
<p>City Wide Community Development Corp. 3730 S. Lancaster Rd., Suite 110 Dallas, Texas 75216 Office (214) 371-0888 Fax (214) 371-0887 Sherman Roberts, President</p>	<p>City-wide</p>	<p><i>Contact the Department of Housing and Neighborhood Revitalization for certification date.</i></p>
<p>East Dallas Community Organization 4210 Junius St., Suite 5th Floor Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer</p>	<p>City-wide</p>	<p><i>Contact the Department of Housing and Neighborhood Revitalization for certification date.</i></p>
<p>South Dallas/Fair Park Innercity Community Development Corporation 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Managing Director</p>	<p>South Dallas/Fair Park including Zip Codes 75210 & 75215 and Census Tracts 27.01, 27.02, 28, 29, 35, 36, 37, 38, 39.01 & 39.02</p>	<p><i>Contact the Department of Housing and Neighborhood Revitalization for certification date.</i></p>
<p>SouthFair Community Development Corporation 2610 Martin Luther King Blvd. Dallas, Texas 75215 Office (214) 421-1363 Fax (214) 421-1364 Annie Jones Evans, Executive Director</p>	<p>Martin Luther King Jr. Blvd. on the South; Good-Latimer on the West; Dart Green Line on the North; Robert B. Cullum Blvd. on the East</p>	<p><i>Contact the Department of Housing and Neighborhood Revitalization for certification date.</i></p>

ATTACHMENT B
Anticipated FY 2018-19 Sources and Amounts of Funding
for the Development of Affordable Housing

DALLAS HOME BUYER ASSISTANCE PROGRAM (DHAP)

FY 2014-15	\$2,100,000
FY 2015-16	\$2,100,000
FY 2016-17	\$2,100,000
FY 2017-18	\$642,129
FY 2018-19	\$767,129

The Dallas Homebuyer Assistance Program assists homebuyers with a total household income of no less than 60% percent of Area Median Family Income, but not to exceed 120% of the Area Median Income, adjusted for household size, at the time of application to the program to purchase a home within the city limits of Dallas. The amount of assistance includes the following activities: principle reduction, down payment and closing costs assistance that will be based on need. The HOME maximum sales price may not exceed \$212,000 for existing properties and \$241,000 for new construction. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

HOUSING DEVELOPMENT ASSISTANCE

Community Housing Development Organization Set-Aside Program (HOME)

FY 2014-15	\$1,000,000
FY 2015-16	\$1,000,000
FY 2016-17	\$1,000,000
FY 2017-18	\$700,000
FY 2018-19	\$885,000

A CHDO (pronounced cho'doe) is a private nonprofit, community-based service organization that has significant capacity and whose primary purpose is to develop affordable housing for the community it serves. Certified CHDOs receive special designation from the City of Dallas (City). The HOME Investment Partnership (HOME) Program definition of a CHDO is found at 24 CFR Part 92.2. HUD requires that 15% of the City's HOME allocation each year be made available to CHDOs for the development of affordable homebuyer or rental housing. The City provides various forms of financing as grants and loans, including construction subsidy, gap financing, predevelopment assistance and operating assistance. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

New Construction and Substantial Rehabilitation Program

FY 2014-15	\$1,977,078
FY 2015-16	\$1,348,807
FY 2016-17	\$2,488,780
FY 2017-18	\$3,605,570
FY 2018-19	\$25,000,000 (2018 NOFA, estimate amount)

The Department of Housing and Neighborhood Revitalization (H&NR) provides various forms of funding to non-profit and for-profit developers. The primary purpose of H&NR's funding is to provide gap financing in the form of a repayable loan to support new developments or substantial rehabilitation of existing developments located within the City limits, with such funding prioritized in the Reinvestment Strategy Areas, as outlined in the City's Comprehensive Housing Policy and the Program Statement for the New Construction and Substantial Rehabilitation Program. Projects must assist the City in meeting the production goals set forth in the policy by proposing to serve households earning between 30%-120% of the Dallas Area Median Income (AMI) with the targeted income bands varying according to the market and development type.

