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Dallas Morning News

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\$76 million affordable housing development slated for Dallas County

Story by Nick Wooten, The Dallas Morning News • 6h • 2 min read

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A new \$76 million affordable housing development is slated for eastern Dallas County.

Work will soon begin on Palladium Carver Living, a 288-unit multifamily apartment development in Mesquite.

The project is **expected to start in July** and construction is slated to end in July 2026, according to a filing with the Texas Department of Licensing and Regulation. Information in TDLR filings is preliminary and subject to change.



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Estimated construction costs are \$50 million, according to the filing. [Dallas County Commissioners Court documents](#) show the project will cost an estimated \$76 million in total.

The four-story building will sit on roughly 9.6 acres at 2200 Bruton Road and is designated for residents making 60% of the area's

median income. [Data from 2022 U.S. Census estimates](#) show the median household income in Mesquite was just over \$68,000.

The complex will include units with one to three bedrooms as well as a pool, playground and dog park. Dallas-based Palladium USA is the developer.

Palladium Carver Living received various city and county funding to support the project, according to county documents.

Dallas County Commissioners gave \$1.5 million in American Rescue Plan funds earlier this month. The project also received 4% housing tax credits and tax-exempt bonds issued by the Mesquite Housing Finance Corporation, according to county documents.

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The Dallas Morning News previously reported that county [commissioners want to add 2,000 affordable units to the Dallas County housing supply](#) by 2026.

The program, which formally launched in 2021, has 25 projects at various stages of development.

The county added 67 affordable units in 2022 and 182 in 2023. They plan to have 230 more units ready this summer. All but three of those projects have used federal funds, Assistant County Administrator Jonathon Bazan told *The News*.

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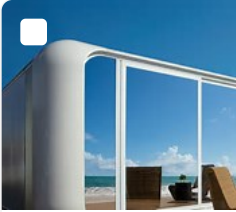


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Construction underway on East Dallas apartments on Live Oak Street

Story by Anna Butler, The Dallas Morning News • 1h • 1 min read

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A multifamily project in East Dallas being marketed toward young professionals is now underway with construction.

Conor Commercial Real Estate is developing the Flynn at Live Oak, a five-story, 327-unit apartment building that [broke ground last year](#).

The upscale property was designed by Dallas-based Merriman Anderson Architects. Its exterior incorporates two brick types, three

siding types and metal accents, with the hardscaping and landscaping of green space complementing the vision.

“We look forward to seeing our design come to fruition as construction moves forward on The Flynn at Live Oak project and are confident residents of the new multifamily building will enjoy the many upscale amenities and convenient location,” says Patrick Hazard, associate principal and team leader at Merriman Anderson Architects.

The property features studio, one-bedroom and two-bedroom apartments. Amenities include coworking spaces, pool and lounge area, and a top-floor speakeasy with views of downtown Dallas and Fair Park.

The project, [set to be delivered in spring 2025](#), is located at 4931 Live Oak Street at Bennett Avenue.

Cadence McShane is constructing the project. Greystar will manage the community upon delivery.

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