LIHTC SITES

Precision site selection for LIHTC development

SITE ANALYSIS

9500 Bruton Rd

Companion to **Dallas Public Land**

Prepared by LIHTC Sites, an Urbanize company

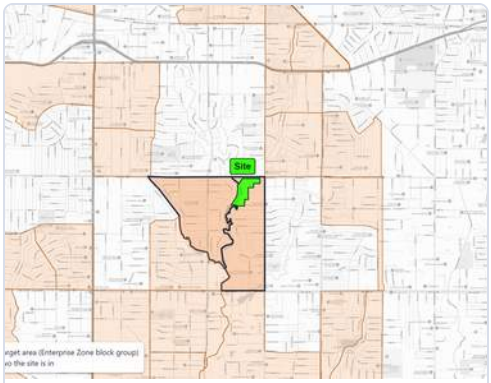
October 2026

The score

16 of 16 for family housing and 16 of 16 for senior housing: the top 9% site score for both.

LIHTC Sites scores every parcel in Texas against the 2027 rules. Three site items decide where a site ranks, and together they are worth 16 points. This tract, owned by the City of Dallas, scores all 16 whether the development is for families or for seniors (TDHCA's Elderly population).

16 of 16	7	4	5
Family 16 Senior 16	Revitalization	Proximity to jobs	Underserved area



7 POINTS

Revitalization

Inside a City target area, on a tract the Council bought in 2023 for new housing or commercial development.

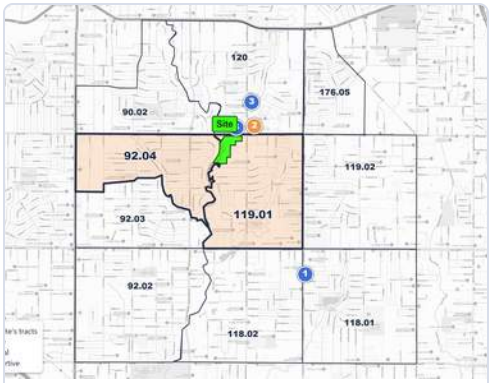
Page 6

4 POINTS

Proximity to jobs

67,647 jobs within five miles on the Census Bureau's own tool. The rule asks for 10,000.

Page 7



5 POINTS

Underserved area

No tax credit development of any kind stands in either of the site's census tracts on TDHCA's inventory.

Page 8

TIE BREAKER

3,205 ft

the sum of the three shortest distances; the lower sum wins a tie

262 ft
School: School for Talented and Gifted at Pleasant Grove

608 ft
Pharmacy: LifeCare Pharmacy of Dallas

2,335 ft
Park: St. Augustine Park

18.4
acres
one owner: the City of Dallas

30%
basis boost
in a Qualified Census Tract

16 / 16
family / senior
the same 16 points whichever population the development serves

5
council district
Jaime Resendez

Each picture in this report is marked as a screenshot of an agency's own page, a page of a public document, or a map drawn here from the record its caption names.

The site

18.4 acres of vacant land on Bruton Rd, owned by the City of Dallas.

1 **The parcel on the aerial** MAP

Google imagery; outline from the Dallas Central Appraisal District parcel layer, account 00670700010010000

18.4
acres
one parcel, no buildings

City
of Dallas owns it
bought in 2023

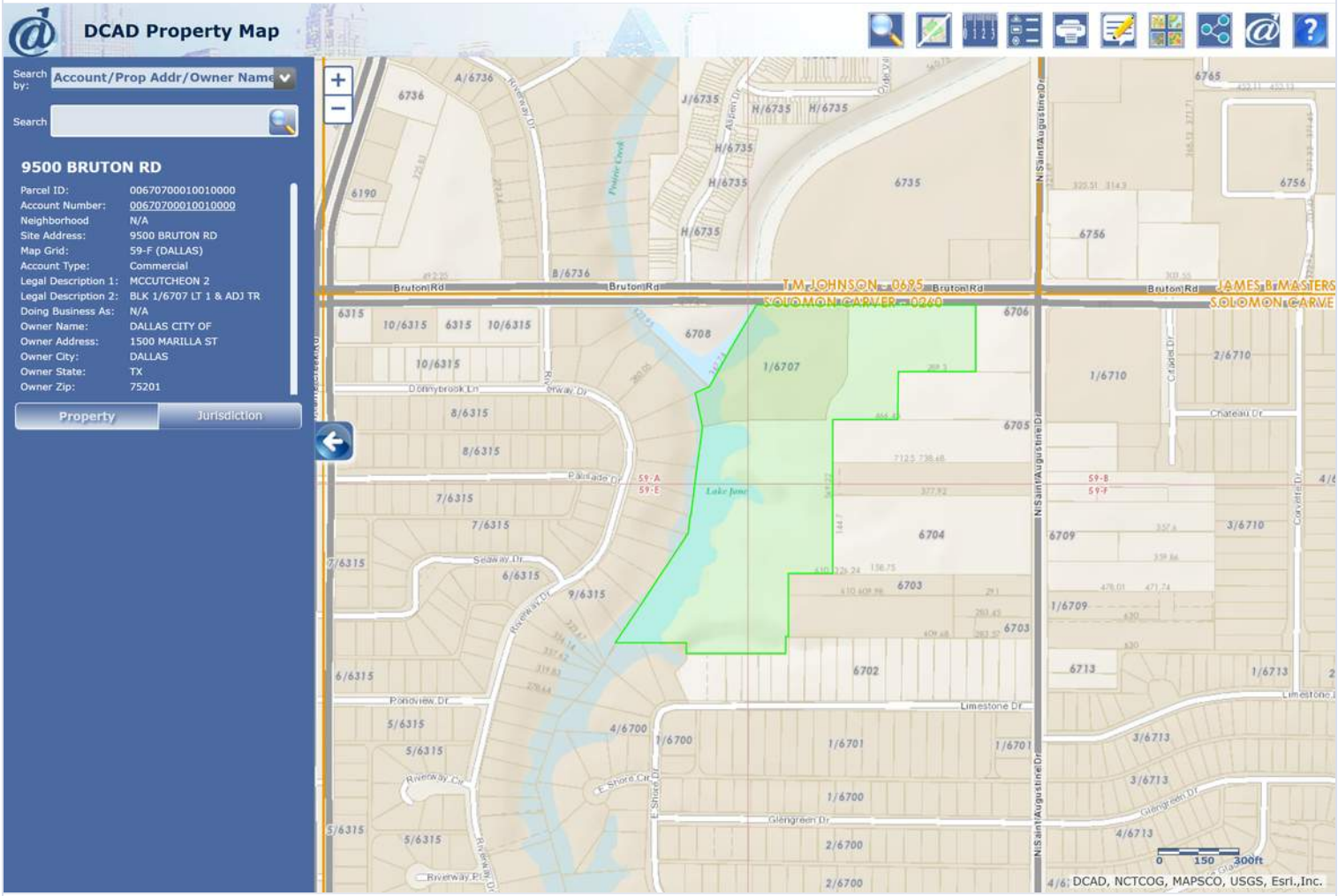
R-7.5(A)
zoning
single-family homes on 7,500 sq ft lots

5
council district
Jaime Resendez

The site · ownership

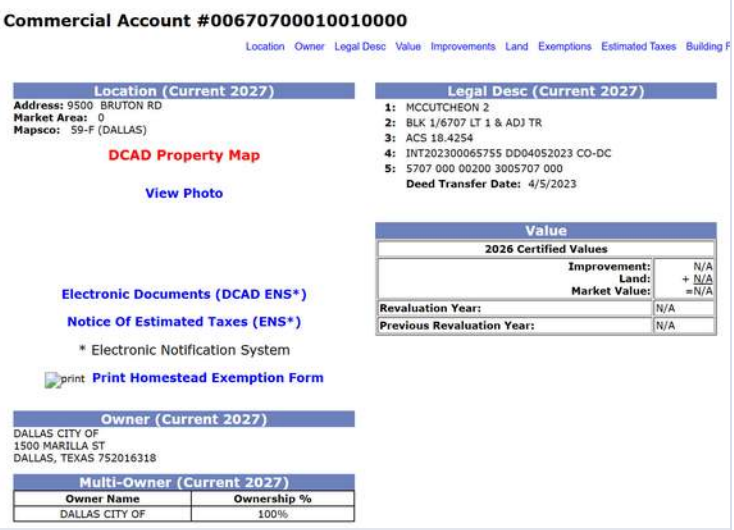
One owner on the appraisal roll: the City of Dallas.

2 **The appraisal district's own map, with the parcel selected** SCREENSHOT



Dallas Central Appraisal District, DCAD Property Map, maps.dcad.org, 10/4/2026

3 **The account page** SCREENSHOT



Commercial Account #00670700010010000

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building F

Location (Current 2027)
Address: 9500 BRUTON RD
Market Area: 0
Mapsco: 59-F (DALLAS)

DCAD Property Map

View Photo

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System

print Print Homestead Exemption Form

Owner (Current 2027)
DALLAS CITY OF
1500 MARILLA ST
DALLAS, TEXAS 752016318

Multi-Owner (Current 2027)

Owner Name	Ownership %
DALLAS CITY OF	100%

Legal Desc (Current 2027)
1: MCCUTCHEON 2
2: BLK 1/6707 LT 1 & ADJ TR
3: ACS 18.4254
4: INT202300065755 DD04052023 CO-DC
5: 5707 000 00200 3005707 000
Deed Transfer Date: 4/5/2023

Value
2026 Certified Values

Improvement:	N/A
Land:	+ N/A
Market Value:	=N/A
Revaluation Year:	N/A
Previous Revaluation Year:	N/A

dallascad.org, Commercial Account 00670700010010000, 10/4/2026

Address	9500 Bruton Rd, Dallas, TX 75217
Dallas CAD account	00670700010010000
Legal description	MCCUTCHEON 2, BLK 1/6707 LT 1 & ADJ TR
Owner on the roll	City of Dallas, 1500 Marilla St
On the roll	No improvements; tax exempt; 18.43 acres by the parcel shape

The site · how the City came to own it

The Council bought it in 2023 for new housing or commercial development.

4 **The Council's resolution** DOCUMENT

February 22, 2023

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 18 acres of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Bruton Road – Racial Equity Project

"USE": This property will be used for future infrastructure improvements and/or new commercial or housing development in the Pleasant Grove area as part of the Racial Equity Plan (REP).

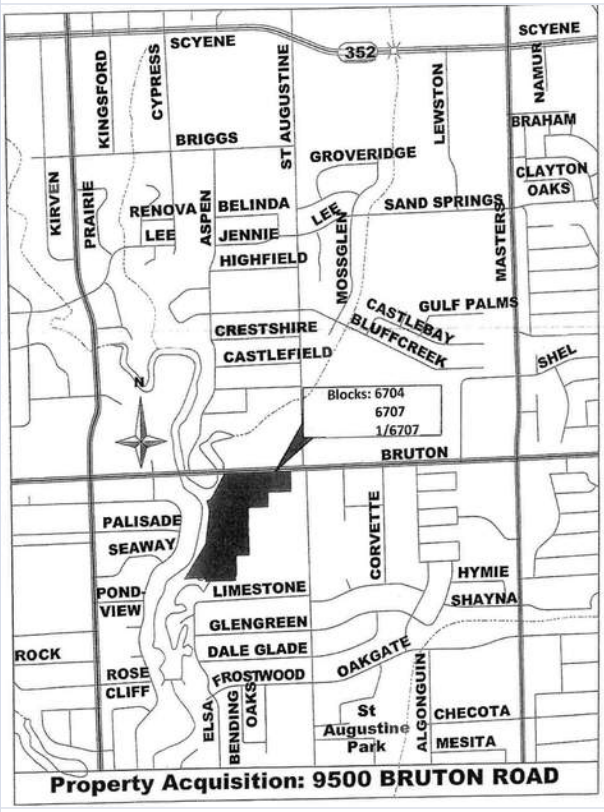
"PROPERTY INTEREST": Fee Simple title subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNERS": Belinda Marsaw and Stephen D. Smith, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": $1,900,000.00

City of Dallas, Resolution 23-0290, adopted 2/22/2023 (Council file 23-530), page 1

5 **The map filed with it** DOCUMENT



City of Dallas, the same Council file

2/22/2023
the Council's vote
Resolution 23-0290

$1.9M
purchase price
from the City's Equity Fund

18
acres, about
the Bruton Road Racial Equity Project

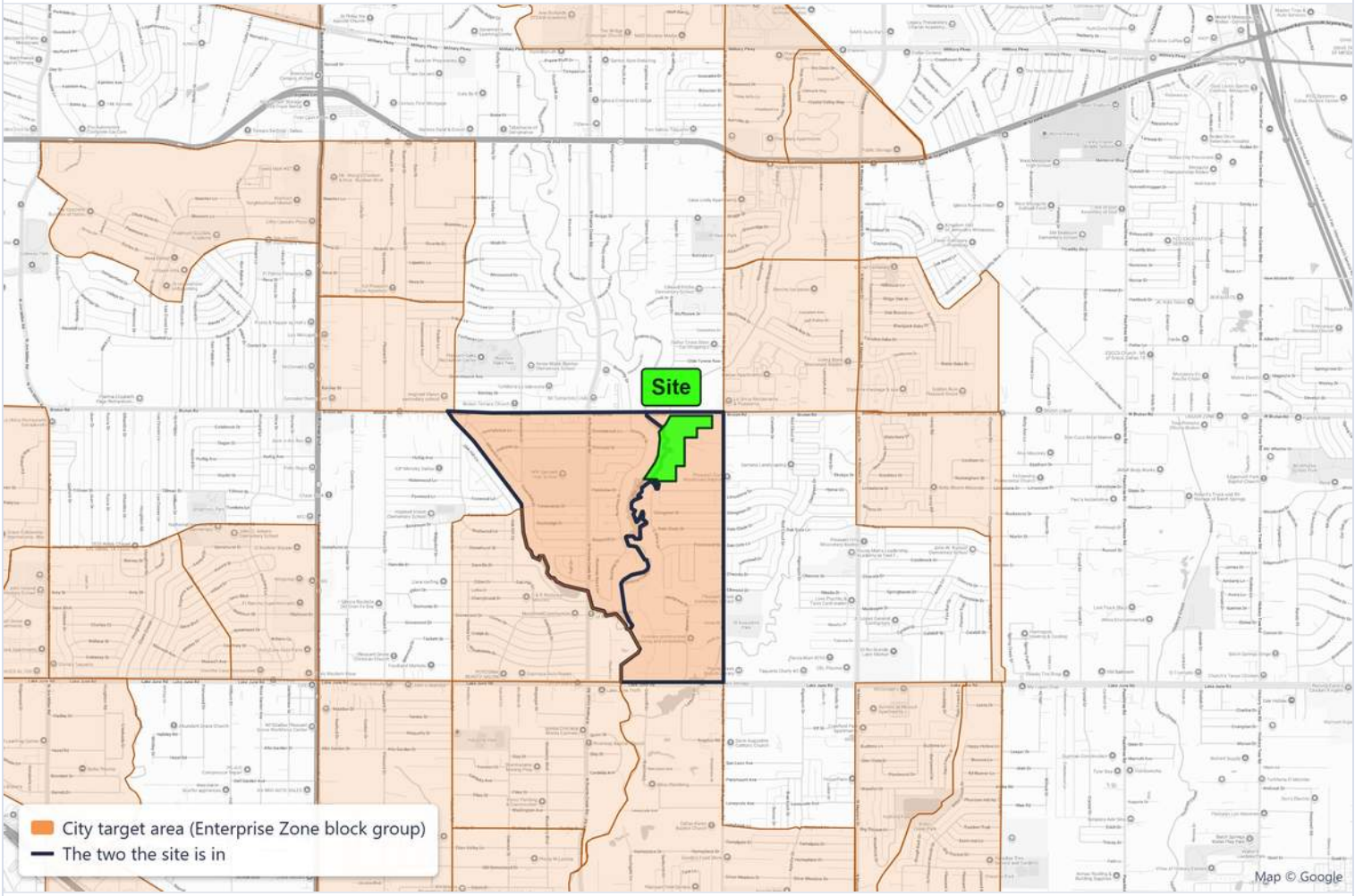
None
project approved since
Council files through 9/30/2026

The City's stated use: "future infrastructure improvements and/or new commercial or housing development in the Pleasant Grove area as part of the Racial Equity Plan." The deed transferred on 4/5/2023. The tract is not yet in the City's land and building system.

