



CHI with City and County Partners Deliver Seven New Affordable, Single-Family Homes in Five Mile Neighborhood

First-time homeownership now a possibility for low- and moderate-income families

DALLAS (June 25, 2024) – Catholic Housing Initiative (CHI), in partnership with the City of Dallas and Dallas County, is making affordable homeownership a reality for low- and moderate-income buyers in the Five Mile neighborhood of Dallas.

The public-private partnership, which launched in 2021, has spurred development of new single-family homes in an underdeveloped neighborhood. CHI is under a contract to purchase land bank lots from the City of Dallas. In exchange, CHI is building up to 99 three-bedroom, two bath, two-car garage, 1,500-square-foot homes to be sold to buyers with targeted household income levels of 60-120% of area median income (AMI).

“Homeownership is better for families than renting, because it allows them to build wealth in multiple ways,” says Dallas Mayor Pro Tem Tennell Atkins. “Yet, for too long, homeownership has been out of reach for so many families due to skyrocketing costs.”

To date, CHI has purchased 35 lots and built and sold 25 homes, with an additional 10 lots under construction. CHI has an order to purchase the next set of 20 lots by this fall, with full completion of the project in the next two years. The private home sell-through will yield approximately \$20 million in new investment in the neighborhood when completed.

The unique partnership has allowed CHI, as the home developer, to pass on the savings achieved through the land purchase directly to the homebuyer. As a nonprofit organization focused on developing quality, affordable housing, CHI is today offering homes at the below-market price of \$239,000. CHI is using loans from Inwood Bank and its own equity to build the homes.

Through the City of Dallas Homebuyer Assistance Program (DHAP), low-income homebuyers (60 to 80% of AMI) have access to down payment assistance up to \$50,000, creating instant equity in the home and making monthly mortgage payments even more affordable. Owners also can get a homestead exemption worth \$1,500 per year in property tax savings.

DHAP assistance carries a deed restriction of up to 15 years, during which time buyers must use the home as their primary residence. For moderate-income homebuyers (up to 120% of AMI), the deed restriction is reduced to five years. The deed restrictions motivate buyers to stay put and let the market appreciate around them while enjoying the benefits of quality housing.

“This developing neighborhood is ideal for people who want to purchase an affordable home and build equity to support their future dreams,” says Joe Dingman, co-founder, treasurer, and advisory director for CHI. “And it’s only possible due to the partnership with and investment of the City of Dallas and Dallas County,” he added.

Due to years of disinvestment, the Five Mile neighborhood was held back by utility service gaps. Dallas County stepped in to solve this problem by providing an ARPA grant of \$1.5 million to help complete the neighborhood infrastructure. The City of Dallas is currently working on four other water/wastewater projects in the neighborhood.

“This is a model example of public entities working together with private entities to make Dallas a better place to live, work, and create multigenerational wealth in families that have been overlooked for too long,” said Dallas County Commissioner John Wiley Price.

The project is rooted in the local community, employing two local builders for construction of the homes and a local broker who is selling the homes, all of whom have multiple connections to the neighborhood and community. Additionally, CHI is employing a local utility contractor to perform the utility work.

CHI and its partners will host a **ribbon cutting ceremony on Tuesday, June 25, 2024, at 10 a.m.** to mark the delivery of seven new homes. The event, which is open to the public, will take place at **6125 Kemrock Drive in Dallas**, with tours of the home to follow.

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About Catholic Housing Initiative (CHI): CHI owns and develops quality, affordable housing for low to moderate-income seniors, families, individuals, and our communities’ most vulnerable, the homeless. They are dedicated to the creation and preservation of affordable housing and ensuring a high quality of life for our residents. CHI has invested nearly \$190 million in affordable housing since 1992, adding 1,640 affordable homes and apartments to the market, in addition to providing housing for over 440 formerly homeless individuals.

As a nonprofit organization committed to housing, CHI reinvests its excess revenues into its charitable mission and has a business model to position the organization as one of the most effective, nonprofit affordable housing developers in Dallas County. For more information, please visit www.chidallas.org.

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