

# Memorandum



CITY OF DALLAS

DATE September 18, 2009

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Community Housing Development Organization (CHDOs)

On Monday, September 21, 2009, you will be briefed on Community Housing Development Organization (CHDOs). A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to be 'A.C. Gonzalez', written over a circular scribble.

A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah Watkins, City Secretary  
Tom P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
C. Victor Lander, Judiciary  
Ryan S. Evans, First Assistant City Manager  
Forest Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Dave Cook, Chief Financial Officer  
Jerry Killingsworth, Housing Director  
Jeanne Chipperfield, Director, Budget and Management Services  
Helena Stevens-Thompson, Assistant to the City Manager



# Community Housing Development Organizations (CHDOs)

**A Briefing to the Housing Committee**

**Housing Department  
September 21, 2009**



# Key Focus Area: Economic Vibrancy

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## PURPOSE

- To provide information with regard to Community Housing Development Organizations (CHDOs) that work with the City of Dallas
- To address concerns raised by CHDOs at the August 17, 2009 Housing Committee briefing

# Community Housing Development Organizations (CHDOs)

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- A CHDO is a private, nonprofit, community-based organization with the mission, experience, and capacity to develop affordable housing
- CHDO is a designation created by the Department of Housing and Urban Development for cities and states to recognize and certify nonprofit development partners



# CHDO Certification Criteria

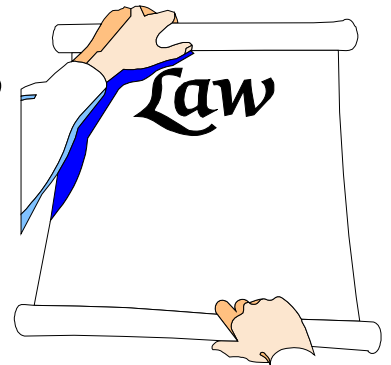
- In order for nonprofits to be certified, they must meet certain requirements:
  - ◆ Legal Status
  - ◆ Organizational structure
  - ◆ Capacity and experience
  - ◆ Financial Statements
  - ◆ Business Plan





# Legal Status

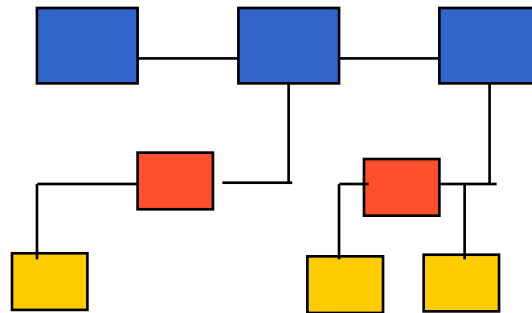
- To be eligible, organization must:
  - ◆ Be organized under state and local law (Incorporation through the State of Texas)
  - ◆ Have as its purpose to provide decent and affordable housing to low/mod income persons (evidenced in by-laws)
  - ◆ Have an IRS non-profit status 501(c)3





# Organizational Structure

- CHDO board of directors must:
  - ◆ Be made up of at least one-third low-income Dallas community representatives
  - ◆ Not have more than one-third public sector representatives





# Capacity and Experience

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- Organizations must:
  - ◆ Have at least two years of experience developing housing
  - ◆ Demonstrate staff knowledge and experience to carry out housing development
  - ◆ Have financial capacity- CHDOs' financial statements are reviewed for assets, liabilities, revenues, and expenses
  - ◆ Present a two-year business plan including a community outreach plan

# Special Opportunities for Certified CHDOs



- The Department of Housing and Urban Development requires cities and states receiving HOME Investment Partnership Program funds to set-aside a minimum of 15% of its annual allocation specifically for CHDO development projects
  - ◆ This averages \$1.5 million per year for the City of Dallas
  - ◆ The HOME Program requires specific project contracting within 2 years and expenditure of funds within 5 years

# Special Opportunities for CHDOs (continued)



- CHDOs for the City of Dallas may apply for Operating Assistance Grants up to \$50,000
  - ◆ There is a 5% cap on the City's annual allocation for these funds
  - ◆ The total allocation is funded at the cap or about \$400,000
  - ◆ These funds are typically spent in one year
- CHDOs may access other CDBG project funds
  - ◆ These funds must be committed within one year and spent within two years

# Special Opportunities for CHDOs (continued)



- CHDOs may access general obligation bond funds on a project by project basis
- CHDOs have a set-aside under the Mortgage Assistance Program (MAP) for subsidizing homebuyers for their projects
- CHDOs have first right of refusal for Land Bank properties
- CHDOs may acquire tax foreclosed & surplus property under the Land Transfer Program



# CHDOs in Dallas

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- The City of Dallas currently has eighteen certified CHDOs which are certified annually
- Ten CHDOs are active and represent 100% of production
- The number of active CHDOs has not increased in the last five years but loans & commitments from the City of Dallas have increased from \$3.5 million to \$15 million
- The majority of CHDOs are engaged in single family development (new construction)
- A few CHDOs are engaged in special needs housing and multifamily rehabilitation



# CHDO Production

Fiscal Year	04-05	05-06	06-07	07-08	08-09
# of Homes Completed with City Assistance	80	101	39	61	71

Note#1 Numbers do not include any multifamily units produced

Note #2 – Of the 352 units produced over the last five years, 50% or 174 have been built by Habitat for Humanity