Revitalization · 7 points

The site is in a City target area, on land the City bought to redevelop.

6 **City target areas round the site** MAP



City of Dallas, layer Dallas_Enterprise_Zones, the platform's "target area" record at the site; Google map

7
points on the platform
revitalization

2 of 2
block groups the site is in
are City target areas

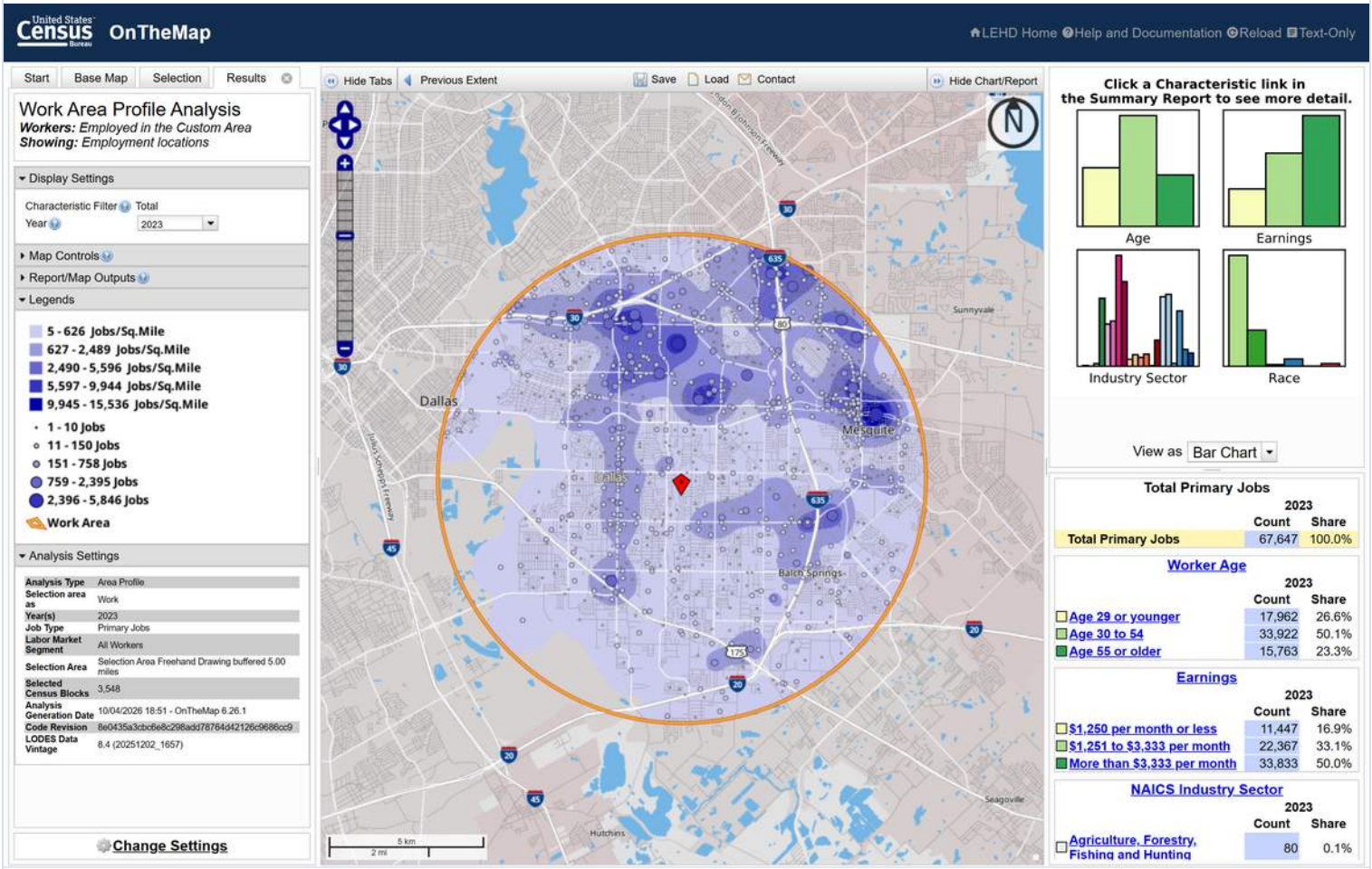
2023
the Council bought the tract
for housing or commercial development

What the application needs. The rule gives the 7 points for a revitalization plan the City has adopted for the area, with a City letter naming the development (QAP 11.9(d)(7), pages 68 and 69). The target area here is a State Enterprise Zone block group: a designation, not yet a plan. The plan and the letter are the City's to give, and the City owns the land.

Proximity to jobs · 4 points

67,647 jobs within five miles. The rule asks for 10,000.

7 **The Census Bureau's own report for a five-mile ring round the site** SCREENSHOT



U.S. Census Bureau, OnTheMap (OnTheMap 6.26.1, LODES 8.4 (20251202_1657)), onthemap.ces.census.gov, 10/4/2026. Point at the site, 5-mile ring; work area, all workers, primary jobs, 2023: the settings the rule names.

67,647
primary jobs within 5 miles
2023, the Census Bureau's count

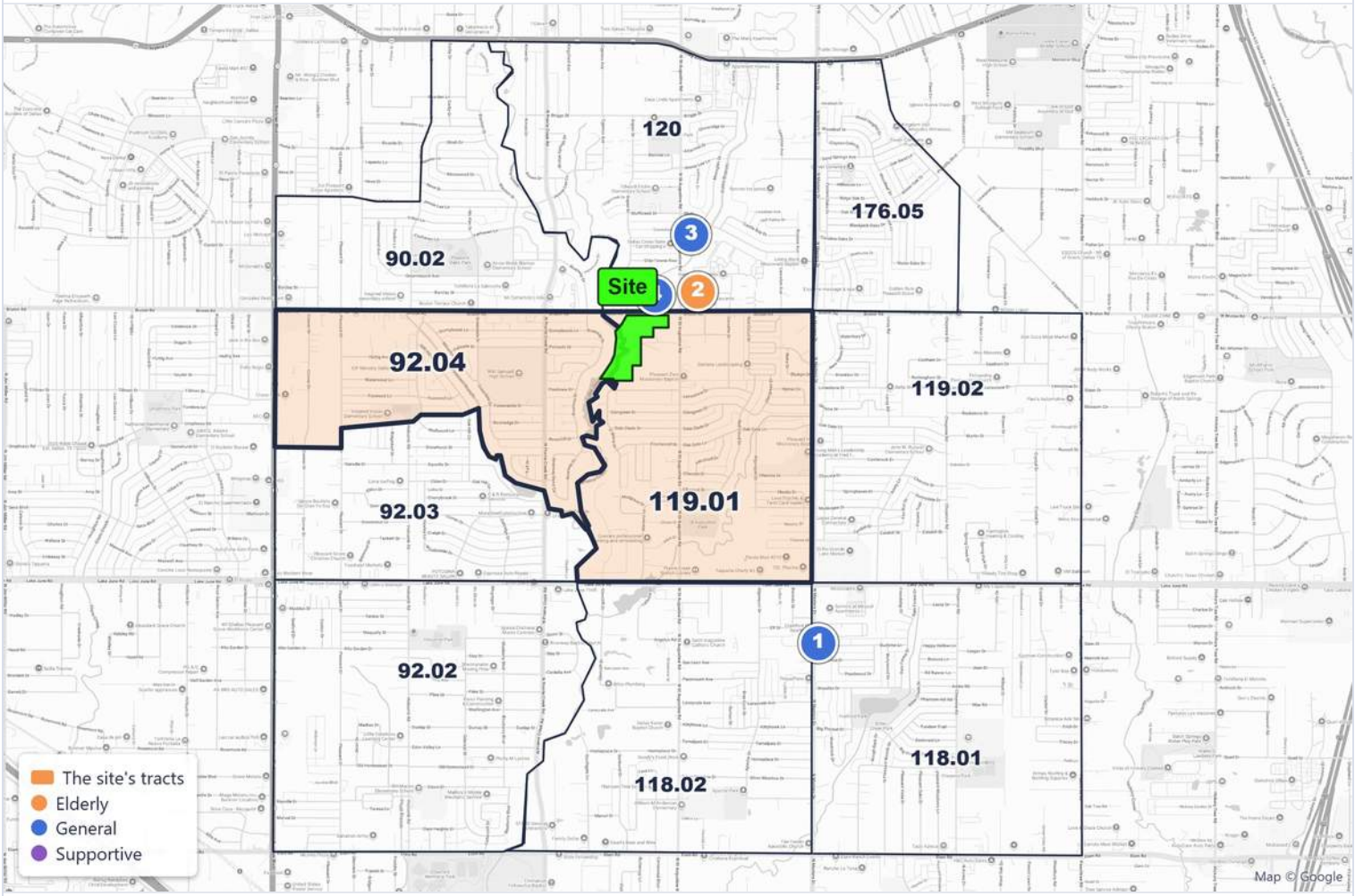
10,000
the rule asks for
for the full 4 points

6.8x
the number needed
QAP 11.9(c)(7), page 61

Underserved area · 5 points

No tax credit development has ever been awarded in the site's two census tracts.

8 **The site's tracts 119.01 and 92.04, the tracts that touch, and every tax credit development in them** MAP



Census Bureau TIGERweb, 2020 tracts; TDHCA 2027 draft Site Demographic Characteristics Report, property inventory. Numbers match the table.

0
tax credit developments in tracts 119.01 and 92.04
on TDHCA's inventory

4
in the tracts shown
the site's tract and the tracts that touch it

5
points
QAP 11.9(c)(6), pages 60 and 61

9 **TDHCA's inventory in the tracts that touch** DOCUMENT

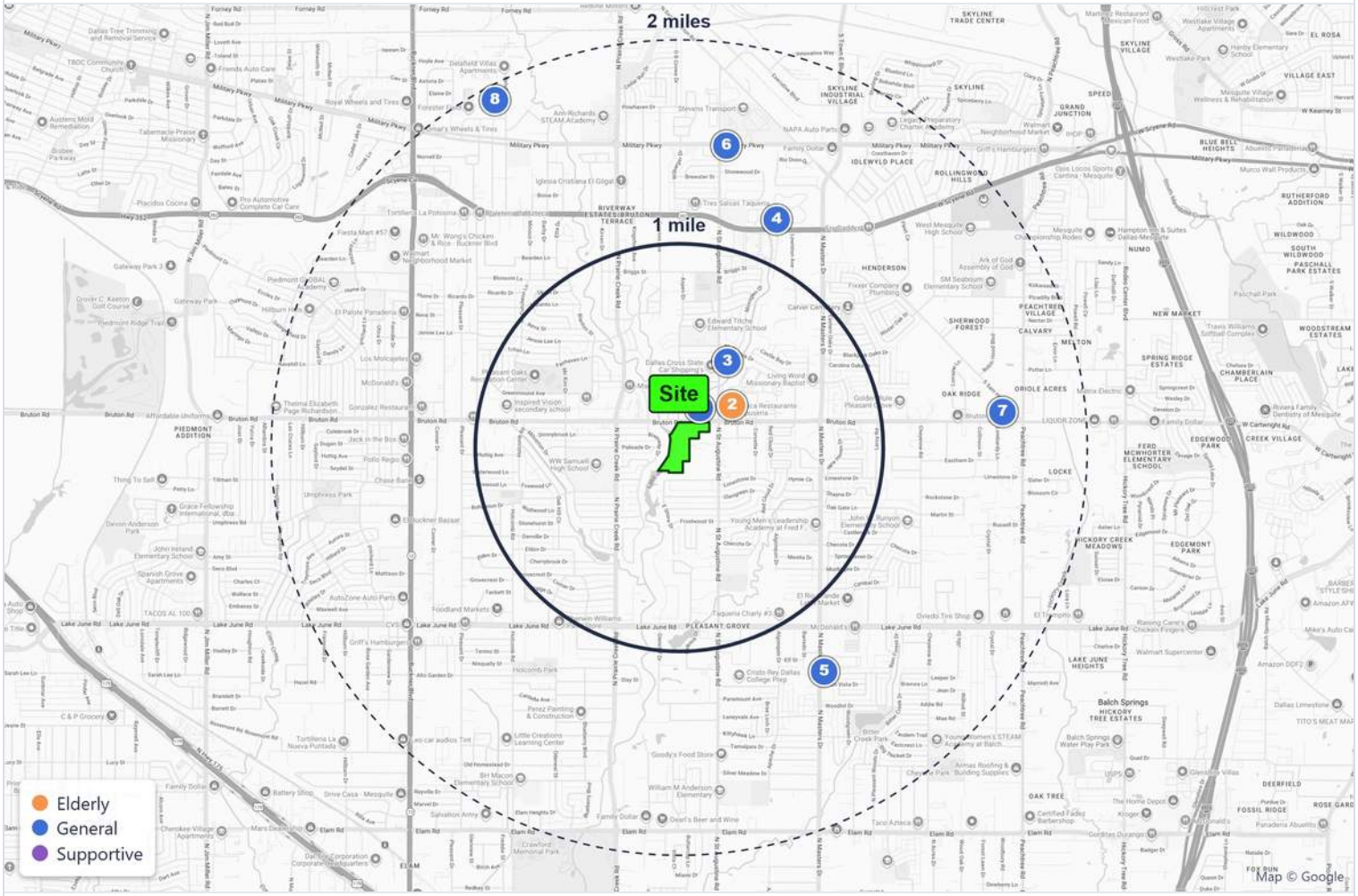
	TRACT	DEVELOPMENT	PROGRAM	APPROVED	YEARS	FOR	UNITS
1	118.01	The Masters Apartments	4%HTC	8/7/2004	**23**	General	144
2	120	St. Augustine Estates	4%HTC	7/14/2005	**22**	Elderly	150
3	120	Crestshire Village	9%HTC	2009	**18**	General	74
4	120	Sterlingshire Apartment Homes	4%HTC	6/26/2014	**13**	General	264

TDHCA, Site Demographic Characteristics Report 2027 DRAFT (27-261002-MF-SiteDemo.xlsx, posted 10/2/2026), 3,293 lines

Tax credit homes nearby

No family tax credit development has been awarded within a mile in the last three years.

