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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

September 23, 2024

9:00 AM

Revised

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West	AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

* Updated:6/28/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

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Call to order

MINUTES

- A. [24-2836](#) Approval of minutes for the corrected June 24, 2024 and August 26, 2024 Housing and Homeless Solutions Committee.

Attachments: [Minutes](#)
[Minutes](#)

BRIEFING ITEMS

- B. [24-2884](#) Dallas Housing Needs Assessment
[Thor Erickson, Assistant Director, Housing & Community Development]

Attachments: [Presentation](#)

- C. [24-2837](#) Office of Homeless Solutions- Bridge Housing Pilot Update
[Christine Crossley, Director, Office of Homeless Solutions; Emily Liu, Director, Planning and Development Department; Cynthia Rogers- Ellickson, Director, Housing & Community Development; Ashley Eubanks, Assistant Director, Facilities and Real Estate Management]

Attachments: [Presentation](#)

CLOSED SESSION

- D. [24-3036](#) Real Estate (Sec. 551.072 T.O.M.A.)

(1) Deliberate the purchase, exchange, lease, or value of real property located at 2929 S. Hampton Road because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of its attorney on this matter (Sec. 551.071 T.O.M.A.).

BRIEFING MEMOS

- E. [24-2854](#) Office of Homeless Solutions and Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road
[Christine Crossley, Director, Office Of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

- F. [24-2855](#) Title Clearing and Clouded Title Prevention Pilot Program Update
[Thor Erickson, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- G. [24-2857](#) October 23, 2024 City Council Agenda Item: Amendment to Council Resolution 19-1495 authorizing payment for legal services provided to DHADC by Linebarger, Goggan, & Sampson, LLP and appropriation of funds to the DHADC
[Darwin Wade, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- H. [24-2858](#) October 23, 2024 City Council Agenda item: Amendment to Council Resolution 19-1497 for DHADC to reallocate unobligated Bond Funds for land acquisition and fees
[Darwin Wade, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- I. [24-2938](#) Inclusive Housing Task Force Update
[Thor Erickson, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- J. [24-2990](#) October 23, 2024 City Council Agenda item: Authorize the Dallas Public Facility Corporation to acquire, develop, and own Oakhouse Apartment Homes- Phase 2, a mixed -income, multifamily development to be located at 909 E. Colorado Blvd. (Project) and to enter into a 75-year lease agreement with Mintwood Oakhouse II DFW, LLC or its affiliate for the development of the project
[Cynthia Rogers- Ellickson, Director, Housing & Community Development]

Attachments: [Memorandum](#)

- K. [24-2879](#) Office of Homeless Solutions- Give Responsibly Campaign and Communities Foundation of Texas Fund
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- L. [24-2867](#) Office of Homeless Solutions- September 25, 2024, City Council Agenda Items #43, #44, #47 and #77 (see Upcoming Agenda Items section below)
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- M. [24-2865](#) September 25, 2024 City Council Agenda Item #43: Authorize the City Manager to (1) exercise the second of four, one-year renewal options to the facility management services contract with Bridge Steps d/b/a The Bridge, as amended, for facility management and operational services; (2) provide funding for the annual fee during year three of the contract, as amended, in an amount not to exceed \$4,519,000.00 sourced from General Fund; and (3) increase the annual fee during year three of the contract, as amended, from \$4,519,000.00 to an amount not to exceed \$5,798,944.00, with \$164,250.00 sourced from General Fund for an increase for pay-to-stay shelter beds, \$300,000.00 sourced from General Fund for an increase for the facility management services contract, and \$815,694.00 sourced from Texas Department of Housing and Community Affairs ("TDHCA") Grant Funds - Not to exceed \$5,798,944.00 - Financing: General Fund (\$4,983,250.00) (subject to appropriations), FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$701,076.00) and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00).