# Recommendations

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Recommendation #1- Effectively using the CHDO liaison to assist in interdepartmental concerns

- ◆ Les Allen, the CHDO liaison has been introduced to the CHDOs and is available for them to utilize-liaison will keep a record of all requested assistance and will report results to Committee
- ◆ The Housing Department will also continue to hold quarterly CHDO meetings at which the liaison will be available



# Recommendations

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## Recommendation #2 - MAP Program

- ◆ The Housing Department is recommending an increase in MAP assistance for CHDO produced units to \$25,000 along with a 50% set-aside of funds with partial releases of uncommitted funds at each quarter
- ◆ The Housing Department is working on new manuals for the MAP program which will contain clearer language regarding qualifications for homebuyers and a streamlined process for homebuyer clearance which will be ready by October 31, 2009



# Recommendations

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## Recommendation #3 - Land Bank

- ◆ The Housing Department does take recommendations from CHDOs with regard to priority lots
- ◆ The Housing Department will increase the set aside up to 100 priority lots of the 300 annual referrals to Linebarger for the CHDOs

## Recommendation #4 - Expand Performance Measures for CHDOs

- ◆ The Housing Department has developed a format for reporting under the operating assistance grant contracts that allow for the CHDO to report anything of significance in their business to the City
- ◆ With HUD funds paying for housing units, the production numbers will continue to be a focal point

# Recommendations

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## Recommendation #5 - Layoffs in City Attorney's Office & Housing

- ◆ There were no layoffs of attorneys working with the Housing Programs; however, one attorney retired
- ◆ The Housing Department staff will continue to diligently work with the CAO to provide information necessary for contract development, homebuyer closings, or any other legal document needs for CHDOs
- ◆ There were no layoffs in the Housing Department



# Recommendations

## Recommendation #6 & #9 - Creative Funding for CHDOs

- ◆ The Housing Department has included an additional \$1.3 M in development funds for CHDOs in FY 09-10 budget for a total of \$2.6 M
- ◆ The FY 09-10 budget also includes an interim financing program in an amount of \$700,000
- ◆ Operating Assistance Grants for \$400,000 and Housing Services Grants for \$100,000 are also included in next year's budget
- ◆ With regard to other financing assistance, the Housing staff will continue to brainstorm with the CHDOs, bankers, foundations, and other financing partners as to the exact product(s) to create for additional programs
- ◆ As the City is notified of NSP2, consideration will be given for grants as part of an overall subsidy strategy per homebuyer
- ◆ Bond initiatives will be discussed in the upcoming fiscal year



# Recommendations

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## Recommendation #7 - Marketing

- ◆ CHDO liaison will work with individual CHDOs to develop links via internet and help in accessing City employees

## Recommendation #8 - Expansion of NIP Boundaries

- ◆ Housing Department staff will research CHDO recommended areas bring recommendations regarding NIP areas to a future Housing Committee

## Recommendation #10 - Future Updates

- ◆ Housing Department recommends semi annual CHDO updates to Housing Committee



# Concern

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- Concern raised regarding slow pace of payments
- Actual 5 day average from submission to payment (see attachment)
- Only 10% submissions are held for additional information
- If we pay without meeting HUD requirements, we will have to repay with general funds
- Solution: We will hold training for the CHDOs to increase their knowledge and better ensure accuracy



# Upcoming Events

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- October 2009- MAP kickoff for FY 2009-2010
- October 2009- Award for Operating Assistance Grants & Housing Services Grants
- November 2009 – Quarterly CHDO Meeting and Training



# Attachments

- A. List of Currently Certified CHDOs
- B. Operating Assistance Grant Awards  
2004-2008
- C. Current CHDO Development Awards and  
Commitments
- D. CHDO Payment Schedule

**COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS  
CERTIFICATION LIST FOR FY 2009-10  
Updated -08/28/2009**

<b>CHDO</b>	<b>ALTERNATE ADDRESS</b>	<b>DATE CERTIFIED</b>
<p><b>Builders of Hope CDC</b> 333 N. Stemmons Frwy, Ste 100 Dallas, Texas 75207 Office (214) 920-9850 Fax (214) 630-5155 Norman Henry, President – ext. 7011 Theresa Canales, Director of Housing - ext. 7012 Dee Russell, Operations Manager – ext. 7014 E-mail: <a href="mailto:NHenry@BuildersOfHopeCDC.com">NHenry@BuildersOfHopeCDC.com</a> E-mail: <a href="mailto:DRussell@BuildersOfHopeCDC.com">DRussell@BuildersOfHopeCDC.com</a> E-mail: <a href="mailto:Tcanales@BuildersOfHopeCDC.com">Tcanales@BuildersOfHopeCDC.com</a></p>	<p>Mailing Address P.O. Box 224723 Dallas, Texas 75222-4723</p>	12/15/99
<p><b>Center for Housing Resources, Inc.</b> 3103 Greenwood St. Dallas, Texas 75204 Office (214) 828-4390 Fax (214) 828-4412 Don R. Bianchi, Treasurer Echo Weir, Program Administrator Terri Anderson (972) 567-4630 E-mail: <a href="mailto:terri_l_anderson@mns.com">terri_l_anderson@mns.com</a></p>		09/23/06
<p><b>Central Dallas Community Development Corp.</b> 2814 Main Street, Suite 102 Dallas, Texas 75226 Office (214) 573-2570 Fax (214) 573-2575 John Greenan, Executive Director - ext. 21 Johnice Woods, Dir. of Property Management – ext. 11 E-mail: <a href="mailto:jgreenan@cdm-hope.org">jgreenan@cdm-hope.org</a> E-mail: <a href="mailto:jwoods@cdm-hope.org">jwoods@cdm-hope.org</a></p>		01/09/03
<p><b>City Wide Community Development Corp.</b> 3440 South Polk, Suite B Dallas, Texas 75232 Office (214) 734-1670 Fax (214) 371-0887 Sherman Roberts, President E-mail: <a href="mailto:shermanlr@yahoo.com">shermanlr@yahoo.com</a></p>		05/21/07
<p><b>Citybuild Community Development Corp.</b> 14901 Quorum Dr., Suite 650 Dallas, Texas 75254-6760 Office (972) 820-5301 Fax (976) 661-0187 Jim Bell, President/Director Mary Anderwald, Board Secretary/Director Glen Rich, Cell: (469) 576-4002 Email: <a href="mailto:grich@glenrichenterprises.com">grich@glenrichenterprises.com</a></p>	<p>P.O. Box 260434 Plano, Texas 75026</p>	08/28/2009