10 **Every tax credit development within two miles** MAP



TDHCA 2027 draft Site Demographic Characteristics Report, property inventory; rings at 1 and 2 miles; numbers match the table

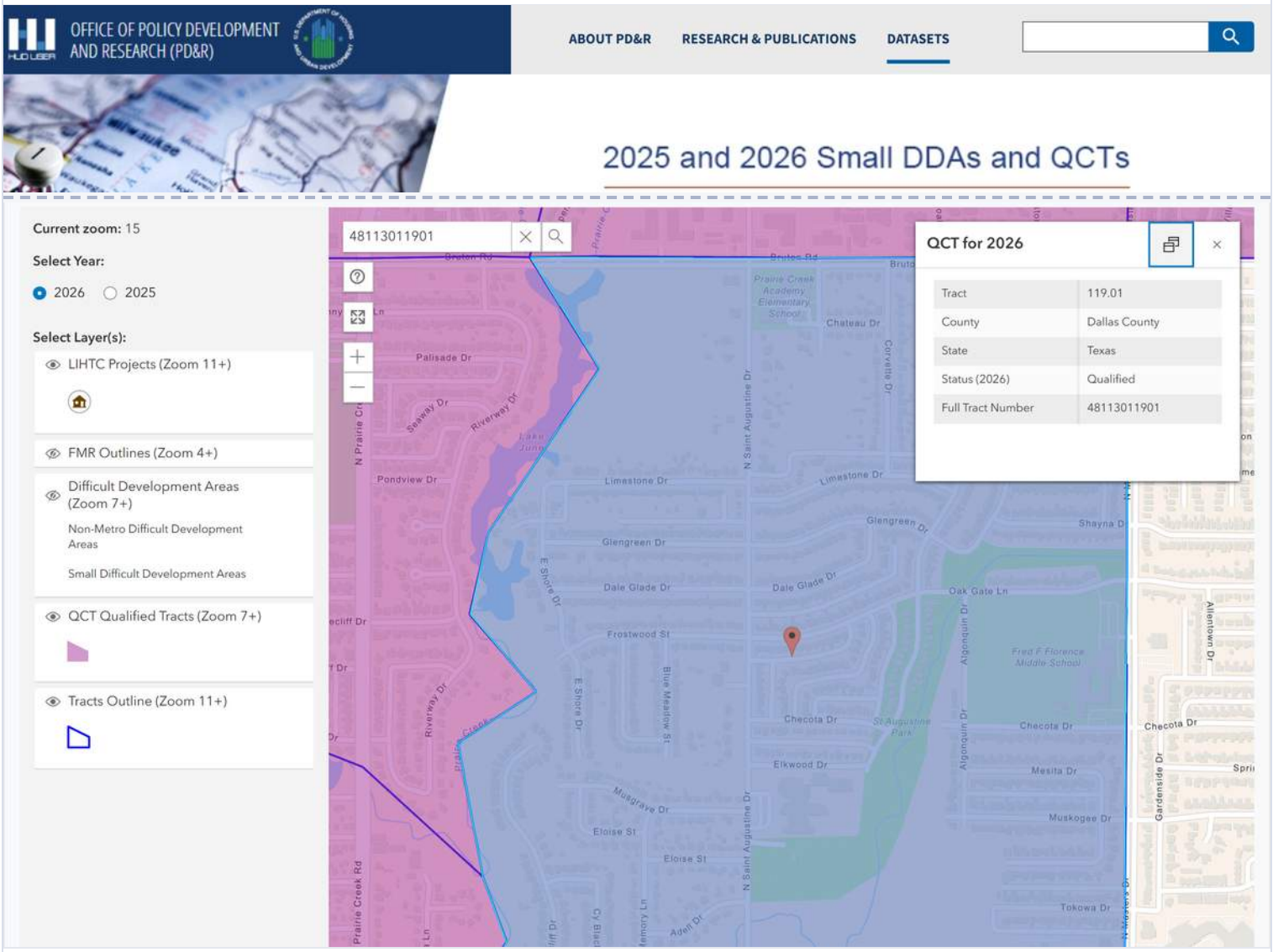
	DEVELOPMENT	PROGRAM	APPROVED	FOR	UNITS	MILES
1	Sterlingshire Apartment Homes	4%HTC	6/26/2014	General	264	**0.07**
2	St. Augustine Estates	4%HTC	7/14/2005	Elderly	150	**0.14**
3	Crestshire Village	9%HTC	2009	General	74	**0.31**
4	Rosemont at Scyene	4%HTC	1/7/2005	General	250	**1.05**
5	The Masters Apartments	4%HTC	8/7/2004	General	144	**1.20**
6	Prairie Commons	9%HTC	7/31/2002	General	72	**1.36**
7	Palladium Carver Living	4%HTC	5/9/2024	General	288	**1.44**
8	Sphinx at Delafield	4%HTC	7/8/2004	General	204	**1.82**

An award for the same population within a mile in the last three years would bar the site without a Council resolution (QAP 11.3(d), page 31). There is none. The 3 developments within half a mile were awarded 13 to 22 years ago. The newest within two miles is Palladium Carver Living, 1.44 miles away.

30% basis boost

HUD lists the site's tracts 119.01 and 92.04 as Qualified Census Tracts for 2026.

11 **HUD's own map, with the tract's record open** SCREENSHOT



HUD User, Office of Policy Development and Research, "2025 and 2026 Small DDAs and QCTs", huduser.gov, 10/4/2026. Two parts of one page: its heading, and its map with year 2026 selected.

100%
of the site in a qualified tract
tracts 119.01 and 92.04, both qualified

30%
more eligible basis
new construction in a QCT

0
tax credit homes in tracts 119.01 and 92.04
under 20% of households, so the boost needs no resolution

Tie breaker

3,205 ft to the three nearest amenities: a school, a pharmacy and a park.

12 **The three, their Dallas CAD parcels, and the shortest line to each** MAP

Dallas Central Appraisal District parcel layer; Google imagery; distances boundary to boundary

13 **1. School: 262 ft** MAP

School for Talented and Gifted at Pleasant Grove

14 **2. Pharmacy: 608 ft** MAP

LifeCare Pharmacy of Dallas

15 **3. Park: 2,335 ft** MAP

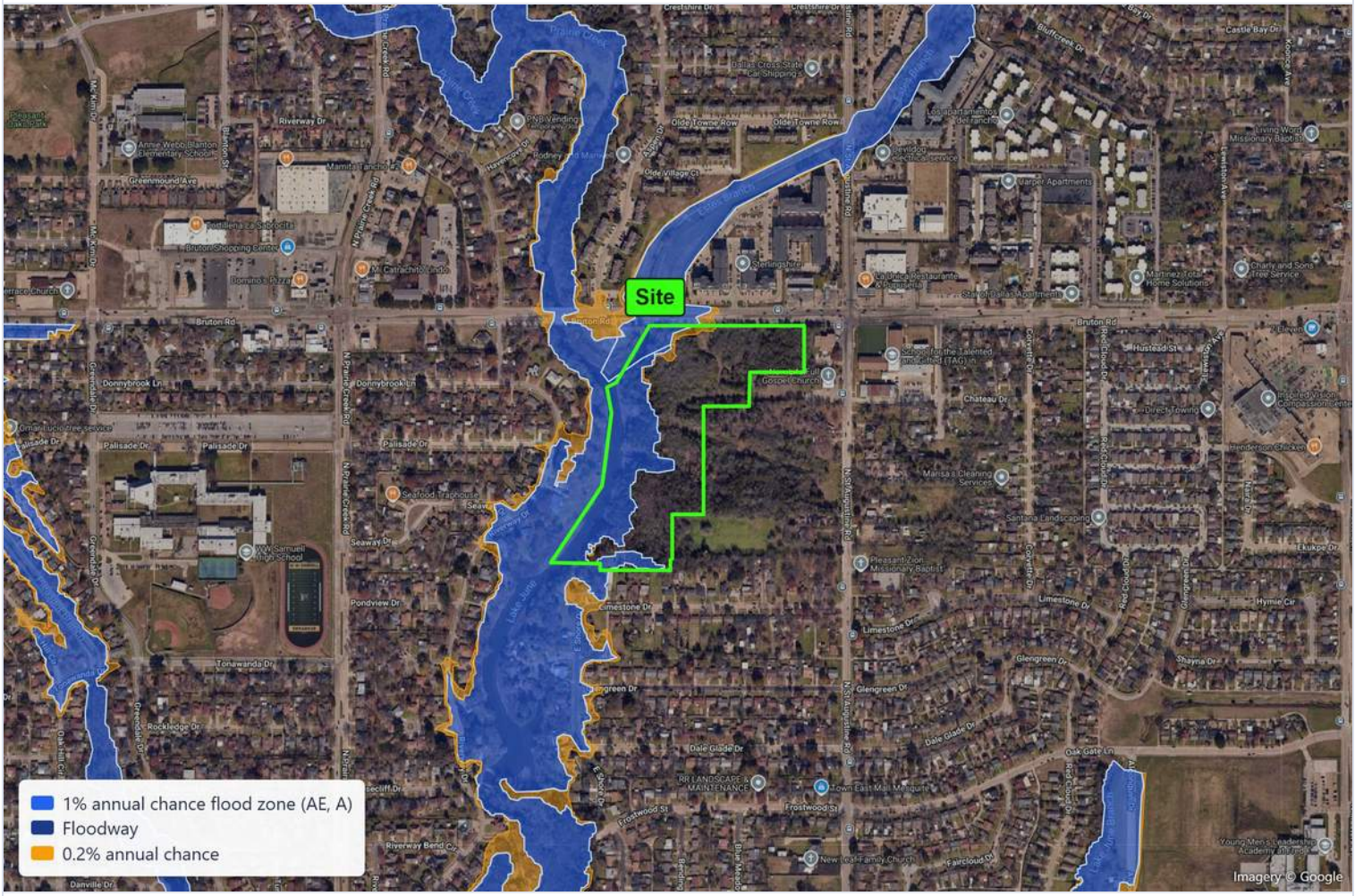
St. Augustine Park

Measured the way the 2027 rule says: from the site's boundary to the appraisal district parcel of each amenity (QAP 11.7(2), page 46). When scores tie, the lower sum wins. The platform's stored figure for this parcel is 616 ft. It counts the TAG school's own grounds as the park, and a pharmacy at 9415 Bruton Rd that has no active license in the Texas State Board of Pharmacy's table, so it does not hold; the nearest licensed community pharmacy is LifeCare Pharmacy at 9709 Bruton Rd.

Flood

64% of the site is outside the flood zone. The rest follows the creek on its west side.

16 **FEMA's flood zones on the site and round it** MAP



FEMA National Flood Hazard Layer, flood hazard zones, read 10/4/2026; Google imagery

64%
of the site outside the 1% flood zone
11.9 acres

36%
inside it (Zone AE)
6.6 acres, along the creek

48113C0510K
FEMA map panel
effective 7/7/2014

Wetlands

One pond on the site, 3.1 acres, is on the national wetlands map.

17 **Mapped wetlands on the site and round it** MAP

US Fish and Wildlife Service, National Wetlands Inventory, read 10/4/2026; Google imagery

3.1
acres of pond on the site
freshwater pond, National Wetlands Inventory

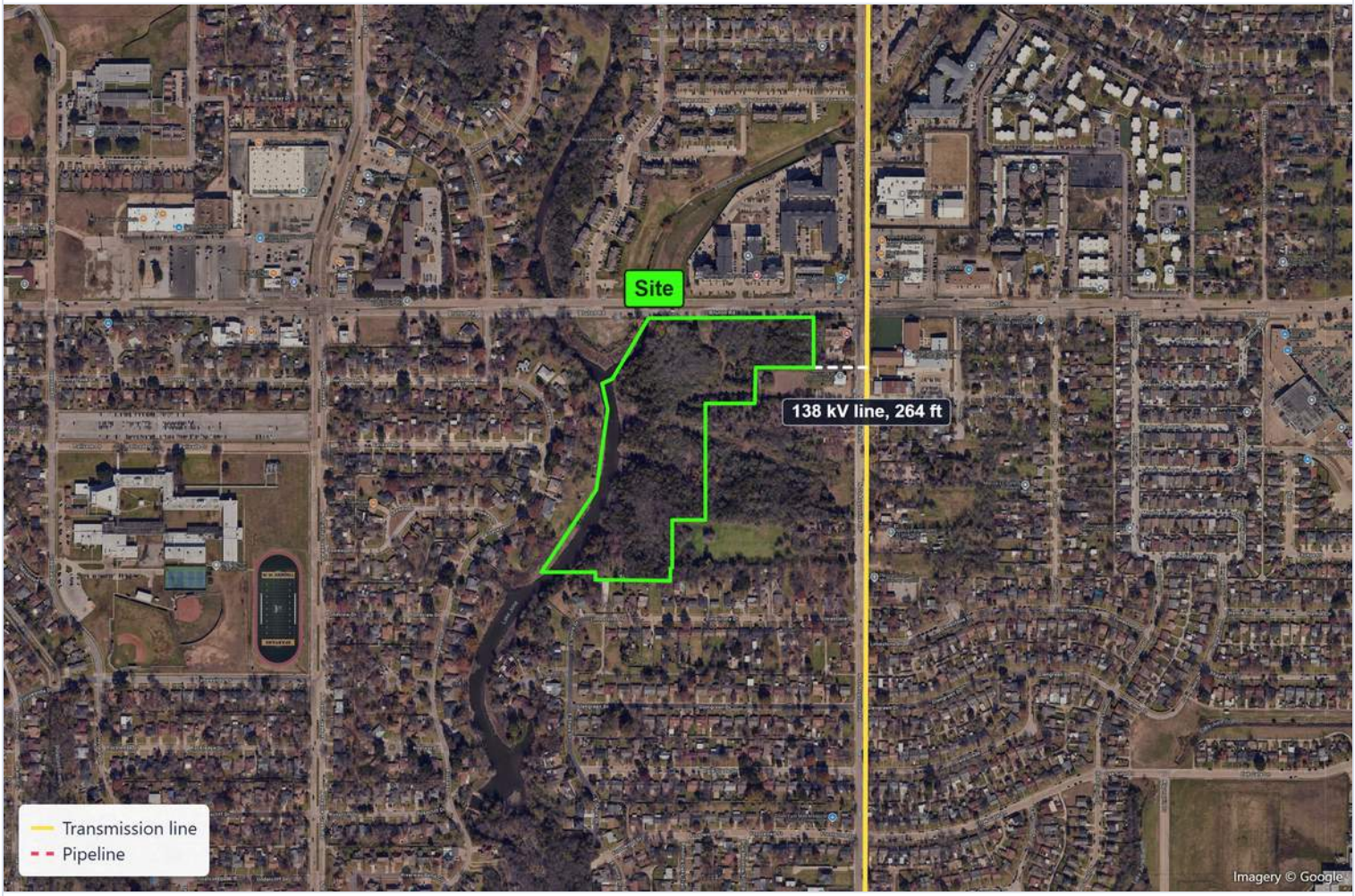
3.1
acres of it inside the flood zone
the two overlap along the creek

11.9
acres clear of both
a wetland delineation settles what is regulated

Power lines, pipelines and wells

No power line, pipeline or well on the site.