As the only low barrier shelter and entry point for all adult males and females experiencing homelessness in the city, this agreement is vital to keeping guests sheltered and safe while also helping them exit homelessness. Bridge Steps d/b/a The Bridge Recovery Center is equipped with the required experience and capabilities to successfully provide these services at the City's homeless shelter and will assist persons experiencing homelessness with innovative solutions to overcome their housing crisis and provides substantial case management services.

Working in consultation with the Housing and Homelessness Solutions Committee, the City Manager will be authorized to negotiate and execute an amendment to the Contract that modifies the Good Neighbor Addendum to the Contract, approved as to form by the City Attorney. The \$300,000 general fund increase for the facility management services contract is the increase within the Interlocal Agreement with Dallas County.

- N. [24-2866](#) September 25, 2024 City Council Agenda Item #44: Authorize the first of two, one-year renewal options to the service contract with Austin Street Center to provide access to homeless recovery services for the Office of Homeless Solutions for the period October 1, 2024 through September 30, 2025 - Not to exceed \$575,000.00 - Financing: General Fund (subject to annual appropriations).

These services focus on meeting the needs of the mentally ill homeless population including the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

- O. [24-3017](#) September 25, 2024 City Council Agenda Item #47: Authorize a one-year service contract, with two one-year renewal options, for housing rental subsidies and supportive services for seniors from October 1, 2024 through September 30, 2025 for the Office of Homeless Solutions with Catholic Charities of Dallas, Inc., the most advantageous proposer of five - Not to exceed \$250,000.00 - Financing: General Fund (subject to annual appropriations).

This service contract will provide for housing rental subsidies and supportive services for eligible homeless seniors residing within the city and aged 55 years and over for the Office of Homeless Solutions. Supportive services include but are not limited to rental assistance, utility payments, operating assistance, case management, transportation, nutrition counseling, financial literacy, social engagement, and mental health services. The goal of this program is to reduce the number of homeless seniors within the city by providing housing rental subsidies and supportive services.

[Christine Crossley, Director, Office of Homeless Solutions]

- P. [24-3021](#) September 25, 2024 City Council Agenda Item #77: Authorize an Interlocal Agreement with Dallas County to accept funds in the amount of \$1,000,000.00, to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge, for the period October 1, 2024 through September 30, 2025 - Estimated Revenue: General Fund \$1,000,000.00. (This item was deferred on August 28, 2024 and September 11, 2024).

Dallas County has been providing funding for homeless assistance services at The Bridge since it opened in 2008. Approval of this item provides a portion of the annual funding for operation of The Bridge for the period October 1, 2024, through September 30, 2025. This item was deferred to allow Dallas County to approve a new amount for the Interlocal Agreement. The revised amount as approved by the Dallas County Commissioners on September 17, 2024, is \$1,300,000.

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

1500 Marilla Street
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Agenda Information Sheet

File #: 24-2836

Item #: A.

Approval of minutes for the corrected June 24, 2024 and August 26, 2024 Housing and Homeless Solutions Committee.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 26, 2024

24-0014

HOUSING AND HOMELESSNESS SOLUTIONS
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, Mendelsohn, West, Gracey (** 9:25 a.m.), Willis

ABSENT: [0]

The meeting was called to order at 9:04 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 11:21 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

****Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 26, 2024

EXHIBIT A

RECEIVED

2024 AUG 22 AM 10:28

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Call to Order

MINUTES

- A. [24-2288](#) Approval of the June 24, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B. [24-2292](#) Public Facility Corporation Overview
[Cynthia Rogers-Ellickson, Director, Housing & Neighborhood Revitalization; Keith Pomykal, Dallas Public Facility Corporation Board President; Ken Montgomery, Dallas Public Facility Corporation Board Vice President]

Attachments: [Presentation](#)

BRIEFING MEMOS

- C. [24-2289](#) Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 2929 S. Hampton Road; 9019 Vantage Point
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- D. [24-2293](#) Dallas Housing Policy 2033 Implementation Update
[Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- E. [24-2294](#) Department of Housing & Neighborhood Revitalization
FY2023-2024 Cumulative Performance Measures Through
Quarter Three
[Thor Erickson, Assistant Director, Housing & Neighborhood
Revitalization]

