

# HighPoint Family Living



## **HighPoint Family Living**

414 W. Louisiana Avenue  
Dallas, Texas 75224

With attractive urban design elements, family-friendly amenities and proximity to shopping and public transportation, HighPoint Family Living in the Oak Cliff neighborhood of Dallas is a model for high-quality, affordable housing that has become synonymous with the redevelopment of the sprawling 48-acre Parks at Wynnewood.

Situated on four acres, HighPoint Family Housing is a \$26 million, 160-unit development that provides much needed workforce housing for families making 60 percent or less of adjusted median income.

When Bank of America Merrill Lynch and City Square Housing made the decision to redevelop the Parks at Wynnewood, they first focused on creating HighPoint Senior Living: 140 new affordable housing units for residents aged 55 or older which was completed in 2014.

Phase II, HighPoint Family Living, was completed in the spring of 2016 and the residents now enjoy high quality, convenient living with brand new 1, 2 and 3 bedroom units, a state-of-the-art exercise facility, a business center, a pool, a private parking garage, a children's play area and a community services room staffed and operated by Buckner Children and Family Services of North Texas.

HighPoint Family Living was developed through a public/private partnership, to include the City of Dallas, the Texas Department of Housing & Community Affairs, the U.S. Department of Housing and Urban Development, surrounding neighborhoods, City Square Housing, and Banc of America Community Development Corporation (BACDC).

Bank of America Merrill Lynch provided the construction loan and arranged for the permanent loan, and Bank of America Merrill Lynch was also the tax credit investor on the development.



“We’re proud to be part of a multi-year public-private collaboration with the neighborhood stakeholders, city, county and state governments – all of which believe in a vision of sustainable growth and expanded economic mobility,” said Darren Smith, SVP for Banc of America Community Development Corporation. “To create a truly successful project, we started by looking through the lens of making peoples’ lives better. Every detail, amenity, support service is here to create positive outcomes that we want to help create for the residents and an economically thriving Oak Cliff community.”

A key differentiator that makes HighPoint Family stand out is that City Square Housing and Banc of America Community Development Corporation served as co-developers, which required a high level of commitment from both entities. From conceptual design, through the construction process, lease-up and stabilization, both partners worked diligently to create a development that the families living there could be proud to call home.