

# Affordable Home Ownership in the Five Mile Neighborhood

Catholic Housing Initiative, in partnership with the City of Dallas, is developing new homes in the Five Mile neighborhood of Dallas.

Featuring desirable home amenities, and convenient to the VA Hospital, downtown Dallas, the Ledbetter DART rail station, and with views of downtown Dallas, this developing neighborhood is ideal for people who want to purchase an affordable home and build equity to support their future dreams.



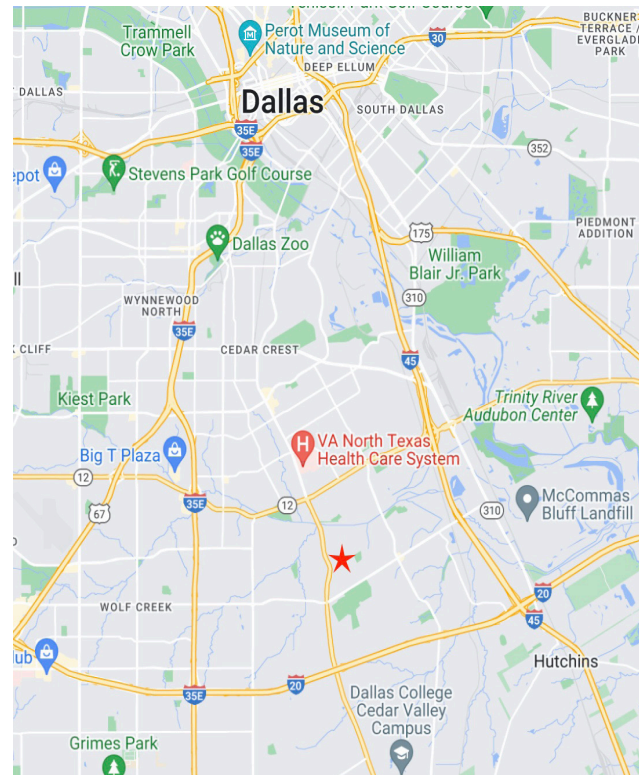
## ABOUT THE PROJECT

The City of Dallas promotes home ownership by selling infill lots to developers that agree to build a quality home and sell the home at a discounted price to buyers with targeted incomes. We expect to deliver about 20 three-bedroom/two-bath/two-car garage homes under this program beginning in Spring 2023 for \$232,500 each.

## ELIGIBILITY

Buyers must be approved by the City of Dallas, must qualify for a mortgage loan, and must demonstrate they can afford and sustain the home. Typically, this will be a first-time home purchase for prospective buyers.

New homes are available to low- and moderate-income households. Low-income buyers, who earn 60 to 80% of



## Home Amenities:

- Energy Star® compliant appliances and fixtures
- Granite countertops
- Carpet, ceramic tile, and laminate plank flooring
- Double-pane windows
- Nine-foot ceilings
- Two-car garage
- Ceiling fans
- All LED lighting
- Brick, stone, and pre-painted wood exteriors
- Yard installed with grass sod, perennial flowers, and tree
- Six-foot cedar fence

the Area Median income, must apply for down payment assistance up to \$50,000 through the City of Dallas Homebuyer Assistance Program (DHAP). DHAP assistance carries a deed restriction of up to 15 years (buyers must use the home as their primary residence during this period). Moderate-income buyers earning up to 120% of Area Median Income may also qualify for a new home, but they will not qualify for additional assistance, and the deed restriction is reduced to five years.

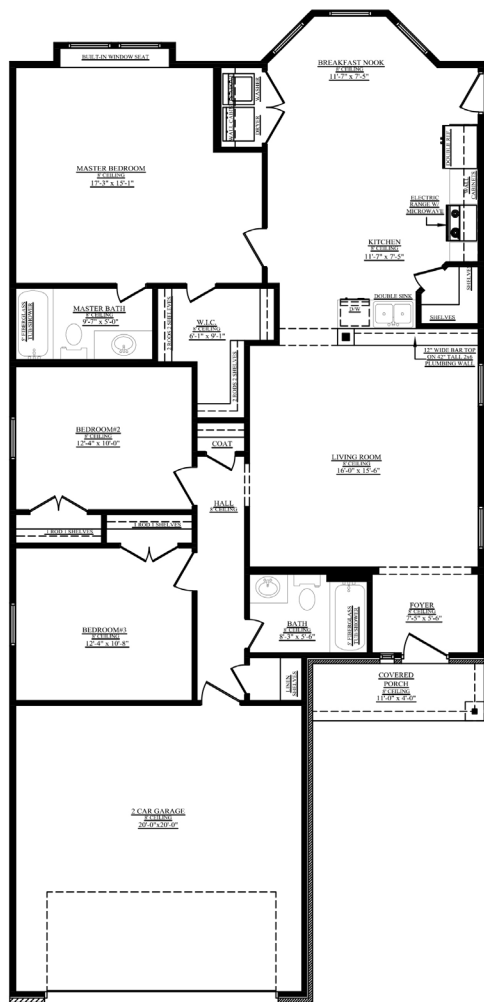
Buyers in certain public-service careers or buyers who are 10-year City of Dallas residents with incomes up to 120% of Area Median Income may also qualify for DHAP. Ask for details.

## STEPS TO HOME OWNERSHIP

Preference is given to buyers who meet the following criteria: (1) buyers with one family member who has lived in Five Mile within the last five years; (2) buyers who do not use a buyer's agent; or (3) buyers with a household size of two or more. If no buyers match one or more of these criteria, we will select the first qualified buyer to submit an offer during the offer window.

## All eligible buyers must follow these three steps:

1. Contact Keller Williams realtor, Paulette Mahome, who is marketing the home purchase opportunities within Five Mile and beyond, at (214) 577-0738.
2. Get prequalified for a mortgage. We have two preferred lenders – Chase Bank and Origin Bank – both of which are familiar with City of Dallas approval process and down payment assistance programs.
3. Get prequalified by the City of Dallas. Go to [www.dallascityhall.com/DHAP](http://www.dallascityhall.com/DHAP) to apply or call 214-670-3644.



## About the Developer

Notre Dame Place, Inc. is a community-led non-profit corporation and a Community Housing Development Organization (CHDO) recognized by the City of Dallas. Notre Dame Place, Inc. is affiliated with other affordable housing developments with common leadership and is known collectively as the Catholic Housing Initiative.

## About the Builders

Notre Dame Place, Inc. has contracted with two builders to build the homes at a fixed price using our plans and specifications.

## Resources

### **Paulette Mahome, Realtor**

Keller Williams Realty - Best Southwest  
2010 N. Hampton Road, Suite 300  
DeSoto, TX 75115  
214.577.0738 (mobile)  
paulettmahome@gmail.com

### **Marcy Perez**

Mortgage Loan Officer  
Origin Bank  
434 W. 12th Street  
Dallas, Texas 75208  
469.263.3451 (mobile)  
mperez@origin.bank

### **Tracie R. Harris**

Community Home Lending Advisor  
Chase Bank  
6300 Harry Hines Blvd.  
Dallas, Texas 75235  
214-682-5501 (mobile)  
tracie.r.harris@chase.com



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