Attachments: [Memorandum](#)

- F. [24-2296](#) Dallas Housing Finance Corporation (DHFC)- September 25,
2024 public hearing to receive comments regarding an application
by The Culbreath, LP to the Texas Department of Community
Affairs (TDHCA) for 4% Non-Competitive Low Income Housing
Tax Credits (4% Housing Tax Credits) for The Culbreath located
at 2770 Bethurum Avenue
[Aaron Eaquinto, Housing Finance Corporation Administrator,
Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- G. [24-2297](#) DHFC- September 25, 2024 City Council Agenda item to
authorize DHFC to acquire, develop, and own 555 Ross, a
multifamily development located at 1777 North Record
[Aaron Eaquinto, Housing Finance Corporation Administrator,
Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- H. [24-2299](#) DHFC- September 25, 2024 public hearing to receive comments
regarding an application by Royal Crest Preservation, LLC to the
TDHCA for 4% Housing Tax Credits for Royal Crest Apartments
located at 3558 Wilhurt Avenue
[Aaron Eaquinto, Administrator, Housing & Neighborhood
Revitalization]

Attachments: [Memorandum](#)

- I. [24-2660](#) DHFC- September 11, 2024 City Council Agenda item to approve
the assignment of DHFC Qualified Mortgage Revenue Bonds to
the TDHCA in an amount not to exceed \$64,819,515.00
[Aaron Eaquinto, Housing Finance Corporation Administrator,
Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- J. [24-2678](#) Office of Homeless Solutions- August 28, 2024 City Council Agenda Items #26, #27, #28, #29, and #30 (see Upcoming Agenda Items section below)
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- K. [24-2661](#) August 28, 2024 City Council Agenda Item #26: Authorize an Interlocal Agreement with Dallas County to accept funds in the amount of \$1,000,000.00, to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge for the period October 1, 2024 through September 30, 2025 - Estimated Revenue: General Fund \$1,000,000.00.

- L. [24-2668](#) August 28, 2024 City Council Agenda Item #27: Authorize the (1) acceptance of a grant from the Texas Department of Housing Community Affairs ("TDHCA") in the amount of \$1,052,503.00 to provide services to the homeless through the Homeless Housing and Services Program ("HHSP"), consisting of (a) \$937,885.00 for the FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund for the period September 1, 2024 through August 31, 2025 and (b) \$114,618.00 for the FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund for the period August 1, 2024 through May 31, 2025; (2) establishment of appropriations in an amount not to exceed \$937,885.00 in the FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund; and in an amount not to exceed \$114,618.00 in the FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund; (3) receipt and deposit of funds in an amount not to exceed \$937,885.00 in the FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund and in an amount not to exceed \$114,618.00 in the FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund; (4) City Manager to enter into, represent the City with respect to, and execute, the contract with TDHCA for FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund; and (5) execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$1,052,503.00 - Financing: FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$937,885.00) and FY2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00).
- M. [24-2664](#) August 28, 2024 City Council Agenda Item #28: Authorize a one-year service contract, with two one-year renewal options contingent on available funding, with a term beginning on October 1, 2024, with Bridge Steps d/b/a The Bridge, for immediate housing solutions, including the assistance of homeless persons by providing rental assistance in conjunction with supportive services through the Rapid Rehousing Program at the Bridge Homeless Recovery Center for the Office Financing: of U.S. Homeless Solutions - Not to exceed \$149,010.44 - Department of Housing and Urban Development Emergency Solutions Grant Funds.

