



Developer buys former church site in Dallas to build hundreds of apartments

Latest project from Generational Housing Partners comes amid 'big need for workforce housing'



An aerial photo of the 6.5 acres in Dallas that a church sold to a local apartment developer. (Weitzman)

By **Candace Carlisle**
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A local apartment developer is planning to build a \$70 million property south of downtown Dallas after purchasing a tract from a church to build hundreds of affordable homes.

Generational Housing Partners LLC, a developer that just started another Dallas project called [Tenison Lofts in a partnership with the city](#), acquired a roughly 6.5-acre tract at 4710 W. Illinois Ave. adjacent to the Dallas College Mountain View campus. The development firm plans to build 200 apartments at the site in another city partnership in which Generational Housing offers discounted rents in relation to the area's median income. The area's median income is \$67,760, according to the Census Bureau.



Generational Housing Partners is building Tenison Lofts in partnership with the city of Dallas. The property is expected to bring 164 apartments to the city. (Generational Housing Partners)

"There's a big need for workforce housing and that's why we do what we do," Adrian Iglesias, principal at Generation Housing Partners, told CoStar News. "We don't develop market-rate housing, but workforce development housing."

This is Generational Housing's fifth project within its hometown of Dallas. The tract does not have a last appraisal as it was owned by a religious organization. Terms of the land sale were undisclosed.

With the help of city funds through the Dallas Housing Authority, Generational Housing can offer affordable rents at varying discounts that range from 30% to 60% of the area's median income. The developer's new project along West Illinois Avenue is expected to benefit from \$35 million in mortgage revenue bonds offered through the city of Dallas.

The property was put on the market beginning in 2023 by Weitzman brokers representing the church, Templo De Alabanza. The brokerage firm's Corbin Tanenbaum said the church is working to relocate to an already identified — yet undisclosed — site in northwest Dallas.

In a statement, Tanenbaum added, "It's a win-win for everyone involved and those who live in the area."

For the record

Weitzman's Tanenbaum and Scott Smith represented the seller, Templo De Alabanza church, in the property deal.

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