

Grantee: Dance With Todd, Inc

Grant: B-23-PR-48-0002

October 1, 2024 thru September 30, 2025

Grant Number:

B-23-PR-48-0002

Obligation Date:**Award Date:**

12/19/2024

Grantee Name:

Dance With Todd, Inc

Contract End Date:

09/30/2030

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$8,329,974.95

Grant Status:

Active

QPR Contact:

Sherri Sengsouvana

LOCCS Authorized Amount:

\$8,329,974.95

Estimated PI/RL Funds:**Total Budget:**

\$8,329,974.95

Disasters:

Declaration Number

No Disasters Found

Narratives

Action Plan Summary:

The Cottages at Lindale
51 units - Two Phases

Dance With Todd, Inc (DWT) applied for \$15.1M to the U.S. Department of Housing and Urban Development (HUD) under HUD's FY23/FY24 Preservation and Reinvestment Initiative For Community Enhancement (PRICE) Main Notice of Funding Opportunity for The Cottages at Lindale, a senior rental community and a family homeownership community. DWT was awarded \$8.3M under the PRICE grant for the project. The FY23/24 PRICE grant is authorized in accordance with the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022). All activities will be undertaken based on the FY23/24 PRICE requirements set out in the PRICE Notice of funding Opportunity (NOFO) FR-67000-N-99, issued February 28, 2024 and as modified July 10, 2024.

DWT is a 501(c)3 nonprofit organization and a developer of affordable housing for low- and moderate-income (LTM) families. DWT's mission is driven by a strong commitment to weave our families into stable neighborhoods and to enhance the communities we serve. DWT's founder, Ms. Sherri Sengsouvana, brings over 30 years of affordable housing experience in managing construction and development projects. DWT will administer the program and has assembled a team of industry professionals with extensive experience in the development and management of affordable housing for this project.

Need The Cottages at Lindale will be an affordable community consisting of 51 units developed in two phases with 35 1-bedroom rental units for seniors earning less than 80% Area Median Income (AMI) and 16 3-bedroom units for family homeownership units as well.

The need for affordable senior housing in the area is urgent. The East Texas Aging & Disability Resource Center lists that of the forty-one (41) properties categorized as "affordable housing" in the Tyler, Texas Metropolitan Area, adjacent to the City of Lindale, only four (4) properties are designated as "senior only." The Tyler Housing Authority administers approximately 1,000 Housing Choice Vouchers for the Lindale area. The THA Housing Choice Voucher (HCV) waiting list experiences approximately a 3 year waiting period and has a low turnover rate which demonstrates a strong demand for more affordable housing in this area, especially for seniors.

The Cottages at Lindale rental units will be affordable as defined bHUD's HOME program for both income limits and rents. Tenants of the DWT manufactured homes will be provided with a utility allowance that will further reduce the tenant's paid portion of the rent. DWT will ensure The Cottages at Lindale remain affordable for a minimum of 30 years.

The proposed project is located at 18957 U.S. Hwy 69N Lindale, Texas 75771 in the one-half mile radius of the city of Lindale's boundaries and is established as Lindale's Extra-Territorial Jurisdiction (ETJ). The property is a single site comprised of 16.4 acres that is currently an existing mobile home community. The property currently has 17 tenant-owned homes (TOH) on month-to-month leases.

Within 2.5 miles of the site are multiple pharmacies, a major grocery store, and multiple banks/ATMs. Within 5 miles of the site are multiple physician offices and UT Urgent Care Clinic as well that are all an easy commute of less than 10 minutes.

Project Goals The Cottages at Lindale project will:



- preserve and revitalize an existing mobile home park,
- increase the housing supply and affordability for LMI persons in rural areas,
- increase the resilience to extreme weather, natural hazards and disaster events, support energy efficiency and protect the health and safety of manufactured housing residents,
- support accessibility and replacement of deteriorating manufactured housing units – especially to increase accessibility and access for persons with disabilities, facilitate aging in place for older adults and increase access to affordable housing for low-income households,
- promote financial security,
- increase homeownership opportunities for families, and
- offer robust resident supportive services to allow seniors to age in place with dignity and purpose.

Use of Funds The Cottages at Lindale will be comprised of 51 total units developed in two phases over a 6 year term.

Phase I will consist of site acquisition, infrastructure for 51 pads and 19 total units - 17 affordable 1-bedroom rental units for seniors and two 3-bedroom homeownership units for families. All family units will be available homeownership units to families earning up to 80% of the Area Median Income. Two senior rental units will be ADA accessible for persons that are mobility impaired. Phase I will also include the following amenities: new infrastructure consisting of water service, septic systems, electrical service, roadways and paving, site lighting, storm resistant clubhouse with backup generator that includes a gathering space with limited kitchen services and coffee bar, walking trails, dog park, playground and storage sheds for families. Phase I will be 100% funded with HUD PRICE grant funds and construction will be completed within 3 years of approval of the Action Plan.

Phase II will consist of 18 additional senior rental units and 14 additional homeownership units as well as the pool, landscaping, security fencing and gated access. DWT will seek additional grant funds over the next four years to fund 18 senior rental units through annual re-occurring funding cycles available from Federal Home Loan Bank Dallas AHP grant funds and/or CDBG disaster funding available from the Texas General Land Office (GLO) in the amounts up to \$4.3M to complete the project. DWT will fund the homeownership units in this phase through recycled sales proceeds from the sale of the first two homeownership units acquired in Phase I. Phase II will be completed within 6 years of the commencement of the PRICE Grant award and within the overall timeframe allowed under the grant.

The selected manufactured housing models will meet the HUD manufactured housing standards 24 CFR 3282 and the Manufactured Home construction and Safety Standards set forth in 24 CFR 3280. Additionally, all models will meet Energy Star certification standards with LED lighting, Energy Star appliances and tank less water heaters. DWT will construct the homes to minimum Wind Zone II standards which will enhance resident security and safety in the event of extreme windstorm events including tornadoes.

All dwelling units will include two off-street parking spaces with an accessible ramp for visitability by mobility impaired persons. All units will be pre-wired for broadband high-speed internet service, virtually connecting residents to education, employment and entertainment opportunities.

This senior community will include a resilient clubhouse equipped with an emergency generator. This clubhouse will serve as the hub for social activities including a coffee bar and a management office space. The community building will be equipped with free Wi-Fi for all residents. The senior community will also have walking trails, a dog park, and a pool.

Ten percent of the dwelling units will be fully accessible for persons that are mobility impaired. Five percent will be available for hearing and visually impaired persons. The senior community will be designed with fully accessible parking areas and accessible routes to the clubhouse, pool, and all common areas and amenity spaces for all residents to enjoy and age gracefully in place for as long as possible.

The Cottages at Lindale will be constructed to Wind Zone II standards or better and equipped with heat tape installed in the crawl spaces below the homes to prevent pipes from freezing and bursting during extended periods of below freezing temperatures. DWT is locating the community/clubhouse building on the highest elevation of the site to promote site drainage and mitigate potential flooding due to occasional and unpredictable thunderstorms with heavy rains. It will be equipped with emergency generator for potential long term power outages at The Cottages at Lindale. The building will be constructed of eco-friendly building materials designed to withstand 250mph winds and serve as a refuge for any future extreme weather events.