For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

Dallas Housing Finance Corporation Multifamily Program

On April 25, 1984, the City Council approved creation of the DHFC, a public instrumentality and nonprofit corporation, and adopted the Articles of Incorporation. The purpose of the DHFC was to issue revenue bonds on behalf of the City for the purpose of providing funds to finance multifamily developments and mortgage loans for the purchase of single family homes that serve low to moderate income households. On March 28, 1990, the DHFC bylaws were amended to expand the eligible loan area to citywide for the single-family mortgage program. In February 2007, the DHFC bylaws were amended to allow the DHFC to purchase, lease, hold title to, and take an ownership interest in a residential development subject to City Council approval.

Funding subject to availability. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

ATTACHMENT C
List of Properties Eligible for Sale to the Land Bank in FY 2018-2019
(by Zip Code)

Residential

75203	75215	75216
1302 BLISS ST	1307 PEABODY AVE	3806 VANDERVORT DR
509 TAMA ST	1220 COLEMAN AVE	7727 BROWNSVILLE AVE
615 S CORINTH ST RD	1216 COLEMAN AVE	7808 BROWNSVILLE AVE
1415 FAYETTE ST	3509 PONDROM ST	4536 BURMA RD
319 DU BOIS AVE	2409 WARREN AVE	4540 BURMA RD
403 ALBRIGHT ST	2413 WARREN AVE	4628 BURMA RD
418 BOBBIE ST	3504 COLONIAL AVE	4740 BURMA RD
2012 CANYON ST	3502 EDGEWOOD ST	4816 ZEALAND ST
415 PECAN DR	3522 PACKARD ST	4724 FELLOWS LN
416 PECAN DR	3514 WENDELKIN ST	4812 FELLOWS LN
421 SPARKS ST	3510 WENDELKIN ST	4816 FELLOWS LN
1521 DOYLE AVE	2400 BIRMINGHAM AVE	7904 HULL AVE
1502 DOYLE AVE	2408 BIRMINGHAM AVE	7912 HULL AVE
1731 AVE B	2401 BIRMINGHAM AVE	7944 IVORY LN
539 CRETE ST	2521 LENWAY ST	4748 NOME ST
508 FAULK ST	2501 LENWAY ST	4832 NOME ST
1619 SICILY ST	3516 BOOKER ST	4611 STOKES ST
351 AVE F	3515 BOOKER ST	4743 STOKES ST
323 AVE G	2818 BURGER AVE	4704 STOKES ST
419 AVE H	2838 DATHE ST	7932 TROJAN ST
403 AVE J	3521 LATIMER ST	7936 TROJAN ST
402 AVE J	2603 TANNER ST	2831 ALABAMA AVE
410 AVE L	3500 LATIMER ST	2847 ALABAMA AVE
315 BONNIE VIEW RD	3504 LATIMER ST	2923 ALABAMA AVE
327 BONNIE VIEW RD	3826 HOLMES ST	3014 ALABAMA AVE
345 BONNIE VIEW RD	3830 HOLMES ST	3051 RAMSEY AVE
339 AVE E	3820 COLONIAL AVE	2938 ARIZONA AVE
355 AVE E	3818 SPENCE ST	3047 ARIZONA AVE
611 S CORINTH ST RD	3819 SPENCE ST	2938 MICHIGAN AVE
618 S CORINTH ST RD	3830 COLONIAL AVE	3055 MICHIGAN AVE
1506 CLAUDE ST	3636 WENDELKIN ST	2931 ALASKA AVE
834 LAMBERT ST	3722 WENDELKIN ST	2914 ALASKA AVE
2117 AREBA ST	2225 DATHE ST	2818 S MARSALIS AVE
2119 AREBA ST	2411 DATHE ST	2830 S MARSALIS AVE
2031 DUDLEY ST	2234 JORDAN ST	2935 S MARSALIS AVE
910 HUTCHINS RD	2225 JORDAN ST	2907 S DENLEY DR
607 AVE G	2235 JORDAN ST	3001 FERNWOOD AVE
2206 MOUSER ST	2240 METROPOLITAN AVE	2433 STOVALL DR
800 PONTIAC AVE	3717 S CENTRAL EXPY	2403 SKYLARK DR
1615 E WOODIN BLVD	3713 S CENTRAL EXPY	2941 EAGLE DR