18 **Transmission lines and pipelines round the site** MAP



HIFLD, electric power transmission lines; Railroad Commission of Texas, pipelines and wells; Google imagery

264 ft
to the nearest transmission line
138 kV, Oncor Electric Delivery; none crosses the site

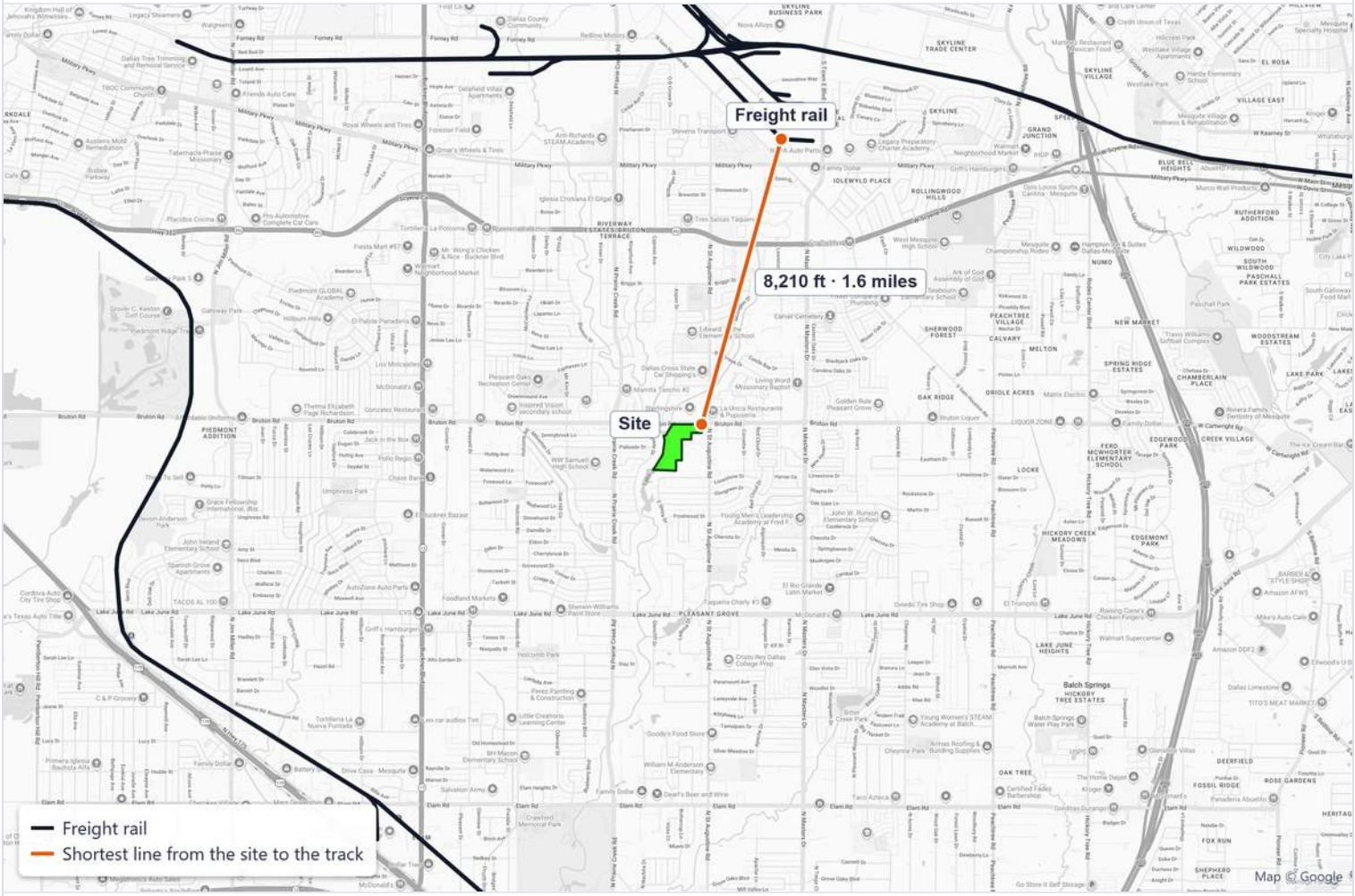
0
pipelines within a mile
Railroad Commission of Texas

0
oil or gas wells within a mile
Railroad Commission of Texas

Railroads

The nearest railroad track is more than a mile away.

19 **Freight and light rail round the site, with the shortest line from the site to the track** MAP



USDOT North American Rail Network; City of Dallas, DART rail lines. Measured from the site's boundary

8,210 ft
to the nearest freight track
1.6 miles

11,997 ft
to DART light rail
2.3 miles

500 ft
the rule's line
QAP 11.101(a)(2), page 78

Water and sewer

The nearest water and sewer connection is 90 ft from the site, across Bruton Rd at the frontage.

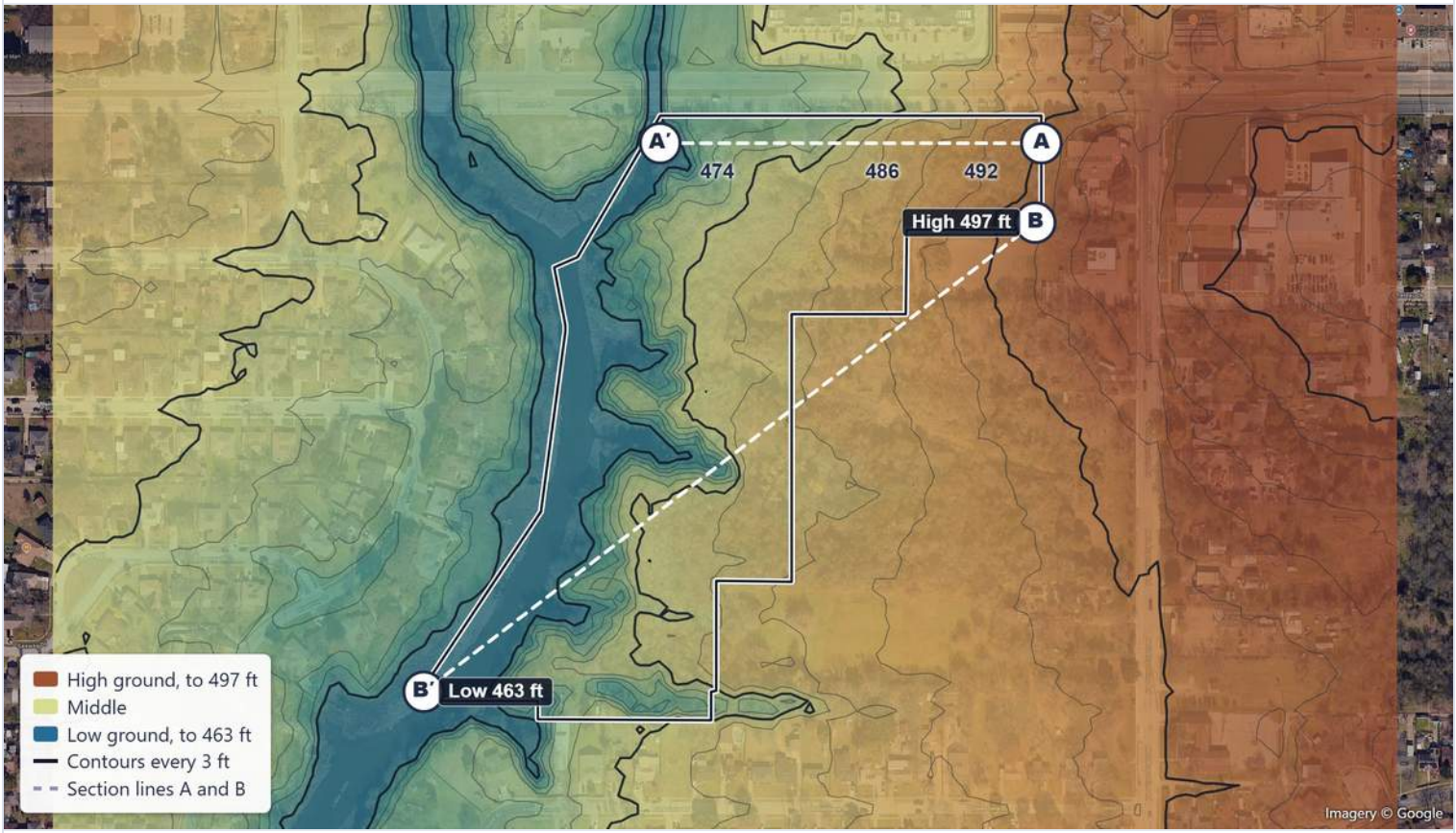
20 **Water and sewer connection points, with the distance from the site to each** MAP

LIHTC Sites platform, Utilities combined (points), read 10/5/2026: water points, taken as the sewer connection as well. Distances are from the site's boundary. Google imagery

Terrain

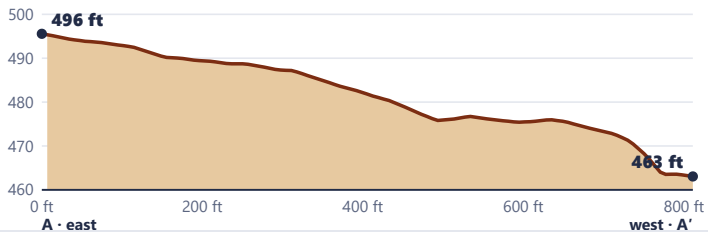
The ground falls 35 ft from the northeast corner on Bruton Rd to the creek, and most of the buildable ground is gentle.

21 **Elevation across the site: the surface, contours every 3 ft, and two section lines** MAP



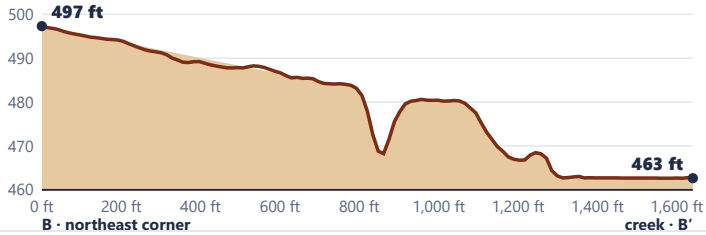
USGS 3DEP lidar elevation (1 m), sampled every 20 ft on 10/5/2026; contours drawn from it; Google imagery under the colour

22 **Section A: along the Bruton Rd frontage** DRAWING



60 ft inside the north line; heights in feet above sea level, stretched to show the fall

23 **Section B: the high point to the low point** DRAWING



The part on the site is filled

497 ft
high point
the northeast corner, by Bruton Rd

463 ft
low point
the creek, on the west side

66%
of the clear ground slopes under 5%
16% is steeper than 10%

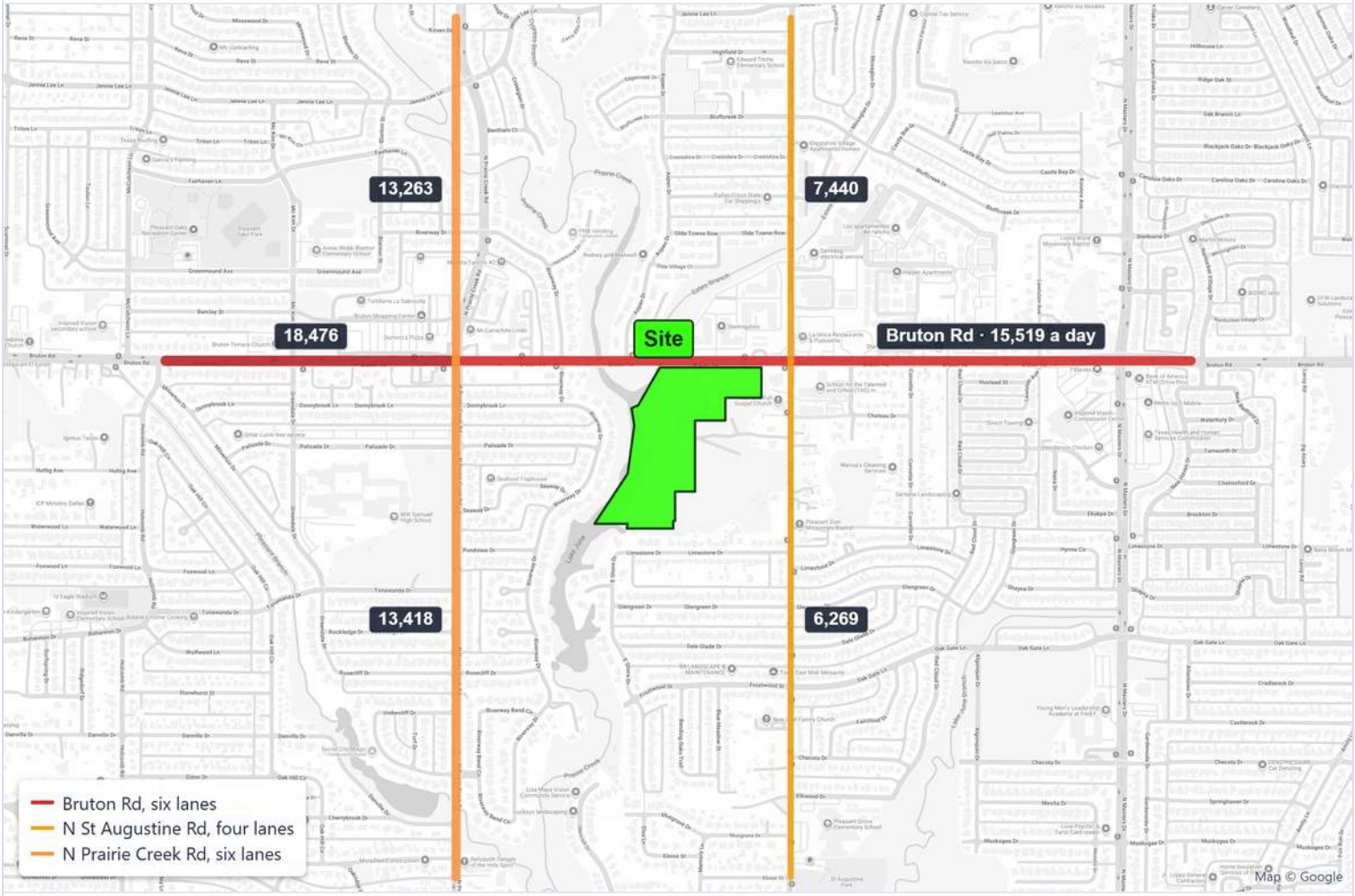
4.0%
fall along the frontage
33 ft over 811 ft, east to west

The concept plan sits on the higher, flatter east and centre of the site, with the detention pond downhill of the buildings. It agrees with the platform's 3 ft contour layer, which crosses the site from 465 to 495 ft. A topographic survey sets finished floors and the pond.

Access and traffic

Bruton Rd carries 15,519 vehicles a day past the site on 6 lanes. It is the site's only street frontage.