DWT will develop policies for the homeownership units to ensure that lot rents are affordable and below the market rate lot rent of similar manufactured housing communities in the area. The residents at The Cottages at Lindale will not be priced out of the community because this community is designed for them and their long-term housing stability.

The Cottages at Lindale provide families with homeownership opportunities and the ability to generate wealth and equity through DWT's homeownership wherein the families will never pay more per month in total than the current HUD HIGH Home rents. This is our commitment to insure the rent is both affordable and leverages the PRICE grant award into homeowners in our community.

Preferences will be offered to victims of elder or domestic abuse and veterans. Eligible existing residents of the site will have the highest priority to return following redevelopment of the project.

DWT will balance affordability with the opportunity to build financial security and savings for residents by offering DWT's innovative matching funds Rainy Day Savings program to all residents as well as homeownership opportunities to the family residents at The Cottages at Lindale.

DWT will partner with multiple local agencies and organizations including the Area Agency on Aging of East Texas. Through our partners DWT will gain access to a network of state and local organizations who work together in this area in a coordinated manner to provide supportive services targeted to the senior population with integrated access points to all long-term care supports and services.

Excess sales proceeds from the homeownership units, if any, at project completion shall be applied in the following order:

1. to pay any deferred developer fees outstanding on the project;
2. to reduce permanent debt as a result of cost overruns on the project; and
3. to be retained and treated as program income which will be utilized to preserve and/or develop additional affordable manufactured housing units.



The Cottages at Lindale will be a place where seniors are respected and valued. It will be a place where they will be encouraged to socialize, exercise, eat well and age gracefully in place with many options for activities aimed at promoting a sense of purpose and meaning in their lives. It will be a place where people will want to live. It will be constructed with high quality manufactured housing. It will be a place that the community will appreciate for increasing the available affordable housing. Most importantly, it won't look like typical affordable housing and that is what will make it desirable and sustainable for many years to come.

Contact Information
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Resources and Budget:

The total development cost for The Cottages at Lindale - 51 units is \$12,684,003. DWT has expended \$20,268 of matching funds in predevelopment costs and intends to keep said \$20,268 in the transaction as a permanent source for matching funds. \$8,329,974.95 was awarded to the project under the PRICE Main grant. Additional grant funds will be sought over the next several months to fill the financing gap of \$4,333,760. Third party private lender(s) will also be utilized through a line of credit or bridge loan to fund construction activities and/or soft costs throughout the duration of the project as may be needed. Permanent debt lender(s) may also be secured in year 5 as necessary to complete the project's deliverables as set out herein. The sources and uses summary is listed below.

form HUD-424-CBW

OMB Approval No. 2501-0017
Grant Application Detailed Budget Worksheet
Expiration: 1/31/2026

Detailed Description of Budget

Analysis of Total Estimated Costs

Estimated Cost	
Percent of Total	
1	
Personnel (Direct Labor)	
706,000.00	
5.60%	
2	
Fringe Benefits	
0.00	
0.0%	
3	
Travel	
126,997.00	
1.0%	
4	
Equipment	
70,000.00	
0.6%	
5	



Supplies and Materials

0.00
0.0%

6
Consultants

500,000.00
3.9

7
Contracts and Sub-Grantees

570,000.00
4.5%

8
Construction

10,665,341.00
84.1%

9
Other Direct Costs

45,664.95
0.4%

10
Indirect Costs

0.00
0.0%

Total:
12,684,002.95
100.0%

Federal Share:
\$ 8,329,974.95

Match
(Expressed as a percentage of the Federal Share):
0.00243

The budget for this project was developed based on cost estimates for the infrastructure and construction activities obtained from a multi-family affordable housing construction company located in the Dallas area. Additionally, the budget for the manufactured cottages was obtained by a local manufactured home retailer in the Lindale area. The soft costs for labor, travel, consultants and professional services are based on DWT's experience in estimating costs on similar affordable housing projects. Accordingly, DWT is confident the costs are fair and reasonable, in line with industry standards, and appropriate for the scope of the project.

The Cottages at Lindale will be 51 units developd in two phases over 6 years. Phase I will be 100% funded with HUD PRICE grant funds and construction will be completed within 3 years of approval of the Action Plan.



Phase I will consist of site acquisition, infrastructure for 51 pads and 19 total units comprised of 17 affordable 1-bedroom rental units for seniors and two 3-bedroom homeownership units for families. All family units will be available as homeownership units to families earning up to 80% of the Area Median Income. Two senior rental units will be ADA accessible for persons that are mobility impaired. Phase I will also include the following amenities: new infrastructure consisting of water service, septic systems, electrical service, roadways and paving, site lighting, storm resistant clubhouse with backup generator that includes a gathering space with limited kitchen services, coffee bar, walking trails, dog park, playground and storage sheds for families.

Phase II will consist of 18 additional senior rental units and 14 additional homeownership units as well as the pool, landscaping, security fencing and gated access. DWT will seek additional grant funds over the next two years to fund 18 senior rental units through annual re-occurring funding cycles available from Federal Home Loan Bank Dallas AHP grant funds and/or CDBG disaster funding available from the Texas General Land Office (GLO) in the amounts up to \$4.3M to complete the project. DWT will fund the homeownership units in this phase through recycled sales proceeds from the sale of the first two homeownership units acquired in Phase I. Phase II will be completed within 6 years of the commencement of the PRICE Grant award and within the overall timeframe allowed under the grant.

Excess sales proceeds from the homeownership units, if any, at project completion shall be applied in the following order:

1. to pay any deferred developer fees outstanding on the project;
2. to reduce permanent debt as a result of cost overruns on the project; and
3. to be retained and treated as program income which will be utilized to preserve and/or develop additional affordable manufactured housing units.

Contingency Plan - Additional Funds

This contingency plan is a direct result of the reduction in available PRICE funding and represents DWT's commitment to retain a significant amount of total units (51 vs 62) and 100% of the initially proposed amenities for the project but it does require DWT to secure approximately \$4.3M in additional outside resources to complete Phase II if the 16 available homeownership units are not purchased by low-income families or \$2.9M if the homeownership units are sold to income eligible families.

To that end, the Texas General Land Office (GLO) announced in May 2025 the availability of \$88.1M of potential additional grant funds for the Affordable Rental Program for 2024 disasters which includes Smith County. This source of funds is a great option to potentially fill the current funding gap for The Cottages at Lindale with additional grant funds and is expected open for applications in late 2025.

Further, DWT recently attended the Federal Home Loan Bank Dallas AHP workshop in Austin. If additional grant funds are needed, DWT will also utilize an experienced AHP grant writer to assist in applying for said AHP funds over the next three years. DWT is confident the AHP funds are fully aligned and another excellent potential source for additional grant funding if needed.

Local experienced realtors have assured DWT that homeownership sales at or below \$150,000 are in high demand in the Lindale area with limited housing options available for families in that price point. DWT has also been in negotiations with multiple manufacturers of the proposed models/plans and has significantly reduced the acquisition costs to allow DWT to purchase the homes at near wholesale prices. Wholesale pricing combined with our nonprofit's sale tax exemption will allow DWT to offer the homeownership units to our families at DWT's cost with significant savings over the retail market for the same make and model.