75203

2536 CEDAR CREST BLVD
 1307 DALVIEW AVE
 1319 DALVIEW AVE
 1435 DALVIEW AVE

75210

3521 SIDNEY ST
 4426 HAMILTON AVE
 4301 METROPOLITAN AVE
 4507 METROPOLITAN AVE
 4602 METROPOLITAN AVE
 4214 JAMAICA ST
 4352 JAMAICA ST
 4426 JAMAICA ST
 4303 FRANK ST
 4504 FRANK ST
 4510 FRANK ST
 4810 BALDWIN ST
 4819 BALDWIN ST
 4855 BALDWIN ST
 4606 CANAL ST
 2818 CARTER ST
 2813 TROY ST
 4216 CANAL ST
 4322 CANAL ST
 2628 LAGOW ST
 4304 SPRING AVE
 4237 SPRING AVE
 4302 ROBERT L PARISH SR
 4306 ROBERT L PARISH SR
 4310 ROBERT L PARISH SR
 3909 HAMILTON AVE
 4117 HAMILTON AVE
 3608 S FITZHUGH AVE
 3512 HAMILTON AVE
 3523 HAMILTON AVE
 3521 METROPOLITAN AVE
 3905 METROPOLITAN AVE
 4006 METROPOLITAN AVE
 3533 PENELOPE ST
 3614 PENELOPE ST
 3719 PENELOPE ST
 3819 PENELOPE ST
 3510 FRANK ST
 3610 FRANK ST
 3710 FRANK ST
 3714 FRANK ST
 4117 FRANK ST
 4007 CANAL ST
 2710 CROSS ST

75215

3711 S CENTRAL EXPY
 2526 ROMINE AVE
 2530 ROMINE AVE
 2602 EUGENE ST
 3819 KYNARD ST
 2638 LOBDELL ST
 2539 PINE ST
 2616 PINE ST
 2643 PINE ST
 3714 DILDOCK ST
 3824 MYRTLE ST
 3922 COOLIDGE ST
 3906 COOLIDGE ST
 3142 MCDERMOTT AVE
 3115 MCDERMOTT AVE
 3318 RUTLEDGE ST
 3327 RUTLEDGE ST
 3310 SPRING AVE
 3304 SPRING AVE
 3218 PINE ST
 3235 PINE ST
 3335 PINE ST
 2235 EUGENE ST
 2228 EUGENE ST
 2226 EUGENE ST
 2306 EUGENE ST
 2327 PINE ST
 2307 POPLAR ST
 4019 COLONIAL AVE
 1600 PINE ST
 1609 PINE ST
 1605 PINE ST
 1603 PINE ST
 2414 FELTON CT
 2218 GREER ST
 2226 GREER ST
 4215 LELAND AVE
 1635 BANNOCK AVE
 1715 BANNOCK AVE
 4318 COLONIAL AVE
 4317 COLONIAL AVE
 4522 COLONIAL AVE
 1610 MARBURG ST
 1637 PEAR ST
 1600 STONEMAN ST
 1736 STONEMAN ST
 1728 STONEMAN ST
 1724 STONEMAN ST
 4507 LELAND AVE