24 **Average daily traffic, 2024** MAP



LIHTC Sites platform, Traffic counts (nationwide AADT), read 10/5/2026; each segment drawn along its recorded extent. Road names from the Google road map

15,519
a day on Bruton Rd
at the frontage, 6 lanes, 2024

18,476
west of N Prairie Creek Rd
9,921 on the next segment east

6,269
on N St Augustine Rd
4 lanes, 232 ft east of the site

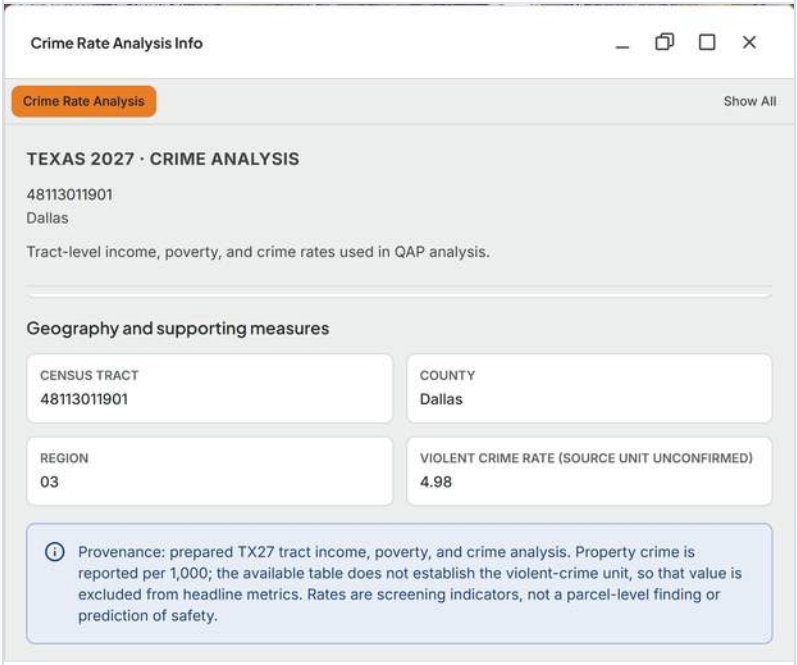
13,418
on N Prairie Creek Rd
6 lanes, to the west

The site fronts Bruton Rd for about 814 ft and does not reach N St Augustine Rd; the tract between them is the one listed for sale (see the land page). The concept plan's entrance is on Bruton Rd near the east end of the frontage. A driveway permit and any turn lane are for the City's traffic review.

Crime

5.0 violent crimes per 1,000 people. The rule's line is 18.

25 **The platform's crime panel for the site's tract** SCREENSHOT



LIHTC Sites, gis.lihtcsites.com, public Texas preview, crime layer, tract 48113011901, 10/4/2026

5.0

violent crimes per 1,000 people
the platform's figure for the tract

18

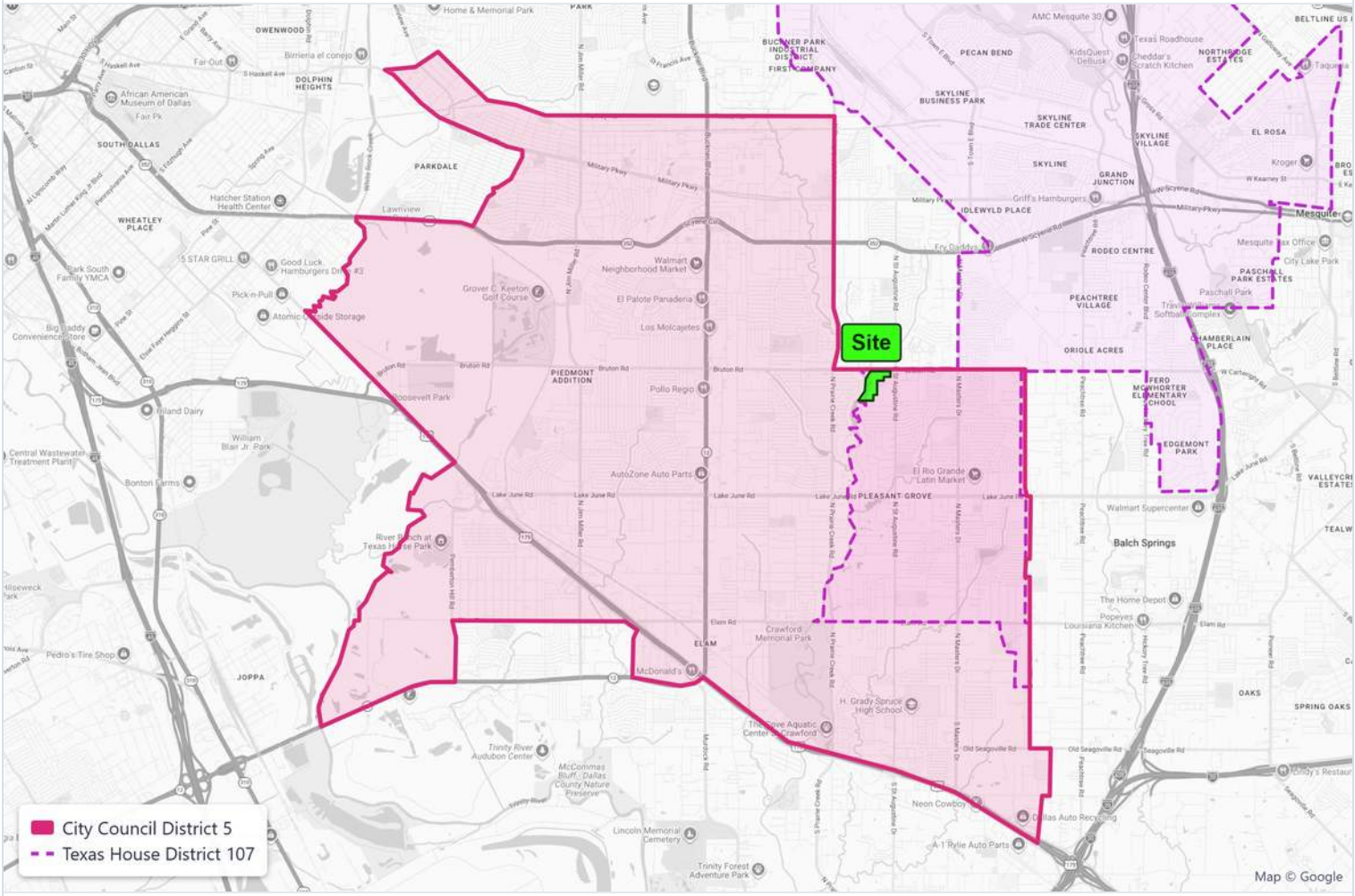
the rule's line
QAP 11.101(a)(3), page 79

The rule reads the rate from NeighborhoodScout for the site's tract. That report is bought at application; it was not bought for this report.

Politics · who represents the site

City Council District 5 and Texas House District 107.

26 **The council district and the House district** MAP



City of Dallas council districts; Census Bureau TIGERweb, 2026 state legislative districts

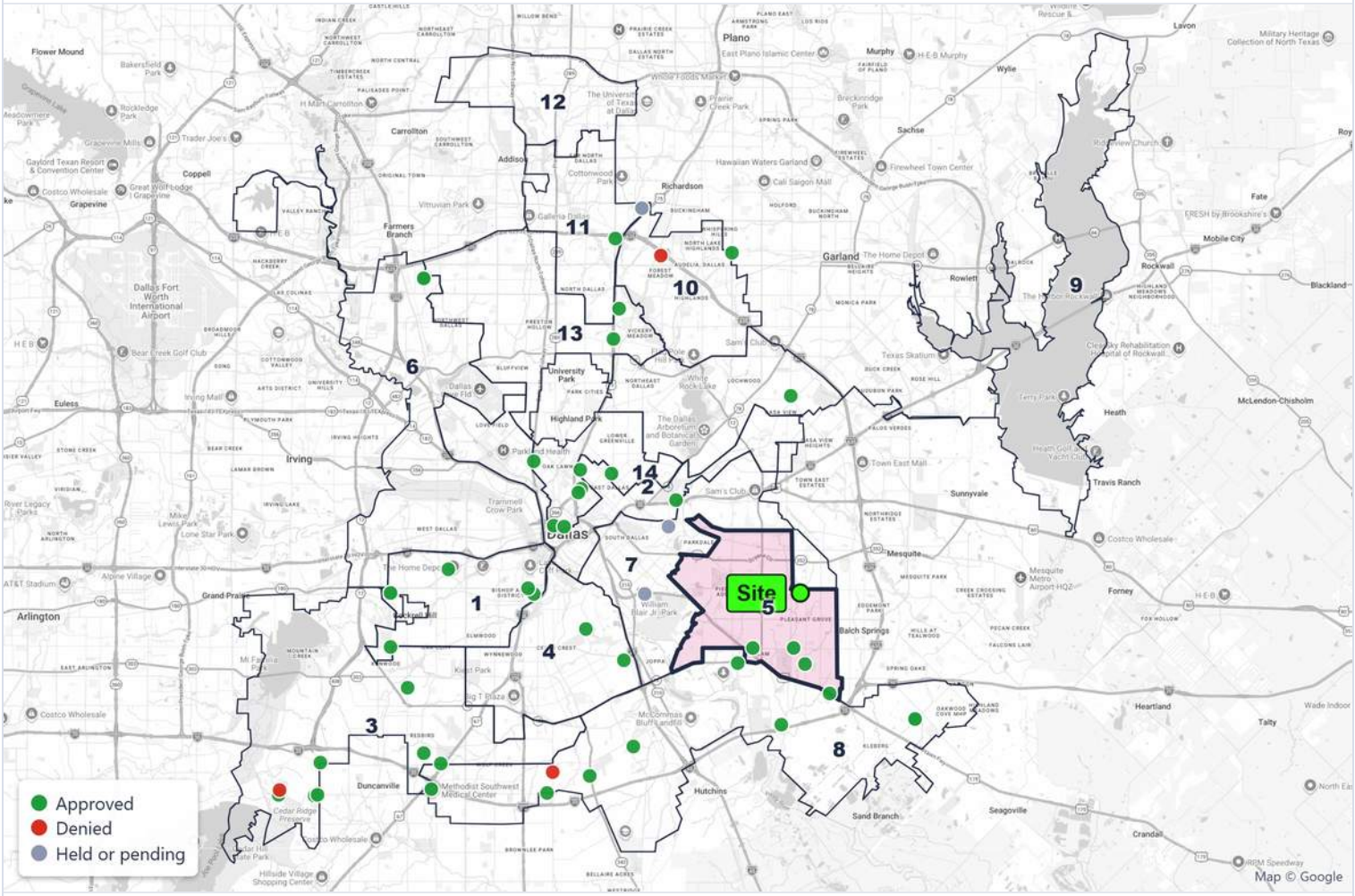
OFFICE HOLDER	WHAT IT IS WORTH TO AN APPLICATION	ON THE RECORD
Jaime Resendez City Council, District 5	The district's member. The Council's resolution of support is worth 17 points	4 tax credit resolutions in the district since 2024: 4 approved, 2 of them for 9% credits
Eric L. Johnson Mayor of Dallas	One vote of fifteen on that resolution	Press reports of the Council's 9/2024 vote on ForwardDallas 2.0, the City's land-use plan, have him among four votes against (the platform's note)
Linda Garcia Texas House, District 107	A letter of support is worth 8 points	Voted for SB 2137, the 2025 bill on how housing tax credits are allocated (House Journal, 5/24/2025)
Theresa Daniel County Commissioner, Precinct 1	No points for a site inside the city	Not looked up for this report
Clay Jenkins Dallas County Judge	No points for a site inside the city	Dallas County joined the rapid rehousing initiative with the City and the housing authority in 2021 (the platform's note)

Office holders are from the platform's officials record for the parcel, read 10/4/2026. Nobody was asked for anything for this report.

Politics · the Council's record

Since 2024 the Council has taken up 55 tax credit resolutions: 45 approved, 3 denied.

27 **Every tax credit resolution before the Council since 2024** MAP



City of Dallas Legistar, Council files 1/2024 to 9/30/2026; addresses placed with the Census and Esri geocoders; council districts from the City

55
resolutions
support (9%) or no objection (4%)

45
approved
20 for 9% credits, 25 for 4%

3
denied
7 more held, deleted or pending

Counted by agenda item: one held and brought back counts twice. The Council file carries the action, not the vote of each member.

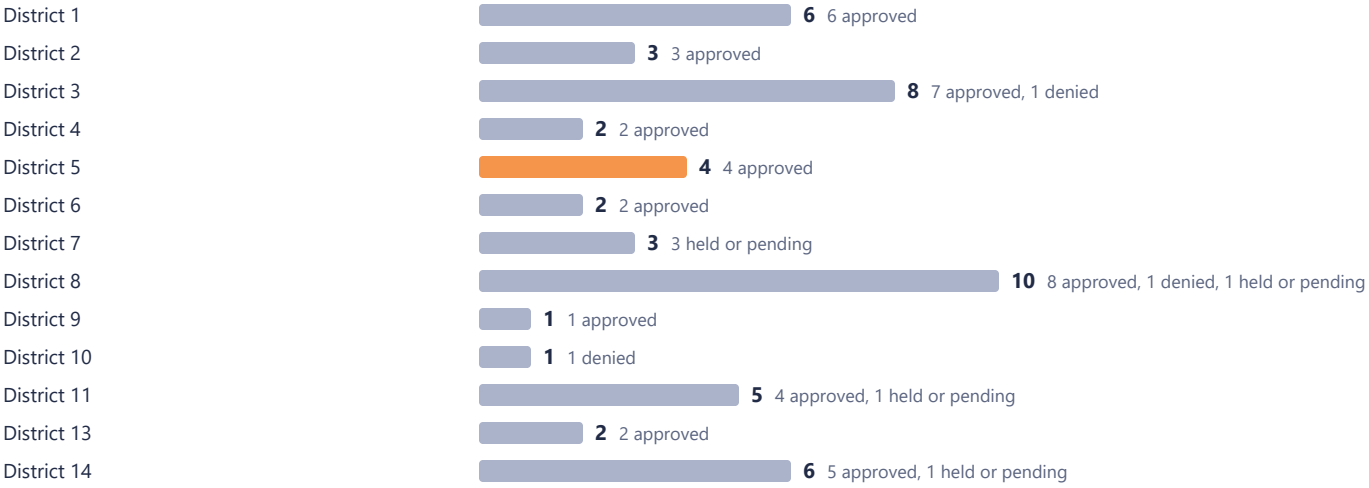
Politics · District 5

District 5 has had 4 tax credit resolutions since 2024. The Council approved all 4.