Finally, should additional grant funds not be secured for Phase II activities, DWT is prepared to secure permanent financing as may be necessary to finance any remaining rental or homeownership units that have not been placed in service at the end of year five. DWT prefers to limit permanent debt on this project to insure adequate funding is available for robust resident supportive services as outlined herein.

DWT is confident the proposed contingency plan set forth above over two phases is a sound approach that is both financially feasible and realistically achievable. It also further leverages the limited FY23/FY24 PRICE grant funds awarded for this project based on the reduced available funding while retaining the integrity of the initial affordable housing development plan to the maximum extent feasible.

Need:

Dance With Todd Inc (DWT) was awarded \$8,329,974.95 from HUD under the PRICE Main category. This funding award will be matched by an additional \$20,268 in DWT funds to invest in an impoverished community that has significant need.

Project Area The Cottages at Lindale project includes the acquisition and redevelopment of an existing 16.4-acre mobile home community located at 18957 U.S. Hwy 69N Lindale, Texas 75771. The Cottages at Lindale will be redeveloped into a 51 unit affordable housing community with 35 units reserved for a senior rental housing community and 16 units for families, consisting of thirty-five (35) one-, and sixteen (16) three-bedroom units for households earning up to 80% AMI.

DWT has site control for a through a fully executed contract with the current owner. The property currently has 17 tenant-owned homes (TOH) with month-to-month leases, where tenants are paying \$250.00 per month in lot rent. The mobile homes are older, most were manufactured prior to 1976 and are in poor condition. The property is currently served by



aging well and multiple septic systems and has not been well maintained with overgrown vegetation. The site lacks paved streets, sidewalks, parking, lighting, fencing and community amenities.

The site is located along U.S. Hwy 69, which functions as the transportation spine of multiple communities, connecting the Cottages at Lindale to Lindale's central business district located two miles south. The CVS pharmacy, a full-service grocery store, banks and a post office are located two to three miles from the site. Approximately five miles from the site are both the large community Faulkner Park, with nine miles of trails, and Lindale Club fishing lake, as well as University of Texas Health full-service health clinic. U.S. 69 also connects to Tyler, Texas, located 16 miles southeast. 2023 census projections estimate that the Tyler metro area is experiencing double-digit growth to reach a population of 241,922. Fast-paced growth, places pressures on housing affordability, particularly for vulnerable seniors.

Affordable Housing Need/Distress Criteria The Cottages at Lindale site is located in an unincorporated area of Smith County, Texas. This unincorporated area is located within one-half mile of the City of Lindale's boundaries and is part of Lindale's Extra-Territorial Jurisdiction (EJT), as established by Texas law. The primary information source for the city is the American Community Service (ACS) 2022 estimates, which is the most recent data available.

The City of Lindale has 2,350 households, of which 26% include a family member over the age of 65. In Lindale 15% of families are living in poverty and 9% are over the age of 65. The median rent in Lindale is \$1,019, which is a significant cost burden especially for seniors, many of whom are dependent on social security income, including 36% of those over the age of 65 in Lindale.

Meeting the 12 CFR 1805.201 Distress Criteria, the median income of the target population in Lindale is social security annual income of \$23,280, which is below 50% AMI for a one-person household, which for the Tyler metro area (including Lindale) was \$25,650 in 2023. Also, 41% of Lindale households are paying more than 35% of their income toward rent, putting them at risk of homelessness as they are significantly cost-burdened. Only 27% of housing units are renter occupied, which signifies a need and a market for expanding affordable rental housing opportunities, particularly for low-income seniors that would benefit from living in a community that is well-maintained and having a stable rent that they can afford.

Lindale's population grew 25% from 2010 to 2020 and according to The Tyler Area Metropolitan Planning Organization the population is estimated to be 121,832, up from 105,995 in 2020. Redfin shows that in April 2024, home prices increased by 12%, with median price of \$295,000. With these trends, Lindale's Comprehensive Plan shows the Extra-Territorial Jurisdiction's (EJT) population increasing 5 to 9% and a need for 2,000-2,800 housing units by the year 2025 to meet the population growth, which has an impact on the availability of housing meeting the Distress Criteria in 12 CFR 1805.201.

In the National Low Income Housing Coalition's (NLIHC) March 2024 The Gap - A Shortage of Affordable Homes report, it identified the Dallas-Fort Worth-Arlington metro market (90 miles west) had the most severe cost burden. With a population that includes 244,497 households below 50% AMI, there was a deficit of, or need for, 179,108 affordable rental units. A majority of house burdened families, 86%, are below 30% AMI.

Local Housing Agency and Senior Apartment Waiting lists The Local Housing Agency servicing Lindale, Texas, is administered through The City of Tyler, Texas, Tyler Housing Agency (THA). THA administers the Housing Choice Voucher (HCV) Program formerly known as Section 8 that provides housing assistance for very low-income families, the elderly and the disabled. As of 2024, THA administers approximately one thousand (1,000) Housing Choice Vouchers. The HCV program has a low turnover rate coupled with a waiting period of more than 3 years, which clearly demonstrates a high demand for more affordable housing in this area.

The East Texas Aging & Disability Resource Center lists that of the forty-one (41) properties categorized as "Affordable Housing" in the Tyler, Texas Metropolitan Area, adjacent to The City of Lindale, only four (4) properties are dedicated to seniors only, evidencing the need for affordable senior designated housing in the Lindale, Texas area.

Barriers to MHU revitalization The Cottages at Lindale will not be subject some of the

most common barriers to manufactured housing revitalization including: land use controls, insufficient infrastructure, and local or political opposition.

DWT has confirmed with the City of Tyler Planning and Zoning Department there are no zoning regulations in the Lindale's Extra-Territorial Jurisdiction (ETJ) boundary area where the property is located. Lindale Rural Water Company has further confirmed that public water service is available to this area and therefore water service will be upgraded from the existing on-site well to public water. Sewer service upgrades to the septic systems will be included as part of this revitalization project. The Smith County Engineer has referred DWT to its third party sanitarian engineer who has provided the draft site plan based on soil samples taken at the site. Additionally, DWT will further explore annexation to the city of Lindale during the design phase for potential access to public water, sewer and trash services. Lastly, because the property is currently an existing mobile home community, there is no local or political opposition to the proposed plan to redevelop the site for a manufactured housing community and the project has been met with support from the community stakeholders.

The Lindale/Tyler area of Texas is growing at a rapid pace, with a lack of supply, particularly for low-income households. The project site is served by the East Texas Human Needs Network's (ETHNN) Housing Council, an organization that fosters and promotes comprehensive, cohesive, and coordinated approaches to education, employment, housing, behavioral health, healthcare, transportation, and economic well-being for low-income and vulnerable populations. In 2023, ETHNN did a comprehensive community needs assessment survey and respondents indicated that paying for housing, monthly bills, utilities, transportation expenses, or healthcare-related expenses was a severe strain on their family. An estimated 29% of those surveyed did not have steady housing at the time or they have housing but were worried about losing their housing in the future.