75216

2927 EAGLE DR
 2727 PROSPERITY AVE
 2771 PROSPERITY AVE
 2931 PROSPERITY AVE
 2875 E OVERTON RD
 2855 E OVERTON RD
 2815 E OVERTON RD
 2803 E OVERTON RD
 3304 FORDHAM RD
 4404 HUMPHREY DR
 3122 MALLORY DR
 3818 LE FORGE AVE
 4611 CHERBOURG ST
 4643 CHERBOURG ST
 4612 CHERBOURG ST
 4519 CORREGIDOR ST
 4520 CORREGIDOR ST
 4603 CORREGIDOR ST
 4607 CORREGIDOR ST
 4631 CORREGIDOR ST
 4643 CORREGIDOR ST
 4647 CORREGIDOR ST
 4604 CORREGIDOR ST
 4628 CORREGIDOR ST
 4531 LUZON ST
 4535 LUZON ST
 4540 LUZON ST
 4639 LUZON ST
 4543 SOLAR LN
 4510 SOLAR LN
 4534 SOLAR LN
 4544 YANCY ST
 8339 YUKON CIR
 3328 ARIZONA AVE
 3302 MICHIGAN AVE
 1406 OAKLEY AVE
 3225 FERNWOOD AVE
 1306 E KIEST BLVD
 1426 E OVERTON RD
 1306 HUDSPETH AVE
 1242 MARFA AVE
 1618 E OVERTON RD
 1527 HUDSPETH AVE
 1531 MARFA AVE
 1530 MARFA AVE
 1905 LEACREST DR
 1910 LEACREST DR
 1722 MARFA AVE
 3708 OPAL AVE

75210

3807 COPELAND AVE
 3709 MARSHALL ST
 3714 PINE ST
 3723 PINE ST
 4029 SONNY CIR
 4003 MONTIE ST
 1702 J B JACKSON JR BLVD
 1921 J B JACKSON JR BLVD
 3306 HAMILTON AVE
 4226 1ST AVE
 4216 1ST AVE
 4225 1ST AVE
 3603 BERTRAND AVE
 3618 YORK ST
 3615 YORK ST
 3627 YORK ST
 3703 YORK ST
 3701 YORK ST
 3707 YORK ST
 3515 ELSIE FAYE HEGGINS ST
 3622 ELSIE FAYE HEGGINS ST
 3814 ELSIE FAYE HEGGINS ST
 3926 ELSIE FAYE HEGGINS ST
 3525 KENILWORTH ST
 3703 KENILWORTH ST
 3534 SIDNEY ST
 3711 SIDNEY ST
 3614 CAUTHORN DR
 3706 REESE DR
 3718 CAUTHORN DR
 3706 CAUTHORN DR
 3621 HANCOCK ST
 3617 HANCOCK ST
 3625 HANCOCK ST
 3711 HANCOCK ST
 3926 HANCOCK ST
 3910 HANCOCK ST
 3906 HANCOCK ST
 3601 HANCOCK ST
 3907 AGNES ST
 4002 AGNES ST
 5104 AUDREY ST
 5011 BOURQUIN ST
 5104 BOURQUIN ST
 3806 DE MAGGIO AVE
 3804 DE MAGGIO AVE
 5424 BOURQUIN ST
 5309 AUDREY ST
 5301 AUDREY ST

75215

2319 SOUTHLAND ST
 2503 CARPENTER AVE
 2514 EXLINE ST
 2510 EXLINE ST
 2540 EXLINE ST
 2534 EXLINE ST
 2535 EXLINE ST
 2622 MARBURG ST
 2515 SOUTHLAND ST
 2535 SOUTHLAND ST
 2647 SOUTHLAND ST
 2639 SOUTHLAND ST
 2623 SOUTHLAND ST
 2607 SOUTHLAND ST
 2735 EXLINE ST
 2721 CARPENTER AVE
 2715 CARPENTER AVE
 2819 CARPENTER AVE
 2701 MARBURG ST
 2723 MARBURG ST
 2731 MARBURG ST
 2735 MARBURG ST
 2830 MARBURG ST
 2821 MARBURG ST
 2827 MARBURG ST
 2843 MARBURG ST
 2835 REED LN
 2815 REED LN
 2923 REED LN
 2919 REED LN
 3022 REED LN
 3018 REED LN
 3014 REED LN
 3003 REED LN
 2722 SOUTHLAND ST
 2731 SOUTHLAND ST
 3103 BERTRAND AVE
 3227 BERTRAND AVE
 3206 CARPENTER AVE
 3303 CARPENTER AVE
 4311 ELECTRA ST
 4606 MEADOW ST
 3228 REED LN
 3206 REED LN
 3311 REED LN
 4631 SPRING GARDEN RD
 4603 SPRING GARDEN RD
 4635 VERDUN AVE
 1638 HERALD ST