IN DISTRICT 5, THE SITE'S DISTRICT

COUNCIL DATE	DEVELOPMENT	UNITS	CREDIT	THE COUNCIL'S ACTION, IN ITS WORDS	MILES FROM THE SITE
2/12/2025	**Reserve at Elam**	—	9%	Corrected; Approved Res. 25-0274, file 25-464A	**1.8**
2/26/2025	**Palladium Buckner Station**	304	4%	Hearing Closed; Approved Res. 25-0415, file 25-560A	**2.3**
2/26/2025	**C.F. Hawn Apartments**	280	4%	Hearing Closed; Approved Res. 25-0411, file 25-561A	**3.4**
2/11/2026	**Reserve at Augustine**	—	9%	Approved Res. 26-0343, file 26-337A	**2.3**

EVERY DISTRICT

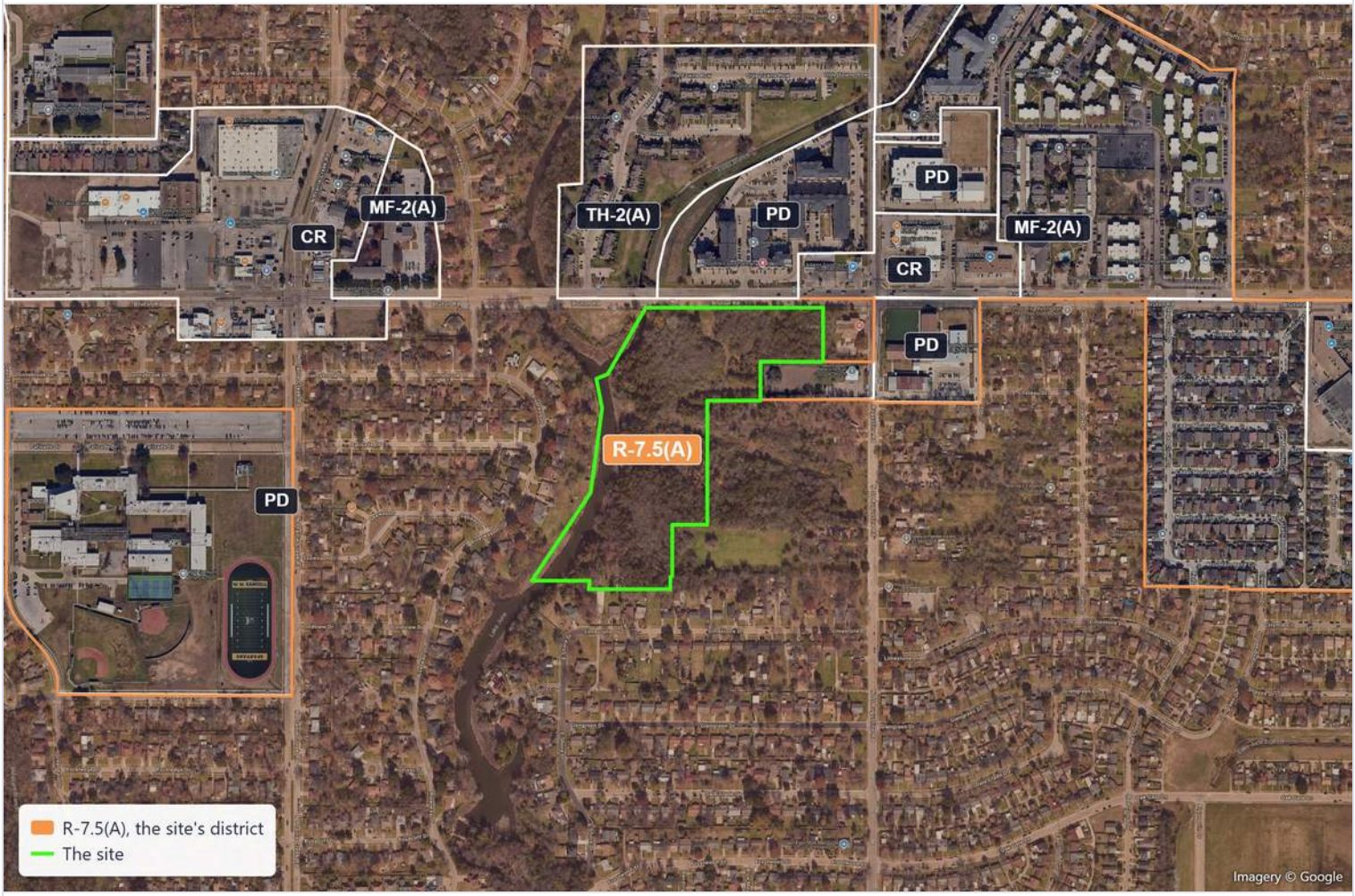


2 of the 4 were resolutions of support for 9% credits: Reserve at Elam (2/12/2025) and Reserve at Augustine (2/11/2026). Miles are from the site, in a straight line.

The site · zoning

Zoned for single-family homes today. Apartments need a zoning change.

28 **The City's zoning districts round the site** MAP



City of Dallas zoning layer, read 10/4/2026; Google imagery

R-7.5(A)
on the site today
single-family homes on 7,500 sq ft lots

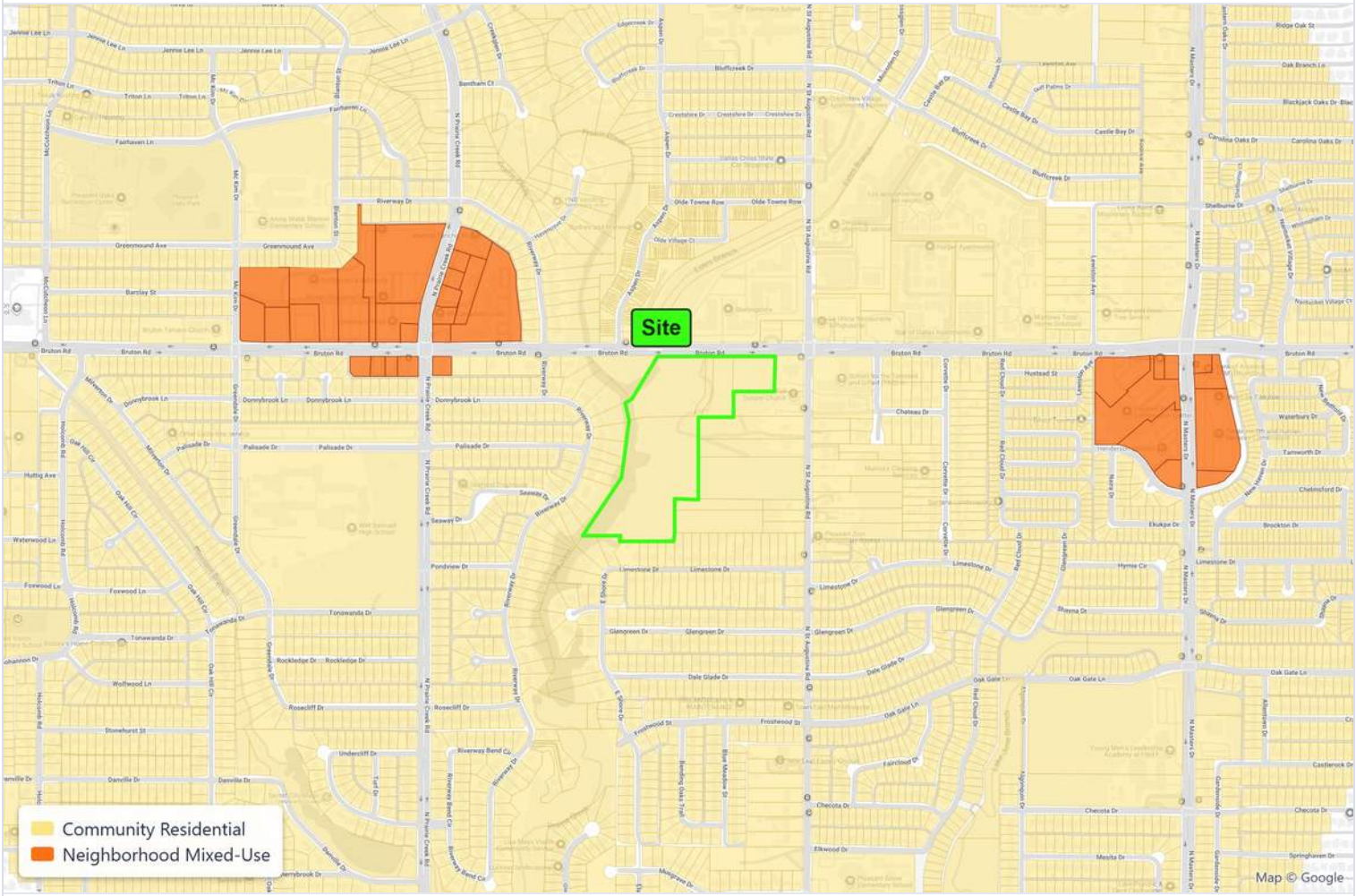
Yes
a zoning change is needed
for apartments

4
districts within 500 ft
CR, PD, TH-2(A)

Rezoning · the City's future land use plan

ForwardDallas maps the site as Community Residential: apartments are allowed there as a secondary use, on main streets and near shops.

29 **ForwardDallas 2.0 placetypes round the site** MAP



City of Dallas future land use layer (COD_FU_Placetypes, adopted 9/25/2024), parcel by parcel; Google road map

Secondary
use: apartments of 9 units or more
allowed, with justification and higher scrutiny

837 ft
to Neighborhood Mixed-Use
the plan wants apartments within a quarter mile of a commercial node

1 to 4
stories is the plan's low-rise
the concept plan is three

585 ac
Community Residential within half a mile
34 acres Neighborhood Mixed-Use

> "Secondary Use: A less prevalent use that may serve to support or complement the primary land use in a placetype, but often requires justification, higher scrutiny, and adherence with the locational strategy." 3-4

> "Non-residential and apartment uses are generally located within a 1/2 mile of DART transit stations and within a 1/4 mile of established neighborhood-serving commercial nodes and multimodal facilities such as bus, bike, and trail infrastructure." 3-14

The same chapter says changes in Community Residential must put community engagement first and that incompatible apartments belong outside single-family neighborhoods. Chapter 4 calls for affordable housing on City-owned land and a streamlined rezoning for it (Housing actions 10, 11 and 17). The plan is a guide for rezoning requests; it does not change zoning. ForwardDallas 2.0, as amended March 2026; the placetype chapter was not changed by the amendment.

Rezoning · what surrounds the site

Single-family zoning covers 70% of the land within 500 ft, but 8 apartment properties already sit within a quarter mile.

30 **Apartments within a quarter mile, and the zoning each sits in** MAP

Dallas Central Appraisal District (apartment class); City of Dallas base zoning layer; TDHCA inventory for unit counts; Google imagery

ZONING ROUND THE SITE, BY AREA

DISTRICT	WITHIN 500 FT	WITHIN HALF A MILE
Single family, R-7.5(A)	70.2%	72.2%
Community retail, CR	7.6%	6.0%
Multifamily, MF-2(A)	0.0%	5.4%
Multifamily, MF-1(A)	0.0%	0.9%
Townhouse, TH-2(A)	6.6%	3.0%
Townhouse, TH-3(A)	0.0%	3.5%
PD 918 (Sterlingshire Apartments)	11.6%	1.6%

APARTMENTS WITHIN A QUARTER MILE

	PROPERTY	ZONING	FROM THE SITE	UNITS
1	**Sterlingshire Apartments**	PD 918	94 ft	264
2	**St. Augustine Estates**	MF-2(A)	797 ft	—
3	**Volunteers of America**	MF-2(A)	834 ft	—
4	**9797 Bruton Rd**	MF-2(A)	859 ft	—
5	**Crestshire Village**	MF-1(A)	960 ft	74
6	**El Rancho Apartments**	MF-2(A)	1,135 ft	—
7	**2150 N Prairie Creek Rd**	CR	1,229 ft	—
8	**9855 Bruton Rd**	MF-2(A)	1,259 ft	—

7 of the 8 are in a multifamily or planned development district and one is in a retail district. Sterlingshire, across Bruton Rd, is owned by the City's Housing Finance Corporation and was rezoned to PD 918 for apartments in 2014. Unit counts are shown where the TDHCA inventory has them.

What is next door

A fire station next door, a Dallas ISD school, and the Housing Finance Corporation's own apartments across the road.

31 **Every parcel within 500 ft, by what is on it** MAP

Dallas Central Appraisal District roll, parcels by class; Google imagery

132
homes within 500 ft
houses and townhouses

0 ft
Fire Station 5
next door, on its own City parcel

262 ft
Dallas ISD school
School for Talented and Gifted at Pleasant Grove

94 ft
Sterlingshire Apartments
264 tax credit homes on Housing Finance Corporation land

Zoning districts within 500 ft: CR, PD, R-7.5(A), TH-2(A). None is industrial. Sterlingshire's land is on the appraisal roll under the City of Dallas Housing Finance Corp.

Rezoning · this tract has been here before

In 2020 a developer asked for apartment zoning on this land. Staff recommended approval; the Plan Commission said no, 15 to 0.

32 **The City staff report: about 276 apartments, staff for approval** DOCUMENT

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop the site with an approximately 276-unit multifamily development consisting of two- and three-story buildings.

STAFF RECOMMENDATION: Approval.

City Plan Commission docket, 6/18/2020, case Z190-213, page 13-1

33 **The Plan Commission minutes: denial without prejudice** DOCUMENT

Motion: It was moved to recommend **denial without prejudice** of an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the south side of Bruton Road and west side of St. Augustine Drive.

Maker: Shidid
Second: Stinson
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schultz, Schwope, Murphy, Garcia, Rubin

City Plan Commission minutes, 6/18/2020, item 13, page 19

34 **Notices and replies** DOCUMENT

Notices: Area: 400 Mailed: 121
Replies: For: 1 Against: 14

Same minutes, page 20

276
apartments asked for
MF-2(A), on about 23.4 acres: this tract and the 5 acres next door

15 to 0
to recommend denial
without prejudice, 6/18/2020

14 to 1
replies against
of 121 notices mailed; six neighbours spoke against

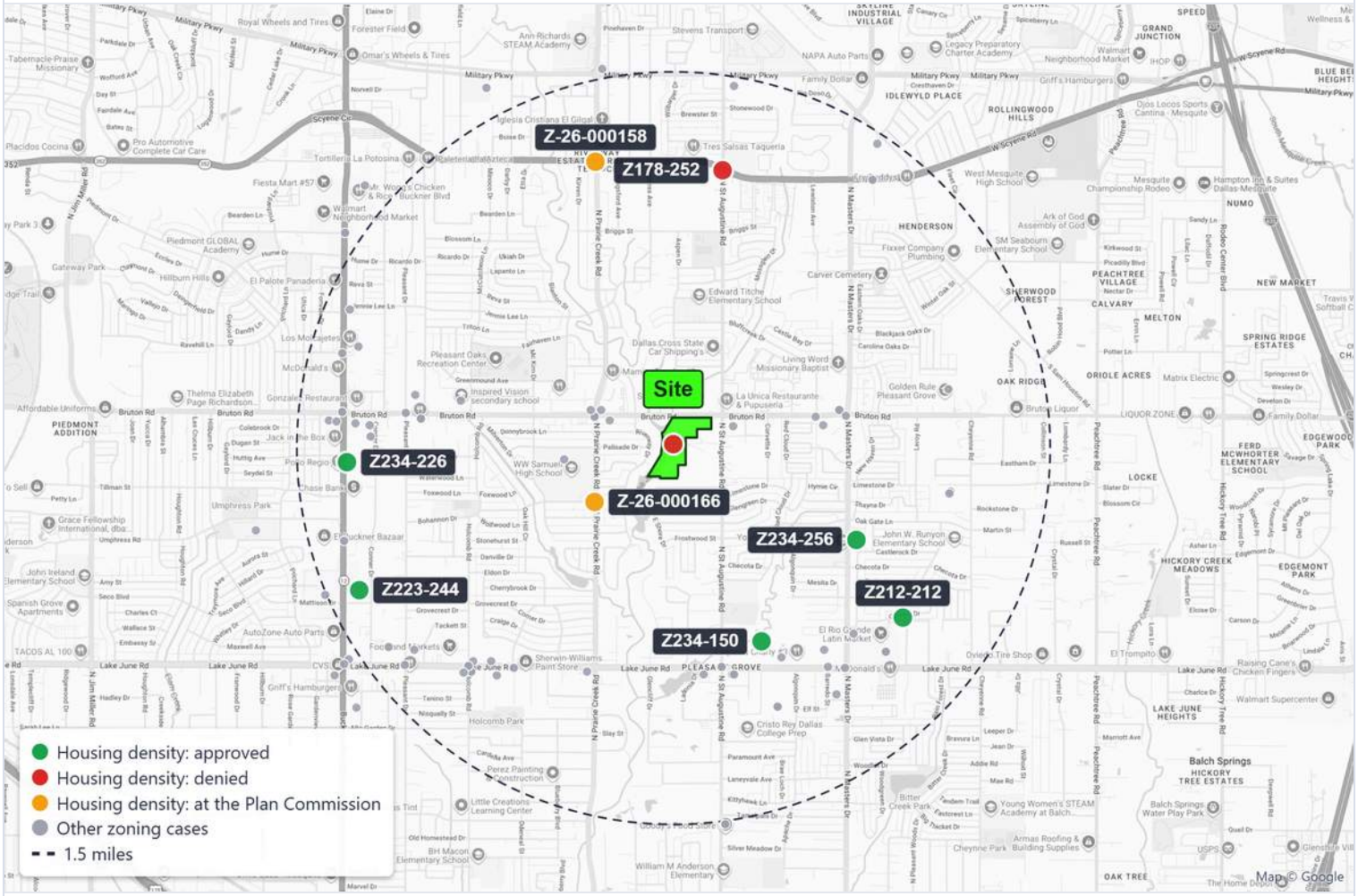
$1.9M
the City then bought it
2/22/2023, for new commercial or housing development

The case never reached the City Council, and no zoning case on the tract has been filed since. Denial without prejudice lets a new application be filed. The Council bought the tract for its Racial Equity Plan (resolution 23-0290) and suspended that plan on 12/10/2025 (resolution 25-1836). This report's concept is 78 apartments on about 6 acres, under a third of what was asked for in 2020.