Use of Funds - Soundness of Approach:

Vision and Goals Dance With Todd, Inc (DWT) is a 501(c)3 nonprofit organization and a developer of affordable housing for low- and moderate-income (LTM) families. DWT's mission is driven by a strong commitment to weave our families into stable neighborhoods and to enhance the communities we serve. DWT's founder, Ms. Sherri Sengsouvanha, brings over 30 years of affordable housing experience in managing construction and development projects to the team and will lead this effort.

DWT's overarching purpose, as stated in our by-laws, is to acquire, own, develop, construct, operate, maintain and/or manage housing for impoverished persons of LTM. DWT carries out its mission with a unique combination of resident supportive services as well as financial supportive services for its families. DWT seeks to meet our families where they are and to help them move in and move up. We do this by leveraging public and private funds to provide housing stability for LTM families in single family homes and in neighborhoods or communities with opportunities.

We believe that when people feel safe and secure in stable communities, they can reach their goals. We do this by first choosing properties in areas of opportunity and providing resources through supportive services and financial services. DWT partners with third party service providers to assist families in these key areas of their lives which include: finance and budgeting, health and wellness and social programs.

DWT currently offers our families a Rainy-Day savings program to help our residents develop financial stability through systematic and routine monthly savings contributions.

DWT's strategies are focused on housing stability for LTM families with a path forward to homeownership as well.

We carry out our mission based on respect for our residents and rooted in the story of our founder, Sherri Sengsouvanha, who utilizes her experience and passion for affordable housing to make the world a better place and it honors her son Todd in this process.

Project Goals The Cottages at Lindale project will:

- preserve and revitalize an existing mobile home park,
- increase the housing supply and affordability for LMI persons in rural areas,
- increase the resilience to extreme weather, natural hazards and disaster events, support energy efficiency and protect the health and safety of manufactured housing rents,
- support accessibility and replacement of deteriorating manufactured housing units - especially to increase accessibility and access for persons with disabilities, facilitate aging in place for older adults and increase access to affordable housing for low-income households,
- promote financial security,
- increase homeownership opportunities for families and,
- offer robust resident supportive services to allow seniors to age in place with dignity and purpose.

Housing for Seniors The Cottages at Lindale includes 35 rental units for seniors earning less than 80% Area Median Income.

Homeownership for Families All 16 of the family units at The Cottages at Lindale will be offered for homeownership for families earning up to 80% of the Area Median Income.

Affordability The Cottages at Lindale rental units will be affordable as defined by HUD's HOME program for both income limit and rents. DWT manufactured rental homes will be provided with a utility allowance that will further reduce the tenant's paid portion of the rent. DWT will ensure The Cottages at Lindale remain affordable for a minimum of 30 years.

Eligible Activities The following activities will be undertaken to meet the needs identified for this project:

- Acquisition of existing 17 unit mobile home park
- Source of funds: PRICE grant;
- Increasing the housing supply and affordability by providing an additional 34 units for low income households earning up to 80% AMI and utilizing HUD High Home rent limits



- Source of funds: PRICE grant;
- Increasing the resilience to extreme weather events and supporting energy efficiency through providing Energy Star certified homes constructed to Wind Zone II or better standards and providing a community center with backup generator power
- Source of funds: PRICE grant;
- Supporting accessibility of persons with disabilities by providing 5% of the senior rental units for persons that are mobility impaired and 2% for hearing impaired persons while 100% of the senior units will be visitable with accessible ramps for mobility impaired persons as well while family homeownership units will be also made available as needed on a case-by-case basis contingent upon the needs of each family
- Source: PRICE grant;
- Promoting financial security through DWT's Rainy Days matching funds savings program
- Source: PRICE grant and operating budget funds;
- Increasing homeownership through offering all 16 family units as homeownership opportunities
- Source: PRICE grant and/or recycled sales proceeds
- Robust resident supportive services shall be determined by resident input on an on-going basis that offers a menu of options including exercise, health and nutrition, gardening, outdoor events, music, food, movies, bingo and more
- Source: Operating budget funds and local third party partnerships

KEY ACTIVITIES IMPLEMENTATION SCHEDULE

Activity
 Start Date
 Completion Date
 Outcome(s)
 Environmental Review 24 CFR Pt 50 Approval
 Feb 2025
 April 2025
 Funds Cleared</>
 PRICE Grant Agreement Amendment
 May 2025
 June 2025
 Compliance
 Action Plan Approval
 June 2025
 July 2025
 Compliance
 Financial Closing on the Acquisition
 July 2025
 August 2025
 Site Control
 Post Action Plan to DWT Website
 July 2025
 July 2025
 Compliance
 Execute New Month to Month Leases-17 Families
 Aug 2025
 Aug 2025
 Property Mgmt
 Relocation Process for 17 Existing Families
 Aug 2025
 June 2026
 Vacate Site
 Design Services for Construction Documents
 Sept 2025
 Dec 2025
 Const Docs
 Monitoring Reports to HUD & Website Updates
 Nov 2025
 Jan 2031



Compliance
Apply for Additional Grants for GAP Funds
Nov 2025
Jan 2030
GAP Funds
Permitting Review & Approval
Jan 2026
Mar 2026
Compliance
Obtain Bids for Construction
Mar 2026
May 2026
Select GC
Obtain Insurance & Bonds fr General Contractor
June 2026
June 2026
Compliance
Issue Notice to Proceed to General Contractor
July 2026
July 2026
Const Admin Ph I
Phase I Construction (17 SR units+ clubhouse)
July 2026
Sept 2027
Const Admin Ph I

Nov 2030
Compliance
Groundbreaking Event
Aug 2026
Oct 2026
Marketing & PR
Phase I Marketing & Lease up
Oct 2027
June 2028
Leasing/Prop Mgt
Notice Former Residents of First Right to Return
Oct 2027
Oct 2027
Compliance
Phase I Marketing & Sales (2 Family units)
Oct 2027
June 2028
Homeownership
Phase I Occupancy & Stabilization (19 total units)
July 2028
July 2028
PRICE funds 90% expended
Phase II Acquisition Addt'l units (18 SR units)
Mar 2030
June 2030
Const Admin Ph II
Pase II Acquisition Addt'l units (14 Family)
Mar 2030
June 2030
Const Admin Ph II
Phase II Marketing & Lease up
July 2030
Nov 2030
Leasing/Prop Mgt
Phase II Marketing & Sales
July 2030
Nov 2030
Homeownership
Conversion Permanent Financing If Needed
Dec 2030
Jan 2031
Contingency Plan
Project Completion & Grant Closeout to HUD
Jan 2031
Jan 2031
PRICE funds 100% expended



Ribbon Cutting Event
Jan 2031
Mar 2031
Marketing & PR
Supportive Services for Residents
Jan 2029
Ongoing
Project Goal

Tenant Protections for Residents

The 17 tenants currently residing at the site have been engaged throughout the planning process and will be relocated in strict accordance with the Uniform Relocation Act and all relocation requirements set out in the FY23/24 PRICE NOFO. Additionally, these families will have the first right to return to the site upon completion of the redevelopment process.