75216

2000 LEACREST DR
 2307 E OVERTON RD
 2203 HUDSPETH AVE
 4019 BIGLOW ST
 2642 MARFA AVE
 2546 HUDSPETH AVE
 4103 S MARSALIS AVE
 3921 MARYLAND AVE
 4216 MARYLAND AVE
 3915 IDAHO AVE
 1610 MENTOR AVE
 2327 EXETER DR
 2235 WILHURT AVE
 4161 BALL ST
 4207 BIGLOW ST
 2202 CUSTER DR
 4114 EASTER AVE
 4218 EASTER AVE
 4247 GLADEWATER RD
 4327 GLADEWATER RD
 4214 OPAL AVE
 2743 EXETER DR
 2503 CUSTER DR
 2746 E ANN ARBOR AVE
 2756 E ANN ARBOR AVE
 2520 E ANN ARBOR AVE
 2824 SEATON DR
 1422 OWEGA AVE
 1426 OWEGA AVE
 4914 BURNSIDE AVE
 4914 KILDARE AVE
 2436 52ND ST
 2506 51ST ST
 4512 GARRISON ST
 4713 GARRISON ST
 2837 KILBURN AVE
 2642 KILBURN AVE
 2747 MARJORIE AVE
 3231 DAHLIA DR
 3234 DAHLIA DR
 3421 E LEDBETTER DR
75217
 6283 DENHAM CIR
 8123 WES HODGES RD
 8111 WES HODGES RD
 8103 WES HODGES RD
 8123 FAIRPORT RD
 11001 HARVEST RD
 1612 CONNER DR

75211

6241 SPORTSMANS PKWY
6231 SPORTSMANS PKWY
6221 SPORTSMANS PKWY
6211 SPORTSMANS PKWY
6181 SPORTSMANS CT
6171 SPORTSMANS CT
6165 SPORTSMANS CT
6155 SPORTSMANS PKWY
6151 SPORTSMANS PKWY
6145 SPORTSMANS PKWY
6141 SPORTSMANS PKWY
6135 SPORTSMANS PKWY
6131 SPORTSMANS PKWY
6125 SPORTSMANS PKWY
6121 SPORTSMANS PKWY
6115 SPORTSMANS PKWY
6111 SPORTSMANS PKWY
6105 SPORTSMANS PKWY
6106 WIN ONLY CIR
6110 WIN ONLY CIR
6116 WIN ONLY CIR
6130 WIN ONLY CIR
6136 WIN ONLY CIR
6140 WIN ONLY CIR
6146 WIN ONLY CIR
6150 WIN ONLY CIR
6156 WIN ONLY CIR
6160 WIN ONLY CIR
6164 WIN ONLY CIR
6170 WIN ONLY CIR
802 N TILLERY ST
1018 N MOROCCO AVE
214 N FRANCES ST
102 S DWIGHT AVE
107 S TILLERY ST
3301 BARNARD BLVD
1223 PARLAY CIR
1219 PARLAY CIR
1215 PARLAY CIR
1211 PARLAY CIR
6171 WIN ONLY CIR
6165 WIN ONLY CIR
6161 WIN ONLY CIR
6131 WIN ONLY CIR
6115 WIN ONLY CIR
6105 WIN ONLY CIR