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CERTIFICATION LIST FOR FY 2009-10  
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<b>CHDO</b>	<b>ALTERNATE ADDRESS</b>	<b>DATE CERTIFIED</b>
<p><b>Cornerstone Community Development Corp. Inc.</b> 2815 S. Ervay Street Dallas, Texas 75215 Office (214) 426-5468      Fax (214) 426-0512 Chris L. Simmons, President E-mail: <a href="mailto:cls12345@aol.com">cls12345@aol.com</a></p>	<p>Mailing Address P.O. Box 152551 Dallas, Texas 75315</p>	08/24/06
<p><b>Dallas City Homes</b> 729 N. Bishop Ave. Dallas, Texas 75208 Office (214) 943-9007      Fax (214) 948-4830 Karen Brooks-Crosby, President – ext. 106 Brandy Johnson – Administrative – ext. 108 E-mail: <a href="mailto:kcrosby@brixnstix.org">kcrosby@brixnstix.org</a> E-mail: <a href="mailto:bjohnson@brixnstix.org">bjohnson@brixnstix.org</a></p>	<p>Mailing Address P.O. Box 720307 Dallas, Texas 75272</p>	08/24/06
<p><b>Dallas Neighborhood Alliance for Habitat</b> 2800 N. Hampton Road Dallas, Texas 75212 Office (214) 678-2300      Fax (214) 678-2380 Scott Begin, Executive Director – ext. 2302 Kristen Schulz, Manager of Government Bill Hall, Manager of Mortgage Operations E-mail: <a href="mailto:bhall@dallas-habitat.org">bhall@dallas-habitat.org</a> Internet: <a href="http://www.dallas-habitat.org">www.dallas-habitat.org</a></p>		02/23/01
<p><b>East Dallas Community Organization</b> 4210 Junius Street Dallas, Texas 75246 Office (214) 515-9779      Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer – ext. 115 Rick Guerrero, Director of Operations – ext. 114 Jesse A. Banda, Homebuyer Consultant E-mail: <a href="mailto:geraldcarlton@msn.com">geraldcarlton@msn.com</a> E-mail: <a href="mailto:rginsite@msn.com">rginsite@msn.com</a> E-mail: <a href="mailto:jessebanda4@msn.com">jessebanda4@msn.com</a></p>	<p>Mailing Address P.O. Box 720307 Dallas, Texas 75372-0307</p>	10/09/97
<p><b>Forest Heights Neighborhood Development Corporation</b> 3203 Holmes St. Dallas, Texas 75215 Office (214) 426-7600      Fax (214) 426-7602 Liz Head, Executive Director E-mail: <a href="mailto:execdir_fhndc@att.net">execdir_fhndc@att.net</a></p>	<p>Mailing Address P.O. Box 25248 Dallas, Texas 75225</p>	02/13/97

**COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS  
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<b>CHDO</b>	<b>ALTERNATE ADDRESS</b>	<b>DATE CERTIFIED</b>
<b>GMP Development Corporation, Inc</b> 1403 Morrell Street Dallas, Texas 75203 Office (214) 946-4522 Fax (214) 946-3410 Roslynn McKenzie, Executive Director Cell (469) 245-2003 Email: <a href="mailto:Rozmc23@yahoo.com">Rozmc23@yahoo.com</a>		02/26/08
<b>LifeNet Community Behavioral Healthcare</b> 10405 E.Northwest Hwy., Suite 100 Dallas, Texas 75238 Office (214) 932-1932 Fax (214) 932-1978 Liam Mulvaney, President/CEO Traswell Livingston, Vice President Supportive Housing Email: <a href="mailto:lmulvaney@lifenettxas.org">lmulvaney@lifenettxas.org</a>		09/21/07
<b>Operation Relief Community Development Corporation</b> 2010 Grand Avenue Dallas, Texas 75215 Office (214) 421-5393 Fax (214) 421-7098 Jeff Hudson, CEO, cell (817) 771-9617 Email: <a href="mailto:jhudson@gcm-orc.org">jhudson@gcm-orc.org</a>		05/16/2000
<b>South Dallas/Fair Park Inncity Community Development Corporation</b> 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Director/Administrative/Manager LaVette Dudley, Business Develop. Director E-mail: <a href="mailto:dragsdale@icdc.biz">dragsdale@icdc.biz</a> E-mail: <a href="mailto:ldudley@icdc.biz">ldudley@icdc.biz</a>		08/17/92
<b>SouthFair Community Development Corporation</b> 2610 Martin Luther King Blvd Dallas, Texas 75215 Office (214) 421-1363 Fax (214) 421-1364 Lester Nevels, Executive Director Lee Sean Johnson, Office Manager -- ext. 21 E-mail: <a href="mailto:lrn1510@yahoo.com">lrn1510@yahoo.com</a> E-mail: <a href="mailto:leeseanjohnson@sbcglobal.net">leeseanjohnson@sbcglobal.net</a>	Mailing Address P.O. Box 150353 Dallas, Texas 75315	02/03/94

**COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS  
CERTIFICATION LIST FOR FY 2009-10**

*Updated -08/28/2009*

<b>CHDO</b>	<b>ALTERNATE ADDRESS</b>	<b>DATE CERTIFIED</b>
<b>Vecinos Unidos, Inc.</b> 3603 N. Winnetka Dallas, Texas 75212 Office (214) 761-1086      Fax (214) 761-0838 Rosa Lopez, Executive Director Macario Villanueva, Housing Manager E-mail: <a href="mailto:relopez@vecinosunidos.com">relopez@vecinosunidos.com</a> E-mail: <a href="mailto:mvillanueva@vecinosunidos.com">mvillanueva@vecinosunidos.com</a>		02/11/08
<b>4 E Community Development Corporation</b> 888 S. Greenville Avenue, Suite 139 Richardson, Texas 75081 Office (972) 437-3801      Fax (972) 437-3139 Edgar Michael Lee, Executive Director E-mail: <a href="mailto:mlee@operation-oasis.org">mlee@operation-oasis.org</a>	*CONDITIONS*	10/01/08
<b>2000 Rose Foundation, Inc</b> 2000 10 <sup>th</sup> Street Dallas, Texas 75208 Office (214) 941-1333      Fax (214) 944-5331 Kelly R. Wiley, Executive Director Alonzo Harris cell (214) 214-682-8796 E-mail: <a href="mailto:2000roses1@sbcglobal.net">2000roses1@sbcglobal.net</a>	*CONDITIONS*	03/25/09

## CHDO Operating Assistance Grant Awards Five Year Summary

Applicant	Prior Year Awards				
	2004	2005	2006	2007	2008
Builders of Hope	\$40,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Center for Housing Resources	\$0.00	\$0.00	\$0.00	\$0.00	--
Central Dallas CDC	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00	\$38,000.00
City Wide CDC	\$0.00	\$0.00	\$0.00	\$10,000.00	\$25,000.00
Cornerstone CDC	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$20,000.00
Dallas City Homes	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$40,000.00
EDCO	\$50,000.00	\$40,000.00	\$50,000.00	\$50,000.00	\$48,000.00
Forest Heights NDC	\$50,000.00	\$50,000.00	\$0.00	\$20,000.00	\$15,000.00
Frazier Berean Group	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
GMP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Habitat	\$50,000.00	\$41,350.00	\$50,000.00	\$50,000.00	\$50,000.00
ICDC	\$50,000.00	\$40,000.00	\$50,000.00	\$50,000.00	\$50,000.00
LifeNet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Economic Dev.	\$0.00	\$10,000.00	\$15,000.00	\$10,000.00	--
Operation Relief Center	\$50,000.00	\$40,000.00	\$0.00	\$0.00	--
Presbyterian	\$10,000.00	\$20,000.00	\$15,000.00	\$0.00	--
Southfair CDC	\$40,000.00	\$40,000.00	\$30,000.00	\$40,000.00	\$35,000.00
UPCDC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Vecinos	\$50,000.00	\$25,000.00	\$20,000.00	\$15,000.00	\$15,000.00
<b>Total</b>	<b>\$440,000.00</b>	<b>\$446,350.00</b>	<b>\$385,000.00</b>	<b>\$410,000.00</b>	<b>\$396,000.00</b>

**2008-09 CHDO Project Status & Production Report**  
as of 09/15/09

**Builders of Hope**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2004-05	6	Eagle Ford-New Construction	59	\$ 615,940.00	\$ 610,630.20	5,309.80	99%	52 homes const.& sold; about 7 remain to be const/sold
ID#7480		HOME-5200 Blk Chippewa						
2007	6	Scattered Sites-West Dallas	5	\$ 100,000.00	\$ 15,300.00	84,700.00	15%	Contract executed;first home ready for closing
ID#9040		HOME						
2009	8	Prairie Creek	55	\$ 500,000.00	\$ 500,000.00	0.00	100%	Property purchased
ID#10041								
2009	6	Eagle Ford-2111 & 2115 Ingersoll	2	\$ 68,785.00	\$ -	68,785.00	0%	Preparing CAO package.
#10193		HOME						
	6	Eagle Ford Pre-Dev.-EDI	N/A	298,230.00	266,498.33	31,731.67	89%	This loan is being paid back through sales of the homes
				\$ 1,582,955.00	\$ 1,392,428.53	\$ 190,526.47	88%	