Access to Resources and Financing

DWT will partner with a private lender for a \$500,000 line of credit on this project to insure timely payment of all invoices throughout the construction process. DWT will evaluate the need for any permanent debt in year 5 for any outstanding deliverables at that time to fully complete the project within the 6 year timeframe. At least 19 of the proposed 51 units are scheduled to be placed in service by year 3 with PRICE grant funds and will therefore generate cash flow from operations as well to support permanent debt as may be needed.

How Planned Activities Address Threat of Natural Hazards, Extreme Weather, and Disaster Events

The planned activities address the threat of natural hazards, extreme weather and disaster events in multiple ways including but not limited to:

- All units will be constructed to Wind Zone II standards or better;
- All units will have heat tape installed to protect exposed pipes from freezing temperatures;
- All units are located in FEMA's Flood Zone X with the lowest risk of potential flooding;
- The community center/clubhouse will be located at the highest elevation possible on the site;
- The community center/clubhouse will be constructed to Wind Zone III standards or better;
- The community center/clubhouse will have a backup emergency generator in the event of extended power outages at the property.

How Environmental Factors Will Be Identified and Applied Consistently

The Environmental Review has been completed in accordance with 24 CFR Pt 50. No environmental hazards were identified during the said review; however the Choctaw Nation of Oklahoma provided the following comments during the tribal comment period:

The Choctaw Nation of Oklahoma thanks you for the correspondence regarding the above referenced project. This project lies within an area that is of historic interest to the Choctaw Nation of Oklahoma. As a federally recognized Tribe, we wish to exercise our right to enter into government-to-government consultation directly with the federal agency (HUD) as directed in 36 CFR Part 800.3(c) (3), Executive Order 13175, and as stated in HUD policy Section III B.

The Choctaw Nation Historic Preservation Department concurs with the finding of "no effect". Also, we request that the following inadvertent discovery clause be written into the contract for this project:

"In the advent that ground-disturbing work uncovers significant archaeological materials, such as stone arrowheads, ceramics, or early building foundations, or if work uncovers human burials or human remains, ground disturbing activities will immediately be stopped within a 300 foot radius and the materials protected. The State Historic Preservation Officer and the Choctaw Nation of Oklahoma Historic Preservation Department will be contacted as soon as possible, and given an opportunity to provide input before construction resumes.

If any archaeological or cultural materials are discovered during the project undertaking, neither the construction team or the HUD applicant will disclose this information to the general public or the media in any manner. Discoveries of archaeological material will be kept private and confidential."

As a result, DWT will include the requested "inadvertent clause" language cited above in all construction contracts executed for this project.

How the Plan Align with Existing Planning Initiatives, Services and other Community Assets and How Lessons Learned Shaped the Plan

This plan is fully aligned with the City of Lindale's Second Century Plan as posted on the city's website at www.lindaletx.gov. The Cottages at Lindale is located in the unincorporated area within one-half mile of the City of Lindale's boundaries as established by state law as Lindale's Extra-Territorial Jurisdiction (ETJ) and is covered by the comprehensive planning process for the city.

According to the city's comprehensive plan, water service to the planning area is provided by four separate water providers: the City of Lindale; The Lindale Rural Water District; the Crystal Water District and the Duck Creek District. The installation of new water service lines with 2" and 4" diameters within the more rural areas of the ETJ is a matter of concern to City officials since those areas may eventually be annexed into the City. The Lindale Rural Water District will provide the new upgraded water service to The Cottages at Lindale. The lessons learned from this planning process that will shape our project is that the DWT design team will be tasked to reach out to the City officials to design new water service lines that will conform to the city's requirements should the property eventually become annexed within the city limits in the future.

The city's comprehensive plan estimates the need for new housing units in the Lindale ETJ at up to 77 units per year based on the population growth projected at 5 -9%. The Cottages at Lindale will provide 51 new affordable housing units and is definitely aligned with the city's projections to help satisfy the need for new housing in the Lindale ETJ.

Additionally, the city's Faulkner Park, is a community park encompassing over 100 acres and located north of City of Lindale limits that offers opportunities for soccer, tennis, basketball, volleyball, walking trails and fishing piers set around a 15 acre lake. Faulkner Park is a great community asset that is nearby and will offer a wide variety of recreation and outdoor activities for the residents at The Cottages at Lindale.

Grantee and Partner Capacity:

Dance With Todd Inc (DWT) has assembled a team that has both the technical and financial capacity and recent CDBG experience to ensure the project is completed efficiently and in a timely manner while responsibly expending federal funds.

Developer Overview Dance With Todd Inc (DWT) is a 501(c)3 nonprofit organization and a developer of affordable housing for low- and moderate-income families. Ms. Sherri Sengsouanna founded Dance With Todd Inc to expand affordable housing



opportunities. DWT's mission is to develop quality housing in stable neighborhoods, promote savings programs and homeownership opportunities for our residents, and to enhance the communities we serve. Ms. Sengsouvanha has more than 30 years of affordable housing experience and has provided consulting services to public housing authorities for the last 12 years. In 2012, Ms. Sengsouvanha established Sengsouvanha Consulting LLC and then subsequently founded Dance With Todd Inc (DWT) based on her experience and passion for the affordable housing industry.

DWT has no full-time employees but is led by its founder and Executive Director. DWT engages professional independent third-party contractors on an as needed basis for accounting, financial, legal, architecture, engineering, construction, project management and clerical support. DWT has successfully utilized this approach on similar previous community development projects and is confident that The Cottages at Lindale will be completed at high level of quality and on time and within budget.

Ms. Sengsouvanha holds a Bachelor of Science degree in business from Columbia College. During her career she has served in the role of the Director of Real and Development at medium and large agencies including the Rockford Housing Authority, the Houston Housing Authority, and the Montgomery Housing Authority.

Project Management Experience DWT's founder, Ms. Sherri Sengsouvanha, will lead the effort for The Cottages at Lindale on behalf of DWT. Ms. Sengsouvanha has significant construction administration and project management expertise on numerous community development projects.

DWT's most relevant experience in project management and development is Dove Court in Navasota, Texas. In 2020, DWT was awarded a \$2.4 million CDBG-DR grant by the Texas General Land Office (GLO) for the development of 13 single family homes for low- and moderate-income families at Dove Court. The project was successfully completed and occupied in 2022. Dove Court is an example of DWT's mission to integrate affordable housing seamlessly into a community. Dove Court is also an example of what well-designed, well-appointed affordable housing looks like to DWT and the communities we serve. The community includes market rate homeowners living side-by-side with DWT low-income families in a quality new construction subdivision at Dove Court.

In the last 13 years, Ms. Sengsouvanha has been project manager for the development of more than 20 affordable mixed-finance housing transactions including over 1,400 affordable units. The financing for these transactions included low-income housing tax credits, project-based vouchers, PHA Capital Funds, and CDBG-Disaster Recovery funds. Ms. Sengsouvanha has also been engaged in numerous HUD CDBG-Disaster Recovery funded projects in her various roles as owner/developer, project manager, Labor Standards and Sectn 3 oversight.

Experience in Use of Grant Funds Ms. Sengsouvanha has over 30 years of public housing industry experience specializing in the areas of HUD mixed-finance project management, Capital Fund Program, public housing operations and federal procurement.