75212

3919 FUREY ST

75215

1621 HERALD ST
2254 GARDEN DR
2231 GARDEN DR
4926 S HARWOOD ST
4918 LELAND AVE
2327 LAWRENCE ST
4934 CROZIER ST
2402 GARDEN DR
2404 GARDEN DR
2418 HARDING ST
2446 LAWRENCE ST
2434 LAWRENCE ST
2426 LAWRENCE ST
2503 LAWRENCE ST
2628 LAWRENCE ST
2618 MARDER ST
2522 STEPHENSON ST
2731 COUNCIL ST
2729 COUNCIL ST
5027 ECHO AVE
2726 MAURINE F BAILEY WAY
2710 MAURINE F BAILEY WAY
2723 MAURINE F BAILEY WAY
2706 LAWRENCE ST
2719 LAWRENCE ST
2711 LAWRENCE ST
2802 MARDER ST
2819 MARDER ST
2844 OAKDALE ST
2829 OAKDALE ST
5307 S MALCOLM X BLVD
3227 GARDEN LN
3301 GARDEN LN
2246 HOOPER ST
2246 HARDING ST
2227 HARDING ST
2311 HARDING ST
2327 HARDING ST
2343 HARDING ST
2310 MACON ST
2629 ANDERSON ST
2710 ANDERSON ST
2515 GHENT ST
2634 GHENT ST
2621 GHENT ST
2518 MACON ST
2731 MACON ST
2711 MACON ST
2622 STARKS AVE

75217

10019 MUSKOGEE DR
2042 LEROY RD
10614 CHECOTA DR
8621 ODOM DR
540 PLEASANT VISTA DR
1002 N PRAIRIE CREEK RD
9426 PARAMOUNT AVE
718 UARDA DR
8730 DUNLAP DR
8724 QUINN ST
1032 HOLCOMB RD
1227 HILLBURN DR
942 GARDENVIEW DR
7610 HAZEL RD
1110 WHITLEY DR
940 HILLBURN DR
7922 ROSEMONT RD
557 PALMETTO DR
515 WOODMONT DR
647 WOODMONT DR
638 ELLA AVE
738 ELLA AVE
734 HELENA AVE
634 BETHPAGE AVE
714 BETHPAGE AVE
707 BETHPAGE AVE
610 ELWAYNE AVE
631 ELWAYNE AVE
770 ELWAYNE AVE
754 EZEKIAL AVE
750 EZEKIAL AVE
747 EZEKIAL AVE
660 JONELLE AVE
648 JONELLE AVE
703 JONELLE AVE
563 RAYENELL AVE
650 RAYENELL AVE
643 RAYENELL AVE
766 RAYENELL AVE
606 PEMBERTON HILL RD
307 N JIM MILLER RD
7950 OLUSTA DR
9557 RYLIE CREST DR
800 OSLO LN
134 PLEASANT MEADOWS
204 PLEASANT MEADOWS
10404 GROVE OAKS BLVD
728 HAYMARKET RD
9643 CROWNFIELD LN

75212

4853 MORRIS ST
 2410 TALLYHO LN
 2403 TALLYHO LN
 2407 TALLYHO LN
 2411 TALLYHO LN
 2430 FINKLEA ST
 4934 MEXICANA RD
 4142 ODESSA ST
 4010 INGERSOLL ST
 4033 HAMMERLY DR
 4013 HAMMERLY DR
 3902 SCHOFIELD DR
 4130 WEISENBERGER DR
 4425 CANADA DR
 4433 CANADA DR
 4443 CANADA DR
 4447 CANADA DR
 3439 BERNAL DR
 3511 CANADA DR
 4002 FUREY ST
 4015 FUREY ST
 4002 SOLOMAN DR
 4102 SOLOMAN DR
 3721 VINEYARD DR
 3826 VINEYARD DR
 3906 VINEYARD DR
 3922 DELHI ST
 1930 BICKERS ST
 1910 BICKERS ST
 3634 DARIEN ST
 1722 HOMELAND ST
 3612 PALACIOS AVE
 3618 MCBROOM ST
 3615 MCBROOM ST
 3606 MORRIS ST
 1954 DENNISON ST
 1822 DENNISON ST
 1912 MORRIS ST
 1920 MORRIS ST
 1901 MORRIS ST
 1940 SHAW ST
 3502 VILBIG RD
 3408 HAMMERLY DR
 3122 WEISENBERGER DR
 3525 PUEBLO ST
 3521 PUEBLO ST
 3548 TORONTO ST
 3519 TORONTO ST
 3619 TORONTO ST