**Central Dallas CDC**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2005-06	4	Reiger Ave. Apartments	16 MF	\$ 370,061.48	\$ 370,061.48	0.00	100%	Project complete; transfer to compliance
ID#9759		lots have not been identified						
				\$ 370,061.48	\$ 370,061.48	0.00	100%	

**City Wide CDC**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2008	4	Serenity House	24 MF	\$ 50,000.00	\$ 46,380.40	3,619.60	92%	Contract executed;land purchased
ID#9747		Kiest						
				\$ 50,000.00	\$ 46,030.40	3,969.60	92%	

**Cornerstone CDC**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2008	7	Erway Project	3 SF	\$ 120,000.00	\$ 120,000.00	0.00	100%	Homes are built; Sales are a problem;Meeting with Cornerstone mid-July
ID#9716		HOME						
2008	7	South Blvd Townhomes	6 SF	\$ 180,000.00	\$ -	180,000.00	0%	Contract executed.
				\$ 300,000.00	\$ 120,000.00	180,000.00	33%	

**Dallas City Homes**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
1999-00 ID#5689	7	Hasty Street 2300 Blk of Hasty & 7700 Blk Bar X	21 SF	\$ 190,000.00	\$ 190,000.00	0.00	100%	19 homes built and sold; 2 remaining to sell: Modifying contract to increase budget add \$40,000 for d/p asst for 7716 Bar X and 2364 Hasty
2001-02 ID#6292	1	Catabwa 400-404 N. Lancaster	16 C	\$ 92,968.00	\$ 92,968.00	0.00	100%	On hold: DCH has not developed this project due to market conditions and financial challenges: Need fix; Karen to come in to talk to JK 5/19/09; not enough equity investment to move forward
2000 ID#6293	1	Saragosa 303-307 Eighth; 312 Patton	10 C	\$ 297,000.00	\$ 297,000.00	0.00	100%	10 units completed; 1 sold; contract modified for lease-purchase
2004-05 ID#8290	1	Jubilee	6 SF	\$ 55,000.00	\$ 27,801.89	\$ 2,198.11	93%	3 units completed; 4 Land Bank lots purchased; modification being requested to add \$75,000
2009 ID#10116	7	Scattered Sites		\$ -	\$ -	\$ -	0%	Contract modification request pending
2007 ID#9200	1	Asher Point 511 N. Lancaster	7	\$ 150,000.00	\$ 42,100.68	\$ 107,899.32	28%	On hold: DCH has not developed this project due to market conditions and financial challenges: Need fix; Karen to come in to talk to JK 5/19/09; not enough equity investment to move forward

**Dallas Neighborhood Alliance for Habitat**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2007 ID #8797	3	West Dallas III-Land Bank-Infill	27 SF	\$ 75,000.00	\$ 75,000.00	\$ -	100%	21 homes const.& sold;2 pending sale;1 under const;3 lots remain
2007 ID#8605	3	HMK-Infill Lots	12 SF	\$ 205,000.00	\$ 205,000.00	\$ -	100%	10 homes completed & sold; 2 remaining for sale;contract extended
2007 ID#8789	4 & 7	Rochester Park	15 SF	\$ 108,653.00	\$ 108,653.00	\$ -	100%	1 home remaining to be built; funds spent on acquisition; originally ORC project
2008 ID#9683	4	2730, 2919 & 3007 Dorris; 2717, 2910 & 2919 Silkwood; 2811, 2914, 2818, 2805, 2626 & 2923 Rochester; and 2718 Valentine Exeter	8 SF	\$ 160,000.00	\$ 160,000.00	\$ -	100%	all 8 homes completed
2008 ID #9578	7	Frazier Single Family HOME	40 SF	\$ 1,460,000.00	\$ 1,160,000.00	\$ 300,000.00	79%	Contract executed; First 10 properties completed;build out continuing late 2009
2008 ID #10042	6	Greenleaf II	11 SF	\$ 220,000.00	\$ 220,000.00	\$ -	100%	Contract executed;all eleven homes completed.
2009 TD #10056		Scattered Sites	11 SF	\$ 330,000.00	\$ -	\$ 330,000.00	0%	Contract being executed
				\$ 2,558,653.00	\$ 1,928,653.00	\$ 630,000.00	75%	

**East Dallas CDC-EDCO**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2007 ID#8404	7	Bexar Street North Townhomes 5300-5400 Bexar Street	29	\$ 1,100,000.00	\$ 268,231.42	831,768.58	24%	Phase I near completion: 4 units affordable from first 8 units
2007 ID#9041	2	EDCO Accessible Homes 1320 Grigsby II	3 SF	\$ 90,000.00	\$ 90,000.00	0.00	100%	Completed
2007 ID#9380	4	Claude Street-New Construction 1101 Claude-HOME	4 SF	\$ 112,500.00	\$ 22,500.00	90,000.00	20%	Construction on one home underway
2008 ID#9712	2	Scurry	2 SF	\$ 60,000.00	\$ 60,000.00	0.00	100%	Completed
2009 ID#10115	1	Silver Home-Rehab HOME	1 SF	\$ 35,000.00	\$ 27,000.00	35,000.00	77%	Contract Executed: Home Complete; Closing scheduled
2009	8	Thornton Heights-Acquisition CDBG		\$ 300,000.00	\$ -	\$ 300,000.00	0%	CAO for contract draft
				1,697,500.00	467,731.42	1,256,768.58	32%	