Ms. Sherri Sengsouvanha is well versed in managing and expending federal grant funds, specifically Capital Fund Grant funds and CDBG-DR grant funds in her roles as owner/developer, construction project manager, and compliance officer on the fourteen (14) recent CDBG-DR projects as well as multiple mixed-finance low-income housing tax credit projects. All grant funds were expended in timely manner and in full compliance with all applicable federal requirements. Mr. David Bowlin, Principal of A2J Holdings, is experienced in his role as owner/developer on two (2) CDBG-DR projects as well. Ms. Charina Allen-Beasley, Principal of ABC Affordable Housing, is knowledgeable and experienced in her role as the property management company on seven (7) CDBG-DR funded projects in southeast Texas.

Key Staff Assignments

- The project management efforts for The Cottages at Lindale will be led and overseen by Ms. Sherri Sengsouvanha, DWT Executive Director. Section 3 compliance will also be overseen by Ms. Sengsouvanha on the project. Ms. Sengsouvanha will directly oversee all independent contractors listed below on this project. In the unlikely event of a potential partner loss during the project, Ms. Sengsouvanha will engage another independent contractor will equal or better qualifications for the respective role.
- Administration assistance. Compliance with Davis Bacon Labor Standards and junior project management services will be provided by Ms. Leta Kresta and/or Sabrina Campbell.
- Construction project management services will be overseen by David Bowlin.
- Bookkeeping, budgeting and financial services will be led by Ms. Chris Budde and supported by Ms. Emily Allison.
- Resident relocation services will be overseen by an affordable housing relocation consulting firm knowledgeable and well versed in resident relocation.
- Property Management services will be provided by Ms. Charina Allen-Beasley and/or Ms. Paula Watts.

Construction Project Management David Bowlin, MS, DBIA will provide oversee the construction project management for this project. Mr. Bowlin serves as the Founder and CEO of A2J Construction and A2J Holdings. He previously served almost twenty years with The Broaddus Companies, as President of Broaddus Construction and Chief Operations Officer of Broaddus & Associates. Mr. Bowlin has been serving on the Board of Directors of Design-Build Institute of America Southwest Region since 2005, and in 2011 Mr. Bowlin was appointed by the US Public Buildings Service Commissioner - US General Services Administration (GSA) as a Distinguished National Construction Peer Review Professional. He currently serves on the Board of the Army Residence Community in San Antonio. David Bowlin brings his 35+ years of experience to Wharton, Texas wherein he is developing two new LMI multi-family housing projects that are being managed by the Texas General Land Office (GLO) utilizing CDBG-DR funds from Hurricane Harvey. He holds a BS Civil Engineering from North Carolina State University and MS Engineering from Stanford University.

Financial Services The team includes affordable housing industry experts, Duvernay + Brooks LLC (D+B). Ms. Emily Allison, a Managing Director at D+B, is a DWT board member. Over the past 15 years, Ms. Allison and Ms. Sengsouvanha have worked collaboratively with several consulting clients. D+B is a consultant to public and private-sector developers of affordable housing, as well as a developer on urban revitalization and affordable housing developments throughout the United States. Since its founding in 1999, D+B has built an outstanding national reputation for financial, policy, and development consulting, specializing in public housing mixed finance revitalization.

Bookkeeping/Budgeting/Project Management Ms. Chris Budde will lead the bookkeeping and handle project draw packages



as well as assist with project management duties. Chris Budde will assist in administering this grant. She has a strong accounting background. As president of City Clerk Solutions, headquartered in Delmar, Iowa, Ms. Budde develops and manages city budgets, required reporting, weekly accounting for multiple cities, and is a mentor to other city clerks, assisting them with utility billing and required reporting. Ms. Budde also is experienced in redevelopment, and recently completed a building renovation in the City of Delmar, IA funded partially by the Community Catalyst Building Remediation grant. The City was the applicant and Ms. Budde served as the project manager for that project.

Property Management DWT is further pleased to include Ms. Charina Allen-Beasley of ABC Affordable Housing Services for the property management services on this project. Charina Allen-Beasley is President of ABC Affordable Housing Services, LLC and has more than 29 years program management experience in the local, state and federally assisted housing industry, with 5 years of experience working directly in CDBG disaster housing programs. ABC Affordable Housing has provided property management services for the DWT at Dove Court in accordance with the CDBG-DR regulations. The Dove Court project is in good standing with the Texas General Land Office (GLO).

Federal Cross-Cutting Requirements DWT's founder, Ms. Sherri Sengsouvanha, has implemented cross-cutting federal requirements in the projects listed herein which includes over 1,400 affordable units. DTW recognizes that including and in addition to the rules and requirements listed in the PRICE NOFO, there are several broad federal rules that must be followed when implementing CDBG programs. DTW is familiar with these requirements and will ensure that any activities are in compliance. This includes but is not limited to: (1) 2 CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), (2) Environmental & Related Requirements; the URA, (3) Section 104(d) and Related Relocation Requirements; (4) Davis-Bacon & Related Acts; and (5) Section 3 Final Rule.

(1) Contracting 2 CFR part 200: In addition to other provisions required by the Federal agency or non-Federal entity, all contracts will include all provisions in Appendix II to Part 200 Contract Provisions for Non-Federal Entity Contracts Under Federal Awards.

(2) Davis Bacon: DTW will monitor, enforce, and report activities that are specified in HUD Handbook 1344.1 Rev 2, Chapter 1, Section 1-5.B.

(3) Section 3: DTW will include Section 3 language in any agreements or contracts for qualifying projects, however, contractors and subcontractors must meet the regulation's requirements, regardless of whether their agreements or contracts include Section 3 language. DTW may offer training to any contractors or subcontractors who may be new to Section 3 requirements. DTW will regularly monitor for contractor compliance; assisting contractors to obtain compliance; penalizing non-compliance; providing incentives for good performance; and refraining from entering into contracts with any contractor that previously failed to comply with the requirements of Section 3.

(4) Relocation: URA, Section 104(d) and related relocation requirements will be followed under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA), section 104(d) of the Housing and Community Development Act of 1974, as amended, and CDBG Displacement, Relocation, Acquisition and Replacement of Housing program requirements that apply to CDBG-DR projects and activities.

(5) Environmental Review: Environmental compliance before DTW commits funds or begins activities, the steps necessary to complete the review in accordance with HUD regulations at 24 CFR 58 or 50 will be completed.

Stakeholder Engagement and Public Participation Summary:

Planning Phase Dance With Todd Inc held multiple resident and public meetings on June 5, 2024 and June 11, 2024 at the Lille Russell Memorial Library in Lindale, Texas to present the proposed affordable housing project, The Cottages at Lindale.

All existing resident head of households were sent a General Information Notice (GIN) via certified mail in accordance with 49 CFR 24 the Uniform Relocation Act (URA) prior to the submission of this application. 28 persons attended the resident meeting(s) representing 94% of the current residents. The GIN and resident meeting notices were provided in both English and Spanish. DWT provided a bi-lingual person to provide translation services at the resident meeting(s).

Residents' top concerns were focused on "what happens to me?" and "what happens to our lots?" The DWT team assured current residents that key personnel would be assigned to meet with them one-on-one throughout the entire relocation process to insure that all their needs would be met. Additional information will be provided in both English and Spanish. There will be employment opportunities for construction work with the general contractor to be identified at a later date. Current residents will have the first right to return to the property after construction is complete. All of the relocation possibilities, options and resident questions/concerns will be presented over the upcoming months in 2025 and will be overseen by experts in the relocation process.