75215

2635 STARKS AVE
 2814 BRIGHAM LN
 2711 STEPHENSON ST
 2221 ANDERSON ST
 2313 BETHURUM AVE
 2311 BETHURUM AVE
 2218 DYSON ST
 2313 BUDD ST
 2825 DORRIS ST
 2902 DORRIS ST
 2914 DORRIS ST
 2901 DORRIS ST
 2931 DORRIS ST
 3038 DORRIS ST
 3026 DORRIS ST
 2311 DYSON ST
 2521 ST CLAIR DR
 2611 VALENTINE ST
 2910 ROCHESTER ST
 2827 ROCHESTER ST
 2915 ROCHESTER ST
 2727 SILKWOOD ST
 2814 SILKWOOD ST
 2818 SILKWOOD ST
 2811 SILKWOOD ST
 2819 SILKWOOD ST
 2822 VALENTINE ST
 2823 VALENTINE ST
 2907 VALENTINE ST
 2410 EASLEY ST
 6306 CARLTON GARRETT ST
 6310 CARLTON GARRETT ST
 2519 WELLS ST
 6919 BEXAR ST
 6915 BEXAR ST
75216
 1331 SELKIRK DR
 2433 52ND ST
 3815 LEMAY AVE
 3903 LEMAY AVE
 3915 LEMAY AVE
 4816 LINFIELD RD
 4632 LINFIELD RD
 1342 S MARSALIS AVE
 911 18TH ST
 1202 S EWING AVE
 1226 S EWING AVE
 1435 STRICKLAND ST
 1402 STRICKLAND ST

75217

10117 ROYCE DR
 8509 PRAIRIE HILL LN
75223
 2906 REYNOLDS AVE
 5259 ST CHARLES AVE
 4845 GURLEY AVE
 1112 S CARROLL AVE
 1521 CALDWELL AVE
 1538 HARRIS CT
 3322 DETONTE ST
 3558 MINGO ST
 4721 OWENWOOD AVE
75224
 224 W LOUISIANA AVE
 116 TERRACE DR
 322 W BROWNLEE AVE
 2106 EBBTIDE LN
75225
 2926 SEATON DR
75227
 7202 RED BUD DR
 3333 MCNEIL ST
 3202 ELVA AVE
 3115 URBAN AVE
 6519 ETHEL DR
 2740 LOLITA DR
 2914 LOLITA DR
 2843 DON ST
 2935 DON ST
 2825 NAMUR ST
 8502 LAPANTO LN
75232
 714 OAK PARK DR
 546 W LAURELAND RD
 1608 MATAGORDA DR
 654 ANNAROSE DR
 6606 RACINE DR
 6625 STARKEY ST
 8916 WHITEHALL LN
 9421 BECKLEYCREST AVE
 9228 BECKLEYVIEW AVE
 9120 METZ AVE
 365 W DANIELDALE RD
75233
 2974 CLOVIS AVE
 2519 GLENFIELD AVE
75241
 3731 STATE OAK DR
 3444 HIGHLAND WOODS DR

75212

3316 NOMAS ST
 3332 TORONTO ST
 3423 TORONTO ST
 3407 TORONTO ST
 3403 TORONTO ST
 3431 NOMAS ST
 2807 IROQUOIS DR
 1910 DULUTH ST
 1325 AMOS ST
 818 BAYONNE ST
 2202 LAPSLEY ST
 5421 BLACKHAWK DR
 5426 CHIPPEWA DR