**ICDC**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
1999-00	7	Meadows 3500 Meadows	19	\$ 506,782.98	\$ 506,782.98	\$ -	100%	Completed
2003-04 ID#8182	7	Meadows II 3500 Bik Meadow	19 SF	\$ 183,300.00	\$ 183,300.00	\$ -	100%	Site work complete: need builder selected: need to rework loan:need new proforma
2008 ID #9578	7	Frazier Single Family HOME	11 SF	\$ 291,500.00	\$ 291,500.00	\$ -	0%	Contract executed; 11 properties completed
				981,582.98	981,582.98	0.00	100%	

**LEAD**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2004-05 ID#8181	7	Lead CDC Afr. Hsg. 4831 Dolphinn, 3415 Detonte	2 SF	44,916.00	44,916.00	0.00	100%	One home complete on Dolphin;problems with closing homebuyer;contract will be extended to allow lease-purchase;need to put leasee on credit counseling program; Detonte reverted back to land bank
				44,916.00	44,916.00	0.00	100%	

**Operation Relief Center**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2000-01	5	Scammel	20 SF	700,000.00	700,000.00	0.00	100%	Coronado Assets has 14 homes completed; 6 closed; 3 affordable units
ID#5666		2820 Scammel (before replat)		700,000.00	700,000.00	0.00	100%	

**Southfair**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2000-01	4	Laureland	18 SF	42,298.80	42,298.80	0.00	100%	Project Closed on IDIS-Project Cancelled
ID#5492		300 Blk of W. Laureland						
2002-03	7	Park Row	30SF	620,007.00	602,260.18	17,746.82	97%	Loan modification adding (\$306,000) in CAO; two spec. homes built
ID#5956		2800 Blk Thomas Tolbert; 2803,2829 and 2835 South Blvd.						
2008	7	Park Row II	2 SF	110,000.00	90,000.00	20,000.00	82%	Contract Executed; Acquisition complete; Demolition approved
ID#9748				772,305.80	644,558.98	37,746.82	83%	

**Forest Heights NDC**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2004-05	7	Strategic Infill Project "05" houses	6	110,000.00	110,000.00	0.00	71%	5 homes completed; 4 sold; 1 lease-purchase 3212 Cleveland need to track
ID#8170		3208-14 Cleveland, 3404 Holmes						
2008	7	Coleman Homes	2	60,000.00	60,000.00	0.00	100%	Construction completed
ID#10156		HOME						
2009	7	Coleman Homes-Lease Purchase	2	0.00	0.00	0.00	0%	Request to modify contract for Lease/Purchase. To CAO 07/15/09.
		HOME	1	20,000.00	0.00	20,000.00	0%	Docs signed
		Peabody-HOME		190,000.00	170,000.00	20,000.00	89%	

**Vecinos Unidos**

Award Year	Council District	Project Name/Address	Units Pro	Development Award	Total Amount Drawn	Balance	% Drawn	STATUS
2002-03	3	Scattered Sites	5 SF	\$150,000.00	\$35,773.86	114,226.14	24%	Contract reworked; One home completed and sold; stalled on other buildouts
ID#6816		1923 Pueblo, 1804 Morris, 1804 Shaw, 1808 Shaw, 1730 Dennison		\$150,000.00	\$35,773.86	114,226.14	24%	

