



THE CITIZEN

The Citizen, formerly known as Midpark Towers, was purchased in June 2021 in a partnership between the Dallas Housing Finance Corporation (DHFC) and Elizabeth Property Group (EPG). The property had previously operated as market rate, but was in need of significant capital improvement, building system updates, and better operational oversight to ensure resident and community safety. The Property had long been a challenging site for the City as there were consistent complaints about safety, functioning elevators, and crime.

The Property serves some of our most vulnerable residents – including seniors, those with housing choice vouchers, and residents in Rapid Rehousing programs who may have recently experienced, or be in serious risk of, homelessness. In order to serve this population but make the necessary capital improvements that the building required – which totaled over \$11mm – it was critical to find a creative capital solution.

Renovation plans consisted of a construction budget of ~\$45,000:

- ✓ Interior cosmetic improvements (cabinets, countertops, flooring, paint, appliances, blinds, PTAC A/C units, window replacements)
- ✓ Interior (inside the wall) improvements: plumbing, drainage, electrical, boilers
- ✓ Exterior improvements: monument/signage, sidewalks, asphalt repaving/restriping, exterior carpentry, stairwells, parking
- ✓ Common areas: landscaping/irrigation, community/amenity areas, hallways
- ✓ Elevator modernization (elevators have been a consistent issue at property)
- ✓ Exterior painting and landscaping
- ✓ Property-wide wifi including in units, free to all residents

Dallas Housing Finance Corporation
+ Elizabeth Property Group