Community stakeholders in attendance at the public meeting, representing the City of Lindale and the East Texas Council of Governments Area Agency on Aging of East Texas were very supportive of the project.



Implementation Phase Throughout the implementation of this project, DWT will submit progress reports to HUD and post updates on its website to keep all interested community stakeholders informed of the project status.

Additionally, DWT will promptly notify all existing residents of the site of their first right to return upon completion of the Phase I activities.

Long-Term Effect:

Affordability The Cottages at Lindale will positively impact the community of Lindale by increasing the supply of affordable housing for 51 households earning up to 80% of the Area Median Income (AMI). In addition, 10% of the units will be reserved for households earning up to 50% AMI.

The Cottages at Lindale rental units will be affordable in accordance with HUD's rents published for the HOME Investment Partnerships Program (HOME) for the Tyler, Texas MSA. Renters of the DWT units will be provided with a utility allowance that will further reduce the tenant's portion of the rent due to DWT to ensure the long-term affordability of the project.

Affordable Lot Rent for Homeowners DWT will develop policies for the homeownership units to ensure that lot rents are affordable and below the market rate lot rent of similar manufactured housing communities in the area.

Extended Affordability Period DWT will extend the affordability period for 30 years to serve low-to-moderate income households over the long-term.

Retain Opportunities for LMI Households DWT will balance affordability with the opportunity to build financial security and wealth for LMI households by offering DWT's innovative Rainy Day Savings program as well as homeownership opportunities residents. The residents at Cottages at Lindale are eligible for DWT's Rainy Day Savings program. Under this program DWT will match resident's regular contributions of up to \$50/month to their personal savings account.

Promote Stable Homeownership DWT is also convinced homeownership is the key to helping families break the cycle of poverty and create generational wealth for low-income households that creates a ripple effect in their families and strengthens the communities where they live. Accordingly, the Cottages at Lindale will also offer and promote homeownership program for LMI households for the 16 family units within the community.

Benefits to Low Income Communities The Cottages at Lindale will be actively marketed to Housing Choice Voucher (HCV) recipients through the City of Tyler Housing Department. The City of Tyler (Texas) Housing Department manages and operates the Housing Choice Voucher Program for Smith County, including the City of Lindale.

Supportive Services Partnerships DWT is convinced one of the best approaches to promote stability for both the homeownership units as well as the rental units is our commitment to financially support and encourage the resident activities on the site, and to ensure those activities are driven by a grass roots resident movement process. The residents who live at The Cottages at Lindale will know best what services and activities they want for their community. So, it is DWT's role to listen and take action to bring those activities and services to them to the maximum extent feasible.

As an integral part of DWT's unique approach and commitment to delivery and maintenance of senior services to The Cottages at Lindale community, we are committed to establishing partnerships with the Area Agency on Aging of East Texas (AAAET). The AAAET provides services uniquely curated and targeted to Senior Citizens; including but not limited to, a Nutrition Program, including participation in the Meals on Wheels East Texas Program, designed to ensure seniors have access to nutritious, healthy meals. Further, the Area Agency on Aging subcontracts with several providers to provide nutritious meals to older individuals (60 and over) through congregate meal sites and/or home-delivered meals, thus positively contributing to the health and well-being of older individuals.

As part of a Health Maintenance Program, AAAET provides services for older adults over the age of 60 to prevent illness, maintain maximum function and promote health. Health

Maintenance Services may include dental assistance and emergency response system services, including providing courses, free of charge, in Tai Chi for Arthritis and Fall Prevention.

By partnering with the Area Agency on Aging of East Texas, we gain access to a network of state and local organizations who work together in a coordinated manner to provide services targeted to the senior population with integrated access points to all long-term care supports and services.

DWT will also partner with Tyler Family Circle of Care that will provide a mobile medical clinic to our residents at The Cottages at Lindale.

Designed for Resilience This project is designed to be a manufactured housing community (MHC) that is livable, sustainable and resilient in the face of extreme weather events so it will recover quickly from hazards.

The community/clubhouse building will serve as a storm shelter designed to withstand 250 mph winds and will be equipped with emergency generators for potential long term power outages. DTW will locate the building will be located on the highest elevation of the site to promote site drainage and mitigate potential flooding due to occasional and unpredictable thunderstorms with heavy rains.

DTW will construct all of the affordable manufactured rental units and homeownership units to Wind Zone II standards or better and will install heat tape in the crawl spaces below the homes to prevent pipes from freezing and bursting during extended periods of below freezing temperatures.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$8,329,974.95	\$8,329,974.95
Total Budget	\$8,329,974.95	\$8,329,974.95
Total Obligated	\$8,329,974.95	\$8,329,974.95
Total Funds Drawdown	\$997,459.84	\$997,459.84
Program Funds Drawdown	\$997,459.84	\$997,459.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$997,459.84	\$997,459.84
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Dance With Todd, Inc	\$ 997,459.84	\$ 997,459.84

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	111.11%	12.52%
Overall Benefit Amount	\$5,247,884.57	\$8,329,974.95	\$938,348.54
Limit on Public Services	\$1,249,496.24	\$0.00	\$0.00
Limit on Admin/Planning	\$0.00	\$832,997.00	\$59,111.30
Limit on Admin	\$0.00	\$832,997.00	\$59,111.30



Overall Progress Narrative:

Dance With Todd Inc (DWT) has made significant progress on The Cottages at Lindale for the 10/1/2024 - 09/30/2025 reporting period which includes the following key activities and/or milestones.

On December 19, 2024, the U.S. Department of Housing and Urban Development (HUD) announced Dance With Todd, Inc's FY23 PRICE Main award, totaling \$8,329,974.95.

DWT hosted HUD officials and interested parties at a public relations event in Lindale, Texas on January 17, 2025, at the Lillie Russell Memorial Library in Lindale, Texas, to inform all community stakeholders and current residents of the award of the \$8.3M PRICE grant for The Cottages at Lindale, an affordable manufactured housing community for seniors and families for the community.

On January 24, 2025, DWT and HUD entered into the Funding Approval/Agreement for The Cottages at Lindale as grant number B-23-PR-48-0002. Said agreement was subsequently amended by all parties on July 10, 2025.

DWT engaged Bureau Veritas, an independent third party environmental consultant, in mid-February 2025, to complete the environmental review for the project in accordance with 24 CFR Part 50. The project determination resulted in a Finding of No Significant Impact which was reviewed and certified by HUD on April 29, 2025 allowing the project to proceed utilizing the federal funds awarded under the PRICE grant.

DWT received HUD approval of the Action Plan for The Cottages at Lindale on July 15, 2025. HUD authorized DWT to begin drawing down funds from the line of credit for the PRICE activities listed in the said Action Plan. Additionally, the Action Plan has been posted to the DWT website for public and other stakeholders review as requested by HUD. Quarterly performance monitoring reports will be posted at www.dancewithtodd.com as completed throughout the duration of the project.