75215

1624 ELSIE FAYE HEGGINS ST
 1632 ELSIE FAYE HEGGINS ST
 4011 TRUNK AVE
 6200 CARLTON GARRETT ST
 2800 MEADOW ST
 2522 PARK ROW AVE
 2532 PARK ROW AVE
 2825 BIRMINGHAM AVE
 3020 BIRMINGHAM AVE
 3025 BIRMINGHAM AVE
 2812 PENNSYLVANIA AVE
 3117 PENNSYLVANIA AVE
 2408 PEABODY AVE
 2414 PENNSYLVANIA AVE
 2524 PEABODY AVE
 2509 PEABODY AVE
 2525 PEABODY AVE
 2533 PEABODY AVE
 2512 PENNSYLVANIA AVE
 2701 PENNSYLVANIA AVE
 3414 MEADOW ST
 3130 HARMON ST
 3519 MEYERS ST
 3516 ROBERTS AVE

75216

1315 RENNER DR
 1727 WACO AVE
 1516 S MARSALIS AVE
 1126 VERMONT AVE
 1414 S DENLEY DR
 1636 DANUBE DR
 1823 ALABAMA AVE
 1907 S MARSALIS AVE
 2002 S MARSALIS AVE
 2015 S EWING AVE
 1918 IDAHO AVE
 1125 E WOODIN BLVD
 2114 BRITTON AVE
 1239 GEORGIA AVE
 1238 GEORGIA AVE
 1413 IOWA AVE
 1415 E LOUISIANA AVE
 2218 RAMSEY AVE
 2402 ALASKA AVE
 2315 S EWING AVE
 2223 IDAHO AVE
 2523 CREST AVE
 1542 E ELMORE AVE
 1538 E OHIO AVE
 2615 RAMSEY AVE
 2614 RAMSEY AVE
 2502 SEEVERS AVE
 2522 SEEVERS AVE
 2710 MICHIGAN AVE
 2515 IDAHO AVE
 2631 BRITTON AVE
 2507 S EWING AVE
 2625 S EWING AVE
 2622 S EWING AVE
 2519 FERNWOOD AVE
 2638 FERNWOOD AVE
 3907 KOLLOCH DR
 3418 OVERTON CT

75241

3440 HIGHLAND WOODS DR
 3430 HIGHLAND WOODS DR
 3420 HIGHLAND WOODS DR
 6040 KEMROCK DR
 5512 SINGING HILLS DR
 2437 56TH
 2140 SHELLHORSE DR
 5018 WATSON DR
 5102 WATSON DR
 5127 WATSON DR
 2640 RIPPLE RD
 3725 BLACK OAK DR
 3536 HIGHLAND WOODS DR
 3516 HIGHLAND WOODS DR
 3510 HIGHLAND WOODS DR
 6207 KEMROCK DR
 6342 TRACY RD
 6434 KEMROCK DR
 2820 MOJAVE DR
 2906 MOJAVE DR
 3139 MOJAVE DR
 3216 MOJAVE DR
 6516 SEBRING DR

75253

3312 RICH ACRES DR
 2347 EDD RD
 2341 EDD RD
 24 COLDBROOK LN
 2104 DENMARK ST
 916 APPLGATE DR
 2247 COLDBROOK LN
 2019 JORDAN VALLEY RD
 12810 SULTANA ST
 13943 INDIAN WELLS RD
 2182 BEN HUR ST
 2147 EDD RD
 2237 EDD RD

Commercial

75203

1722 MORRELL AVE
1726 MORRELL AVE

75210

2713 1ST AVE

75215

3512 CLEVELAND ST
2700 GOULD ST

75216

3503 E OVERTON RD
1204 S EWING AVE

75217

8745 LAKE JUNE RD