CHDO PAYMENTS - FROM FEBRUARY 09 - AUGUST 18, 2009

VENDOR	REC'D DATE	INV SUB DATE	PAID DATE	CK/EFT#	AMOUNT	PROBLEMS
BUILDERS OF HOPE	1/13/2009	2/19/2009	2/20/2009	2190096876	\$12,000.00	Check reissued to Builders of Hope.
BUILDERS OF HOPE	1/14/2009	2/18/2009	2/19/2009	2190096836	\$8,993.35	Original Check issued 1/13/09
BUILDERS OF HOPE	2/5/2009	2/5/2009	2/13/2009	96582	4,140.47	Check reissued to Builders of Hope.
BUILDERS OF HOPE	2/6/2009	2/6/2009	2/17/2009	96679	21,619.80	
BUILDERS OF HOPE	2/10/2009	2/11/2009	2/19/2009	96836	10,283.62	
BUILDERS OF HOPE	2/13/2009	2/17/2009	2/20/2009	96899	3,501.95	
BUILDERS OF HOPE	2/24/2009	2/24/2009	3/4/2009	97244	16,746.30	
BUILDERS OF HOPE	3/16/2009	3/17/2009	3/23/2009	2190098007	\$6,979.22	Original Check issued 1/15/09
BUILDERS OF HOPE	3/20/2009	3/20/2009	3/25/2009	98099	8,802.90	
BUILDERS OF HOPE	3/25/2009	3/25/2009	3/26/2009	97244	3,501.95	
BUILDERS OF HOPE	4/2/2009	4/2/2009	4/7/2009	2190098520	\$8,280.95	Original Check issued 1/15/09
BUILDERS OF HOPE	4/3/2009	4/3/2009	4/7/2009	98519	18,657.00	
BUILDERS OF HOPE	4/7/2009	4/7/2009	4/9/2009	98637	11,340.00	
BUILDERS OF HOPE	4/16/2009	4/16/2009	4/20/2009	98992	8,750.00	
BUILDERS OF HOPE	4/20/2009	4/21/2009	4/24/2009	99276	10,568.95	
BUILDERS OF HOPE	4/28/2009	4/28/2009	5/7/2009	99424	3,960.00	
BUILDERS OF HOPE	5/6/2009	5/6/2009	5/11/2009	99822	11,454.30	
BUILDERS OF HOPE	5/19/2009	5/19/2009	5/21/2009	100305	20,150.10	
BUILDERS OF HOPE	5/20/2009	5/20/2009	6/1/2009	100564	6,924.93	
BUILDERS OF HOPE	6/11/2009	6/11/2009	6/16/2009	101248	17,633.70	
BUILDERS OF HOPE	6/11/2009	6/11/2009	6/16/2009	101248	11,292.30	
BUILDERS OF HOPE	6/26/2009	6/26/2009	6/30/2009	101853	11,454.30	
BUILDERS OF HOPE	7/10/2009	7/13/2009	7/14/2009	102261	4,973.05	
BUILDERS OF HOPE	7/15/2009	7/15/2009	7/21/2009	102545	20,150.10	
BUILDERS OF HOPE	7/16/2009	7/16/2009	7/21/2009	102546	3,000.00	
BUILDERS OF HOPE	7/22/2009	7/22/2009	7/28/2009	102784	15,275.70	
BUILDERS OF HOPE	7/23/2009	7/23/2009	7/29/2009	102863	8,802.90	
BUILDERS OF HOPE	8/14/2009	8/14/2009	8/19/2009	103662	11,454.30	
CENTRAL DALLAS COMMUNITY DEV. COR.	2/2/2009	2/3/2006	2/10/2009	96393	25,670.98	
CENTRAL DALLAS COMMUNITY DEV. COR.	2/24/2009	2/24/2009	3/3/2009	97213	12,376.44	
CENTRAL DALLAS COMMUNITY DEV. COR.	2/25/2009	2/26/2009	3/3/2009	97213	23,662.51	
CENTRAL DALLAS COMMUNITY DEV. COR.	3/30/2009	3/30/2009	3/31/2009	98340	25,411.39	
CENTRAL DALLAS COMMUNITY DEV. COR.	6/1/2009	6/2/2009	6/4/2009	100779	12,031.23	
CITY WIDE COMMUNITY DEV. CORP.	3/3/2009	3/3/2009	3/6/2009	97334	3,800.00	
CITY WIDE COMMUNITY DEV. CORP.	3/16/2009	3/16/2009	3/26/2009	98172	6,280.00	
CITY WIDE COMMUNITY DEV. CORP.	4/10/2009	4/14/2009	4/16/2009	98910	4,659.25	
CITY WIDE COMMUNITY DEV. CORP.	5/15/2009	5/18/2009	5/20/2009	97334	3,800.00	
CITY WIDE COMMUNITY DEV. CORP.	5/22/2009	5/26/2009	5/28/2009	100535	5,430.00	
CITY WIDE COMMUNITY DEV. CORP.	7/1/2009	7/1/2009	7/9/2009	102127	1,030.75	