Upon receipt of the HUD approval of the Action Plan, DWT immediately scheduled the financial closing with the seller's agent for the acquisition of the property. The financial closing on the acquisition occurred on July 30, 2025.

DWT held an on-site resident meeting on July 31, 2025 to inform the current residents of the change in ownership of the property and to discuss the lease and pet agreements that are required by DWT. Residents were further introduced to DWT's property management software where rent payments, work orders and communications will be handled electronically going forward.

In August 2025, DWT circulated the new leases in both English and Spanish to current residents for their signatures. Follow up on outstanding signatures continued throughout September.

Also in August 2025, DWT initiated the relocation process and reached out to multiple third party relocation consultants with experience with the Uniform Relocation Act and Section 104(d) regulations in accordance with the requirements set out in the PRICE NOFO. Two proposals were received and with the contract award by the DWT Board of Directors anticipated at the October 1, 2025 regular meeting.

On August 27, 2025, DWT entered into an agreement with Benchmark Design Group, civil engineers, to develop a site plan consistent with the layouts for the new community and availability of public utilities for the purpose of construction of the development. DWT and Benchmark representatives met in September to review the soil samples and septic requirements as well as the proposed manufactured home dimensions for the new senior and family units. A refined site plan is expected in October 2025.

As described above, DWT is in compliance with the key activities and milestones as detailed in the Action Plan for The Cottages at Lindale.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$8,329,974.95)	\$0.00
B-23-PR-48-0002, The Cottages at Lindale	\$997,459.84	\$8,329,974.95	\$997,459.84

Activities

Project # / B-23-PR-48-0002 / The Cottages at Lindale



Grantee Activity Number: TCL-PRICE-0001

Activity Title: Administration and Travel

Activity Type:

Administration

Project Number:

B-23-PR-48-0002

Projected Start Date:

01/01/2025

Benefit Type:

N/A

National Objective:

Low/Mod-Income Housing

Program Income Account:

General Program Income Account

Activity Status:

Under Way

Project Title:

The Cottages at Lindale

Projected End Date:

06/11/2031

Completed Activity Actual End Date:**Responsible Organization:**

Dance With Todd, Inc

Overall**Total Projected Budget from All Sources****Oct 1 thru Sep 30, 2025 To Date**

\$832,997.00

\$832,997.00

Total Budget

\$832,997.00

\$832,997.00

Total Obligated

\$832,997.00

\$832,997.00

Total Funds Drawdown

\$59,111.30

\$59,111.30

Program Funds Drawdown

\$59,111.30

\$59,111.30

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$59,111.30

\$59,111.30

Dance With Todd, Inc

\$59,111.30

\$59,111.30

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Administrative costs (personnel/direct labor) for key project management personnel and travel costs to manage The Cottages at Lindale project.

Location Description:

18957 US Hwy 69N Lindale, TX 75771 located in Smith County, Texas

Activity Progress Narrative:

Administration and travel expenses have been incurred and drawn in this reporting period for the commencement of the project.

Accomplishments Performance Measures**No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: TCL-PRICE-0002

Activity Title: Relocation

Activity Type:

PRICE - New Housing Construction Manufactured Housing

Project Number:

B-23-PR-48-0002

Projected Start Date:

01/01/2025

Benefit Type:

N/A

National Objective:

Low/Mod-Income Housing

Program Income Account:

General Program Income Account

Activity Status:

Under Way

Project Title:

The Cottages at Lindale

Projected End Date:

06/30/2026

Completed Activity Actual End Date:**Responsible Organization:**

Dance With Todd, Inc

Overall**Total Projected Budget from All Sources****Oct 1 thru Sep 30, 2025 To Date**

\$760,000.00

\$760,000.00

Total Budget

\$760,000.00

\$760,000.00

Total Obligated

\$760,000.00

\$760,000.00

Total Funds Drawdown

\$3,880.00

\$3,880.00

Program Funds Drawdown

\$3,880.00

\$3,880.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$3,880.00

\$3,880.00

Dance With Todd, Inc

\$3,880.00

\$3,880.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Relocation Consulting Services and Relocation Assistance Payments for 17 existing residents at the site for The Cottages at Lindale project.

Location Description:

18957 US Hwy 69N Lindale, TX 75771 located in Smith County, Texas

Activity Progress Narrative:

Relocation consulting fees have been incurred and drawn in this reporting period for the commencement of the relocation process.

Accomplishments Performance Measures**No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: TCL-PRICE-0003

Activity Title: Acquisition

Activity Type:

PRICE - New Housing Construction Manufactured Housing

Project Number:

B-23-PR-48-0002

Projected Start Date:

01/01/2025

Benefit Type:

N/A

National Objective:

Low/Mod-Income Housing

Program Income Account:

General Program Income Account

Activity Status:

Under Way

Project Title:

The Cottages at Lindale

Projected End Date:

08/31/2025

Completed Activity Actual End Date:

07/30/2025

Responsible Organization:

Dance With Todd, Inc

Overall**Total Projected Budget from All Sources****Oct 1 thru Sep 30, 2025 To Date**

\$915,000.00

\$915,000.00

Total Budget

\$915,000.00

\$915,000.00

Total Obligated

\$915,000.00

\$915,000.00

Total Funds Drawdown

\$913,807.68

\$913,807.68

Program Funds Drawdown

\$913,807.68

\$913,807.68

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$913,807.68

\$913,807.68

Dance With Todd, Inc

\$913,807.68

\$913,807.68

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Acquisition Costs for The Cottages at Lindale project.

Location Description:

18957 US Hwy 69N Lindale, TX 75771 located in Smith County, Texas

Activity Progress Narrative:

Property acquisition costs have been incurred and drawn in this reporting period. This activity is 100% complete.

Accomplishments Performance Measures**No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: TCL-PRICE-0004

Activity Title: Construction Costs

Activity Type:

PRICE - New Housing Construction Manufactured Housing

Project Number:

B-23-PR-48-0002

Projected Start Date:

06/01/2025

Benefit Type:

N/A

National Objective:

Low/Mod-Income Housing

Program Income Account:

General Program Income Account

Activity Status:

Under Way

Project Title:

The Cottages at Lindale

Projected End Date:

06/30/2030

Completed Activity Actual End Date:**Responsible Organization:**

Dance With Todd, Inc

Overall**Total Projected Budget from All Sources****Oct 1 thru Sep 30, 2025 To Date**

\$5,821,977.95

\$5,821,977.95

Total Budget

\$5,821,977.95

\$5,821,977.95

Total Obligated

\$5,821,977.95

\$5,821,977.95

Total Funds Drawdown

\$20,660.86

\$20,660.86

Program Funds Drawdown

\$20,660.86

\$20,660.86

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$20,660.86

\$20,660.86

Dance With Todd, Inc

\$20,660.86

\$20,660.86

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Construction Costs related to the development of The Cottages at Lindale consisting of 51 total affordable units in two phases.

Location Description:

18957 US Hwy 69N Lindale, TX 75771 located in Smith County, Texas

Activity Progress Narrative:

Minimal construction costs have been incurred and drawn in this reporting period for expenses related to legal services, sanitation engineering services, consulting fees, survey, marketing/lease up costs and tree removal.

Accomplishments Performance Measures**No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None