Rezoning · what has passed nearby

Of 9 housing-density cases within a mile and a half since 2018, 5 were approved and 2 denied. One of the two denials is this tract.

35 **The 94 zoning cases within a mile and a half since 2018** MAP



City of Dallas Legistar (Plan Commission and Council files) and the City's Zoning_Cases layer; Google road map

CASE	AWAY	ZONED	ASKED FOR	RESULT	DATE
Z190-213	0.0 mi	R-7.5(A) Single Family District	MF-2(A) Multifamily District	**Denied**	6/18/2020
Z-26-000166	0.2 mi	Planned Development District No. 825	1) R-7.5(A) Single Family District; 2) TH-1(A) Townhouse Distr	**At the Plan Commission**	10/8/2026
Z234-150	0.6 mi	MF-2(A) Multifamily District and R-7.5(A) Sing	Planned Development District for TH-3(A) Townhouse District us	**Approved**	9/25/2024
Z234-256	0.7 mi	R-7.5(A) Single Family District with Specific	MU-1 Mixed Use District; and resolution accepting deed restric	**Approved**	11/13/2024
Z178-252	1.0 mi	R-7.5(A) Single Family District	TH-3(A) Townhouse District and a resolution accepting the deed	**Denied**	9/26/2018
Z212-212	1.0 mi	R-7.5(A) Single Family District	MF-1(A) Multifamily District and resolution accepting the deed	**Approved**	12/14/2022
Z-26-000158	1.1 mi	CR Community Retail District and R-7.5(A) Sing	MF-2(A) Multifamily District	**At the Plan Commission**	9/17/2026
Z234-226	1.1 mi	IM Industrial Manufacturing District, CS Comme	and (1) ordinance granting Planned Development District for WM	**Approved**	11/13/2024
Z223-244	1.2 mi	R-7.5(A) Single Family District	MU-1 Mixed Use District	**Approved**	5/28/2025

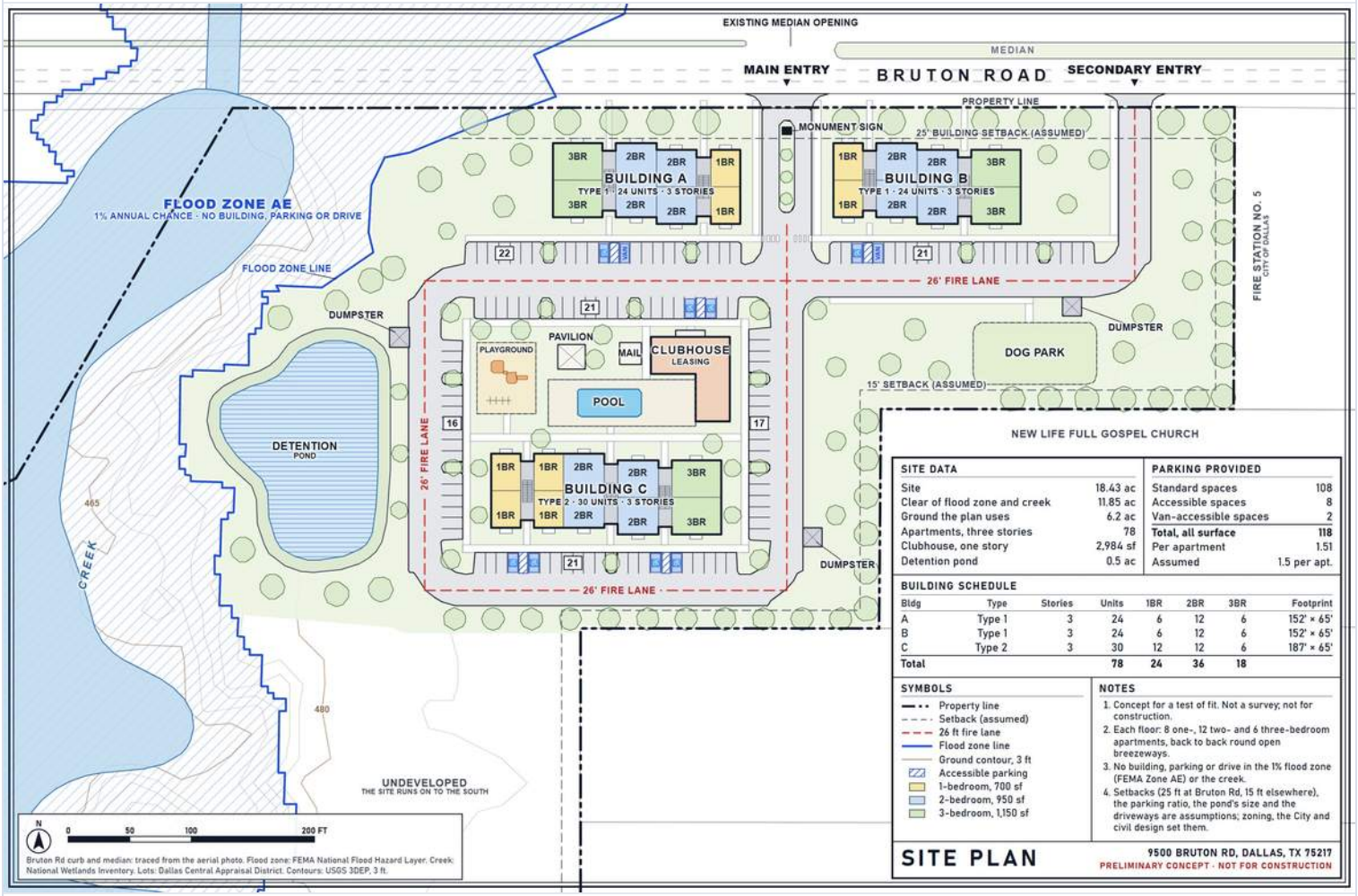
The closest match: on 5/13/2026 the Council rezoned the Reserve at Augustine site from R-7.5(A) to MF-1(A) on the consent docket, tagged "In alignment with ForwardDallas". It is a 9% tax credit site in District 5, 2.3 miles south, on land also mapped Community Residential.

The Council itself decided 67 of the 94 cases and approved 61; most of the rest are alcohol-sale permits. Cases the Plan Commission stops do not reach the Council. Plan Commission minutes after 2023 are not published, so two results rest on the City's map layer.

Concept plan

78 apartments in 3 three-story buildings (24 + 24 + 30) on the clear ground along Bruton Rd.

36 **Preliminary site plan** DRAWING



Concept drawn for this report (site_plan.py, site_plan_draw.py) and checked to sit inside the site and outside the 1% flood zone and the creek. Dallas Central Appraisal District lots; FEMA flood zone; USGS 3DEP contours; Bruton Rd curb and median traced from the aerial photo

78
apartments
24 + 24 + 30, each building stacking the same floor three times

118
parking spaces
1.51 per apartment; 10 accessible

6.2 ac
used by the plan
of 11.9 clear acres; the site is 18.4

2.6 ac
under roofs, paving and walks
detention about 0.5 acre

A 26 ft fire lane loops the centre building, the clubhouse, the pool and the playground; two buildings face Bruton Rd either side of the main entry. Modelled on site plans filed with TDHCA: Reserve at Augustine, Campbell Place, Hughes House III.

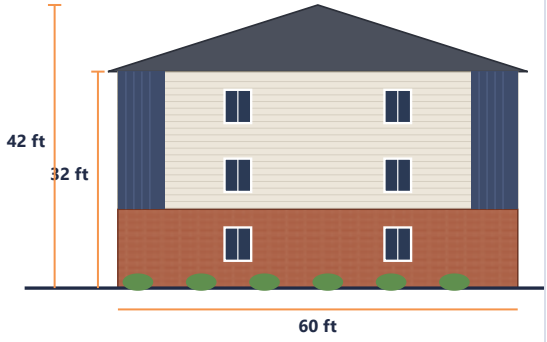
Concept plan · buildings and apartments

Three-story walk-ups: 24 one-, 36 two- and 18 three-bedroom apartments, the same floor stacked three times.

37 **Front elevation, Building A (24 apartments, 2 one-, 4 two- and 2 three-bedroom apartments a floor, round 2 open breezeways)** DRAWING

Conceptual massing drawn to scale for this report from the building's layout; not an architect's design. Brick base, fiber-cement siding, board-and-batten accents, 4:12 hip roof

38 **End elevation** DRAWING



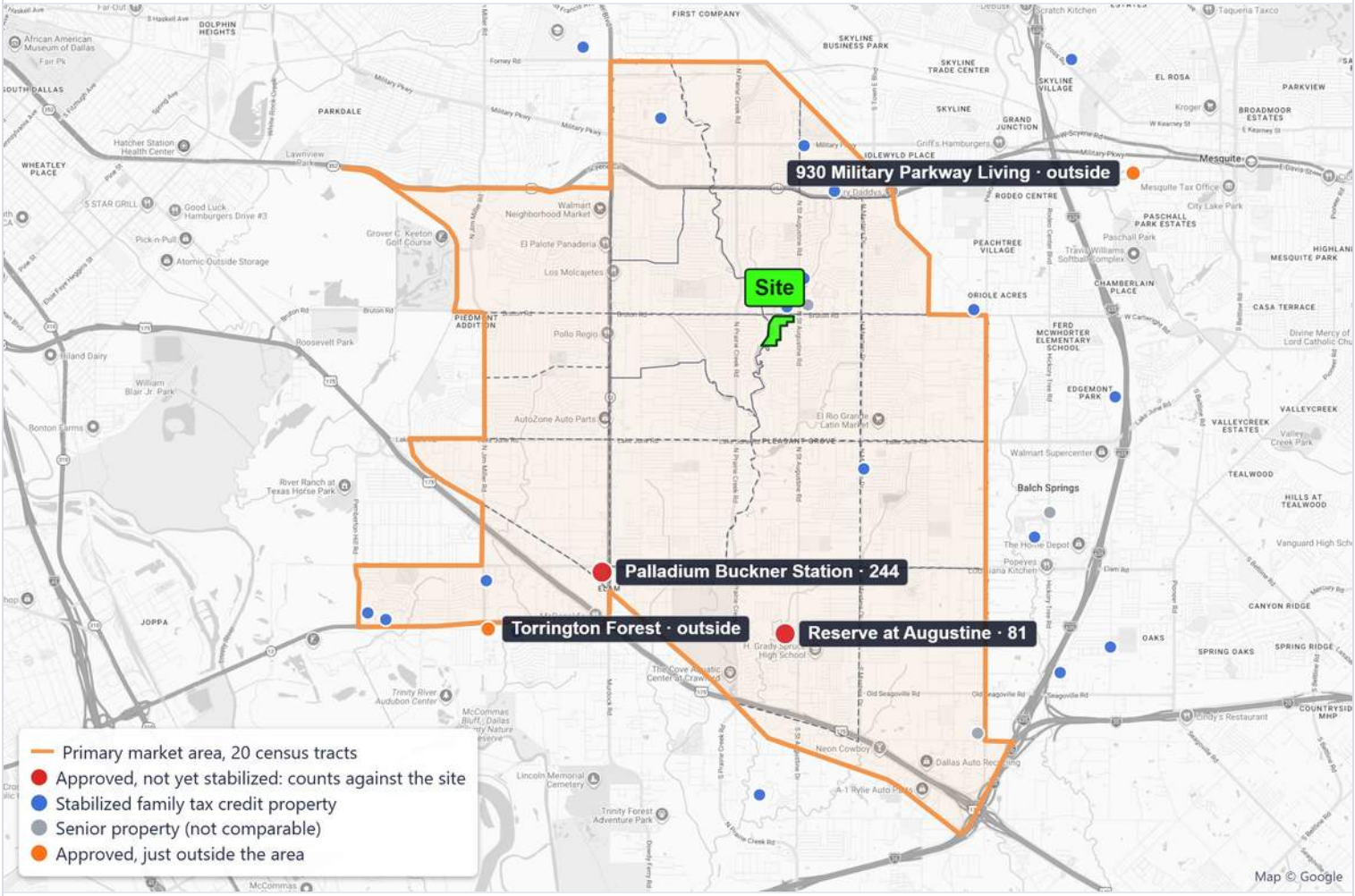
Same building, from the side

THE APARTMENTS AND WHO THEY ARE FOR

APARTMENT	UNITS	SQ FT	AT 30% OF MEDIAN INCOME	AT 50%	AT 60%
1BR/1BA	24	700	3	10	11
2BR/2BA	36	950	3	15	18
3BR/2BA	18	1,150	2	7	9
All	**78**	919 avg	**8**	**32**	**38**

Market study · the market area

39 **The primary market area, and every tax credit property in and around it** MAP



Whole census tracts with fewer than 100,000 people (10 TAC 11.303(d)(8)). North: Forney Rd east of Buckner Blvd. East: Dallas city limit. South: DART rail corridor beside US-175. West: Buckner Blvd north of Scyene Rd. TDHCA inventory from the LIHTC Sites platform; Census tracts; Google road map

18.7 sq mi
market area
the accepted study covered 18.8; 2.4-mile equivalent radius

99,241
people
under TDHCA's 100,000 cap

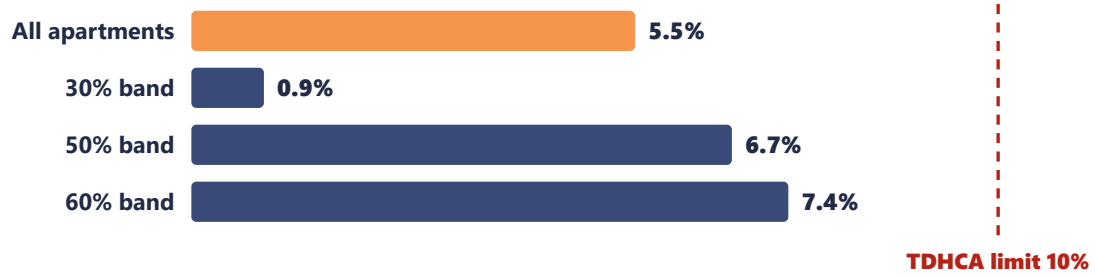
12,617
renter households
43% of 29,130 households

$42,425
renters' median income
49% of renters pay 35% or more of income

Market study · demand and capture

7,364 households of demand against 403 apartments: a 5.5% capture rate, where TDHCA allows 10%.