CHDO PAYMENTS - FROM FEBRUARY 09 - AUGUST 18, 2009

VENDOR	REC'D DATE	INV SUB DATE	PAID DATE	CK/EFT#	AMOUNT	PROBLEMS
CORNERSTONE COMMUNITY DEV. CENTER	4/30/2009	4/30/2009	5/4/2009	99581	14,768.35	
DALLAS CITY HOMES INC	2/10/2009	2/11/2009	2/12/2009	96548	18,831.07	
DALLAS CITY HOMES INC	3/3/2009	3/3/2009	3/6/2009	97319	6,746.79	
DALLAS CITY HOMES INC	3/16/2009	3/18/2009	3/20/2009	2190097897	\$1,844.10	
DALLAS CITY HOMES INC	5/13/2009	5/21/2009	5/22/2009	5220100352	\$1,606.82	
DALLAS NEIGHBORHOOD ALLIANCE	2/2/2009	2/2/2009	2/4/2009	447182	\$28,000.00	
DALLAS NEIGHBORHOOD ALLIANCE	2/24/2009	2/25/2009	3/3/2009	453480	60,000.00	
DALLAS NEIGHBORHOOD ALLIANCE	3/10/2009	3/17/2009	3/18/2009	456574	\$28,094.30	
DALLAS NEIGHBORHOOD ALLIANCE	3/10/2009	3/17/2009	3/18/2009	456574	\$30,000.00	
DALLAS NEIGHBORHOOD ALLIANCE	3/10/2009	3/17/2009	3/18/2009	456574	\$24,000.00	
DALLAS NEIGHBORHOOD ALLIANCE	3/20/2009	3/23/2009	3/25/2009	457818	\$9,000.00	
DALLAS NEIGHBORHOOD ALLIANCE	3/25/2009	3/25/2009	3/30/2009	458858	60,000.00	
DALLAS NEIGHBORHOOD ALLIANCE	4/16/2009	4/21/2009	4/22/2009	463599	\$21,892.68	
DALLAS NEIGHBORHOOD ALLIANCE	4/27/2009	4/27/2009	4/29/2009	464950	50,000.00	
DALLAS NEIGHBORHOOD ALLIANCE	5/13/2009	5/18/2009	5/19/2009	468704	\$5,596.02	
DALLAS NEIGHBORHOOD ALLIANCE	5/19/2009	5/20/2009	5/21/2009	469208	\$6,053.43	
DALLAS NEIGHBORHOOD ALLIANCE	8/7/2009	8/10/2009	8/12/2009	485296	64,424.55	
DALLAS NEIGHBORHOOD ALLIANCE	8/12/2009	8/12/2009	8/14/2009	485855	20,008.60	
EAST DALLAS COMMUNITY DEV	1/30/2009	2/2/2009	2/4/2009	95997	29,966.66	
EAST DALLAS COMMUNITY DEV	3/5/2009	3/5/2009	3/9/2009	97365	2,250.00	
EAST DALLAS COMMUNITY DEV	3/6/2009	3/9/2009	3/11/2009	97494	12,839.58	
EAST DALLAS COMMUNITY DEV	3/9/2009	3/9/2009	3/11/2009	97494	15,849.60	
EAST DALLAS COMMUNITY DEV	3/26/2009	3/26/2009	3/30/2009	2190098234	\$85,874.40	
EAST DALLAS COMMUNITY DEV	3/31/2009	3/31/2009	4/1/2009	98333	4,525.00	
EAST DALLAS COMMUNITY DEV	4/9/2009	4/10/2009	4/14/2009	2190098751	\$17,648.00	
EAST DALLAS COMMUNITY DEV	4/17/2009	4/23/2009	4/24/2009	2190099261	\$5,000.00	
EAST DALLAS COMMUNITY DEV	4/23/2009	4/24/2009	4/28/2009	2190099370	\$29,430.00	
EAST DALLAS COMMUNITY DEV	5/13/2009	5/21/2009	5/22/2009	5220100361	\$9,000.00	
EAST DALLAS COMMUNITY DEV	5/15/2009	5/18/2009	5/19/2009	5190100174	\$1,155.50	
EAST DALLAS COMMUNITY DEV	6/2/2009	6/2/2009	6/4/2009	100772	668.76	
EAST DALLAS COMMUNITY DEV	6/3/2009	6/3/2009	6/8/2009	100871	27,000.00	
EAST DALLAS COMMUNITY DEV	7/7/2009	7/7/2009	7/9/2009	102108	20,000.00	
EAST DALLAS COMMUNITY DEV	7/9/2009	7/9/2009	7/14/2009	102268	4,308.00	
EAST DALLAS COMMUNITY DEV	7/16/2009	7/16/2009	7/20/2009	102475	14,613.70	
FOREST HEIGHTS NEIGHBORHOOD DEV.	3/5/2007	3/5/2009	3/11/2009	454961	6,124.08	
FOREST HEIGHTS NEIGHBORHOOD DEV.	4/6/2009	4/6/2009	4/10/2009	461345	22,000.00	
FOREST HEIGHTS NEIGHBORHOOD DEV.	6/8/2009	6/9/2009	6/11/2009	473236	31,000.00	
FOREST HEIGHTS NEIGHBORHOOD DEV.	6/15/2009	6/16/2009	6/18/2009	479701	969.70	
FOREST HEIGHTS NEIGHBORHOOD DEV. 9/14/2009	6/25/2009	6/25/2009	6/30/2009	477211	20,000.00	

CHDO PAYMENTS - FROM FEBRUARY 09 - AUGUST 18, 2009

VENDOR	REC'D DATE	INV SUB DATE	PAID DATE	CK/EFT#	AMOUNT	PROBLEMS
FRAZIER BEREAN GROUP	2/24/2009	2/25/2009	3/3/2009	97226	\$2,000.00	
FRAZIER BEREAN GROUP	3/12/2009	3/12/2009	3/16/2009	97717	\$800.00	
SOUTH DALLAS FAIR PARK	2/19/2009	2/19/2009	3/5/2009	97277	6,213.20	
SOUTH DALLAS FAIR PARK	3/5/2009	3/5/2009	3/9/2009	2190097356	\$8,100.00	
SOUTH DALLAS FAIR PARK	3/12/2009	3/12/2009	3/17/2009	97766	14,150.00	
SOUTH DALLAS FAIR PARK	3/16/2009	3/17/2009	3/23/2009	2190098005	\$7,738.66	
SOUTH DALLAS FAIR PARK	4/9/2009	4/10/2009	4/14/2009	2190098749	\$1,500.00	
SOUTH DALLAS FAIR PARK	4/14/2009	4/15/2009	4/14/2009	98990	4,301.08	
SOUTH DALLAS FAIR PARK	4/17/2009	4/20/2009	4/23/2009	99226	5,301.08	
SOUTH DALLAS FAIR PARK	5/6/2009	5/6/2009	5/8/2009	5190099767	\$1,200.00	
SOUTH DALLAS FAIR PARK	6/15/2009	6/15/2009	6/19/2009	101483	5,450.01	
SOUTH DALLAS FAIR PARK	6/22/2009	6/22/2009	6/26/2009	101737	5,898.80	
SOUTH DALLAS FAIR PARK	8/4/2009	8/4/2009	8/6/2009	103114	6,457.51	
SOUTHFAIR COMMUNITY DEV. CORP.	2/20/2009	2/23/2009	2/25/2009	97059	19,949.98	
SOUTHFAIR COMMUNITY DEV. CORP.	3/26/2009	3/26/2009	3/30/2009	98270	12,100.00	
VECINOS UNIDOS, INC.	3/16/2009	3/17/2009	3/18/2009	2190097837	\$5,000.00	