40 **Capture rates against TDHCA's limit** DRAWING



Relevant supply divided by gross demand, for all apartments and for each income band (10 TAC 11.302(i), 11.303)

DEMAND

Renter households in the area, 2024	12,617
Grown to 2029 at 0.39% a year	12,862
Who earn $20,430 to $84,300 and fit the apartments (1 to 6 people)	6,695
Plus 10% from outside the area, as the rule allows	669
Gross demand	**7,364**

SUPPLY THAT COUNTS AGAINST IT

9500 Bruton Rd (this deal)		78
Palladium Buckner Station	Under construction	244
Reserve at Augustine	Awarded 2026 9% credits	81
Relevant supply		**403**

CAPTURE BY INCOME BAND

BAND	HOUSEHOLD INCOME	GROSS DEMAND	OURS	OTHERS	CAPTURE	LIMIT
30%	$20,430 to $34,050	2,086	8	10	**0.9%**	10%
50%	$34,050 to $40,860	977	32	33	**6.7%**	10%
60%	$40,860 to $84,300	4,301	38	282	**7.4%**	10%
All		7,364	78	325	**5.5%**	10%

Market study · rent comparables

Our highest rents, the 60% apartments, are 8% to 12% under the market rents accepted for this area, and in line with the newest tax credit properties.

PROPERTY	KIND	BUILT	UNITS	AWAY	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
Sterlingshire	Tax credit, family	2016	264	0.2 mi	not published	$949	$999
St. Augustine Estate	Tax credit, elderly	2007	150	0.3 mi	$1,349	$1,616	—
Artiga Apartment Homes	Tax credit, family	2006	250	1.2 mi	$1,306	$1,556	$1,789
Crawford Park	Tax credit, family	—	144	1.3 mi	$1,037	$1,544 to $1,596	$1,569 to $1,836
Palladium Carver Living	Tax credit, family	2026	288	1.6 mi	$1,316	$1,579	$1,819
Harper Apartments	Market rate	1985	208	0.4 mi	$753 to $878	$903 to $1,198	$1,537 to $1,772
Harwell Apartments	Market rate	1983	120	1.1 mi	$758 to $988	$998 to $1,303	—
The Marq	Market rate	1985	152	1.2 mi	$970 to $1,050	$1,315 to $1,350	—
Villas Del Rey	Market rate	—	—	1.3 mi	$915	$1,150	$1,325
Cherokee Village	Market rate	1970	—	2.8 mi	$995	$1,125	$1,295
9500 Bruton Rd, at 60% of median income					**$1,269**	**$1,513**	**$1,739**
9500 Bruton Rd, at 50% of median income					**$1,042**	**$1,240**	**$1,424**
9500 Bruton Rd, at 30% of median income					**$588**	**$695**	**$794**

$1,298
our average rent
after tenant utilities

21%
below market, on average
against the market rents in the accepted study ($1,415 / $1,645 / $1,964)

17%
below what TDHCA underwrote
as market rent at Reserve at Augustine

91.1%
occupied
11 stabilized tax credit properties, 1,968 apartments

Asking rents read from each property's public listing on 10/5/2026; tax credit rents are after tenant-paid utilities. The market-rate properties date from the 1970s and 1980s, so their rents sit well below those of new apartments. Sterlingshire, across Bruton Rd, advertises less than the 60% limit and does not say which income tier; a call would settle it. Occupancy is from the accepted 2026 study; no listing publishes it.

Market study · conclusion

There is demand for 78 more apartments here.

Demand

The market area holds 29,130 households, 12,617 of them renters; 6,695 renter households of one to six people will have incomes in the range the 78 units serve ($20,430 to $84,300) when the property places in service in 2029, and gross demand with the rule's 10% external allowance is 7,364.

Capture

Against the subject's 78 units and the 325 comparable units approved but not yet stabilized in the area (Palladium Buckner Station and Reserve at Augustine), the gross capture rate is 5.5%, the highest AMGI band is 60% at 7.4% and the highest unit type is 3BR/60% at 17.3%, inside TDHCA's 10%, 10% and 65% limits.

Rents

The 30% and 50% units rent 25% to 60% below the market rents TDHCA accepted for this area in 2026; the 60% units, at $1,269 / $1,513 / $1,739, are 8% to 12% below them and at or under what Artiga and Palladium Carver Living ask for 60% units, but far above the 1980s market-rate stock and above what Sterlingshire, across Bruton Rd, advertises.

Occupancy and absorption

The 11 stabilized tax credit properties in the area (1,968 units) averaged 91.1% occupied in the 2026 study, the softest of the six neighbouring studies. The precedents give no absorption pace for this area; the nearest (25404, east of the city line) measured 195 units a year absorbed since 2020. 1,262 new tax credit units in 6 approved deals within 3.3 miles are leasing or under construction and will lease up ahead of the subject, so the 60% rents and the lease-up period are the points a commissioned study has to prove.

THE MARKET STUDIES TDHCA HAS ACCEPTED ROUND THE SITE

DEAL	PROGRAM	SQ MI	GROSS DEMAND	CAPTURE	ANALYST
Reserve at Augustine 26082	9% HTC, 2026 award	18.81	7,062	**4.6%**	Apartment MarketData, LLC, 3/16/2026
Palladium Buckner Station 25442	4% HTC + bonds, 2025	25	5,390	**4.5%**	Apartment MarketData, LLC, 1/23/2025
Palladium Carver Living 24442	4% HTC + bonds, 2024	20	6,134	**4.7%**	Apartment MarketData, LLC, 1/30/2024
Torrington Briarwood 25404	4% HTC, 2025	21	10,665	**6.4%**	Apartment MarketData, LLC, 2/14/2025
Torrington Forest 25477	4% HTC, approved 2026-01-08	25	8,505	**5.5%**	Apartment MarketData, LLC, 7/10/2025
The Gateway at Trinity Forest 25609	4% HTC + TDHCA bonds, 2025	20	3,728	**8.0%**	Apartment MarketData, 2/21/2025
9500 Bruton Rd this report	9% HTC, 2027 round	18.7	7,364	**5.5%**	Desk study, 10/5/2026

Financial model · rents and operating budget

78 apartments rent for an average of $1,298 a month at TDHCA's 2026 limits; net operating income $556K a year.

INCOME LIMIT	APARTMENT	UNITS	SQ FT	RENT LIMIT	TENANT UTILITIES	RENT	A MONTH
30%	One bedroom	3	700	$681	−$93	**$588**	$1,764
30%	Two bedrooms	3	950	$817	−$122	**$695**	$2,085
30%	Three bedrooms	2	1,150	$944	−$150	**$794**	$1,588
50%	One bedroom	10	700	$1,135	−$93	**$1,042**	$10,420
50%	Two bedrooms	15	950	$1,362	−$122	**$1,240**	$18,600
50%	Three bedrooms	7	1,150	$1,574	−$150	**$1,424**	$9,968
60%	One bedroom	11	700	$1,362	−$93	**$1,269**	$13,959
60%	Two bedrooms	18	950	$1,635	−$122	**$1,513**	$27,234
60%	Three bedrooms	9	1,150	$1,889	−$150	**$1,739**	$15,651
All		**78**	71,700			**$1,298** avg	**$101,269**

YEAR 1

Rent at the limits	$1,215,228
Fees and other income	$16,380
Vacancy and collection, 7.5%	−$92,371
Effective gross income	$1,139,237
Operating expenses	−$583,681
Net operating income	$555,556
Debt service on the first lien	−$472,801
Cash flow, year 1	$82,755

EXPENSES

	A YEAR	PER APARTMENT
General & administrative	$45,162	$579
Management fee	$51,721	$663
Payroll & payroll tax	$141,999	$1,820
Repairs & maintenance	$54,600	$700
Electric/gas (common)	$26,286	$337
Water, sewer & trash	$45,942	$589
Property insurance	$72,657	$932
Property tax	$120,900	$1,550
Replacement reserve	$19,500	$250
Other (supportive services + TDHCA compliance)	$4,914	$63
All expenses	**$583,681**	**$7,483**

Rent limits: TDHCA's 2026 table for Dallas (median family income $121,100), the one it used for Reserve at Augustine in June 2026. Tenant utilities: Dallas Housing Authority's 2026 allowance. Expenses follow the four 2026 Dallas deals TDHCA underwrote; across the 9 2026 deals in the region the median is $7,377 an apartment. The 60% rents ($1,269 / $1,513 / $1,739) are below the market rents TDHCA underwrote at Reserve at Augustine ($1,341 / $1,579 / $1,800), so the program rents hold.

Financial model · sources and uses

$2.00M a year in credits and a $6.59M loan pay for a $23.49M development, $818K of it for the land.

$818K
for the 6.2 acres of land
$131,890 an acre, $3.03 a sq ft

$16.90M
tax credit equity
$2.00M of credits a year for ten years at $0.845

$6.59M
first lien
6.675%, 40 years, sized at 1.175 coverage

$301K
cost per apartment
with land; the 2026 median is $336K

USES

	TOTAL	PER APARTMENT
Land	$817,718	$10,484
Acquisition closing costs	$8,260	$106
Off-sites	$33,150	$425
Site work	$1,194,492	$15,314
Site amenities	$664,092	$8,514
Building cost	$10,907,721	$139,843
Hard-cost contingency	$764,063	$9,796
Contractor fees (14%)	$1,898,893	$24,345
Soft costs	$1,633,242	$20,939
Financing costs	$2,158,650	$27,675
Developer fee	$2,833,262	$36,324
Reserves	$573,768	$7,356
Total development cost	**$23,487,310**	**$301,119**

SOURCES

Permanent loan	$6,589,000
Tax credit equity	$16,898,310
Deferred developer fee	$0
Total sources	**$23,487,310**

AGAINST THE 2026 DEALS TDHCA UNDERWROTE

	THIS DEAL	2026 MEDIAN, 9 DEALS	2026 DALLAS DEALS
Average rent	**$1,298**	$1,234	$1,287
Operating expenses, an apartment	**$7,483**	$7,377	$7,291
Net operating income, an apartment	**$7,123**	$6,062	$6,574
Loan, an apartment	**$84,474**	$69,167	$78,795
Building cost, a rentable sq ft	**$152.13**	$153.90	$160.82
Cost before land, an apartment	**$290,530**	$301,669	$305,088
Developer fee deferred	**0%**	34%	34%

Every figure is read from the Urbanize pro forma workbook after Excel recalculated it. Inputs are the medians of the four 2026 Dallas 9% deals TDHCA underwrote (Reserve at Augustine, The Eleanor, Bella Limon, Shiloh Lofts); building cost is the garden walk-up figure at Reserve at Augustine, $152 a rentable sq ft. The land price is what balances sources and uses with no developer fee deferred. The Dallas column leaves Bella Limon out of loan, income, expenses and total cost (tax exempt, $10.2M of land). No bid, appraisal or lender quote.

Financial model · land for sale nearby

The 5-acre tract next door is listed at $625,000, $125,755 an acre; this deal pays $131,890 an acre for its land.

41 **The site, the concept plan, and the tract listed for sale on its east line** MAP

LIHTC Sites platform, Parcels for Sale, read 10/5/2026 (listing seen 9/3/2026); Dallas Central Appraisal District parcel; Google imagery

DOLLARS AN ACRE

What the City paid for this tract, 2023	103,091
Asking, the tract next door	125,755
Median asking, 26 listings of 2 acres or more within 3 miles	129,738
What this deal pays for its land	131,890

LAND LISTED NEARBY, 2 ACRES OR MORE

ADDRESS	ACRES	ASKING	AN ACRE	FROM THE SITE	STATUS
1953 North Saint Augustine Road	4.97	$625,000	**$125,755**	Touches site	Active
9520 Scyene Rd	5.49	$525,000	**$95,628**	Within 1 mile	Active
Address not listed	3.81	$364,999	**$95,700**	1 to 2 miles	Active
8901 Military Parkway	35.64	$3,950,000	**$110,831**	1 to 2 miles	Active
9129 Elam Rd	3.27	$369,000	**$112,844**	1 to 2 miles	Inactive
Address not listed	2.32	$89,000	**$38,362**	2 to 3 miles	Active
4105 Hickory Tree Rd, Balch Springs	9.68	$495,000	**$51,131**	2 to 3 miles	Active
11709 Terry dr	3.79	$300,000	**$79,156**	2 to 3 miles	Active
Address not listed	7.45	$899,999	**$120,756**	2 to 3 miles	Active

The tract next door shares about 300 ft of the site's east line and runs to N St Augustine Rd, so it would give a second way in. 13 of the 26 listings ask no more an acre than this deal pays. These are asking prices, not sales, and the same property can appear once for each listing source; the table shows each price and size once.

Sources

Where every picture and number came from.

Score	LIHTC Sites platform, parcel 1031130317487000000: revitalization 7, jobs 4, underserved (general) 5.
Rule	TDHCA, Proposed 2027 Qualified Allocation Plan for public comment, 9/30/2026 (270930-QAP.pdf).
Parcel	Dallas Central Appraisal District: live roll, account page (dallascad.org) and DCAD Property Map (maps.dcad.org).
City records	City of Dallas Legistar, 21,117 Council files, 6/2018 to 9/30/2026; zoning layer; Land and Building Management System.
Revitalization	City of Dallas, layer Dallas_Enterprise_Zones; Resolution 23-0290 (Council file 23-530).
Jobs	U.S. Census Bureau, OnTheMap (OnTheMap 6.26.1, LODES 8.4 (20251202_1657)), onthemap.ces.census.gov.
Underserved area	TDHCA, Site Demographic Characteristics Report 2027 DRAFT (27-261002-MF-SiteDemo.xlsx, posted 10/2/2026); Census Bureau TIGERweb tracts.
Boost	HUD User, 2025 and 2026 Small DDAs and QCTs map (huduser.gov); HUD Qualified Census Tracts 2026 layer.
Tie breaker	Dallas Central Appraisal District parcels of the school, the pharmacy and the park, each measured from the site's boundary; Texas State Board of Pharmacy license table (active community pharmacies); the LIHTC Sites tie-breaker record, for comparison.
Flood and site	FEMA National Flood Hazard Layer; US Fish and Wildlife wetlands; Railroad Commission of Texas pipelines and wells; HIFLD transmission lines; USDOT rail.
Neighborhood	TDHCA property inventory; LIHTC Sites public Texas preview (crime layer).
Politics	LIHTC Sites officials record for the parcel; Texas House Journal, 89th Legislature; City of Dallas Legistar; council and legislative district boundaries.
Rezoning	City of Dallas: ForwardDallas 2.0 (adopted 9/25/2024, amended 3/25/2026) and its future land use layer; base zoning layer; Zoning_Cases layer; City Plan Commission dockets and minutes; Legistar Council files. Dallas Central Appraisal District. Dallas Observer, 4/21/2023.
Utilities, terrain, traffic, land	LIHTC Sites platform, read through its API on 10/5/2026: Utilities combined points, Contours 3 ft, Traffic counts (nationwide AADT), Public Water Services, Parcels for Sale. Distances are measured from the site's outline.
Market study	Drawn for this report on TDHCA's market analysis rules (10 TAC 11.302(i), 11.303): Census TIGERweb tracts; ACS 2020-2024 5-year tables and PUMS; Census county estimates 2020-2025; BLS CPI-U; HUD FY2026 income limits and Small Area Fair Market Rents; Dallas Housing Authority 2026 utility allowances; TDHCA inventory on the LIHTC Sites platform; TDHCA underwriting reports and market studies for the deals compared.
Concept plan	Drawn for this report: the layout (backup_src//plan/plan.json) is checked against the FEMA flood zone and the wetlands inventory by site_plan.py; the program of apartments and incomes was set for this analysis.

The screenshots, documents and map files are saved in the project folder backup_src, with the scripts that made them. Records were read on 10/4/2026.