- N. [24-2665](#) August 28, 2024 City Council Agenda Item #29: Authorize an amendment (Supplemental Agreement No. 6) to Resolution No. 23-1661, previously approved on December 13, 2023 to reduce the contract in the amount of \$37,992.43 with the Bridge Steps for the management and all operational responsibility of the City's homeless shelter facility for FY 2023-2024 for the Office of Homeless Solutions - Not to exceed (\$37,922.43), from \$11,093,700.00 to \$11,055,777.57 - Financing: FY 2022 TDHCA-Homeless Housing and Services Program Reallocation Fund (subject to annual appropriations).
- O. [24-2667](#) August 28, 2024 City Council Agenda Item #30: Authorize Supplemental Agreement No. 2 to exercise the second of two, one-year renewal options with Transition Resource Action Center to the service price agreement for housing and service assistance to homeless young adults ages 18 to 24 for the Office of Homeless Solutions for the period September 1, 2024 through August 31, 2025 - Not to exceed \$236,809.00 - Financing: FY 2025 TDHCA-Homeless Services Program 24-25 Funds (subject to annual appropriations).

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 26, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 26, 2024

MINUTES

Item A: Approval of the June 24, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Willis and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 26, 2024

BRIEFING ITEMS

Item B: Public Facility Corporation Overview

The following individuals briefed the committee on the item:

- Cynthia Rogers- Ellickson, Director, Housing & Neighborhood Revitalization;
- Keith Pomykal, Dallas Public Facility Corporation Board President;
- Ken Montgomery, Dallas Public Facility Corporation Board Vice President;
- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization;
- Hannah Peacock, Assistant City Attorney, City Attorney's Office; and
- Samuel McDaniel, Project Manager, Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 26, 2024

BRIEFING MEMOS

- Item C: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 2929 S. Hampton Road; 9019 Vantage Point
- Item D: Dallas Housing Policy 2033 Implementation Update
- Item E: Department of Housing & Neighborhood Revitalization FY2023-2024 Cumulative Performance Measures Through Quarter Three
- Item F: Dallas Housing Finance Corporation (DHFC)- September 25, 2024 public hearing to receive comments regarding an application by The Culbreath, LP to the Texas Department of Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for The Culbreath located at 2770 Bethurum Avenue
- Item G: DHFC- September 25, 2024 City Council Agenda item to authorize DHFC to acquire, develop, and own 555 Ross, a multifamily development located at 1777 North Record
- Item H: DHFC- September 25, 2024 public hearing to receive comments regarding an application by Royal Crest Preservation, LLC to the TDHCA for 4% Housing Tax Credits for Royal Crest Apartments located at 3558 Wilhurt Avenue
- Item I: DHFC- September 11, 2024 City Council Agenda item to approve the assignment of DHFC Qualified Mortgage Revenue Bonds to the TDHCA in an amount not to exceed \$64,819,515.00
- Item J: Office of Homeless Solutions- August 28, 2024 City Council Agenda Items #26, #27, #28, # 29, and #30 (see Upcoming Agenda Items section below)

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 26, 2024

UPCOMING AGENDA ITEMS

- Item K: August 28, 2024 City Council Agenda Item #26: Authorize an Interlocal Agreement with Dallas County to accept funds in the amount of \$1,000,000.00, to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge for the period October 1, 2024 through September 30, 2025 - Estimated Revenue: General Fund \$1,000,000.00.
- Item L: August 28, 2024 City Council Agenda Item #27: Authorize the (1) acceptance of a grant from the Texas Department of Housing Community Affairs (“TDHCA”) in the amount of \$1,052,503.00 to provide services to the homeless through the Homeless Housing and Services Program (“HHSP”), consisting of (a) \$937,885.00 for the FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund for the period September 1, 2024 through August 31, 2025 and (b) \$114,618.00 for the FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund for the period September 1, 2024 through May 31, 2025; (2) establishment of appropriations in an amount not to exceed \$937,885.00 in the FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund; and in an amount not to exceed \$114,618.00 in the FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund; (3) receipt and deposit of funds in an amount not to exceed \$937,885.00 in the FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund and in an amount not to exceed \$114,618.00 in the FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund; (4) City Manager to enter into, represent the City with respect to, and execute, the contract with TDHCA for FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund; and (5) execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$1,052,503.00 - Financing: FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$937,885.00) and FY2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00).
- Item M: August 28, 2024 City Council Agenda Item #28: Authorize a one-year service contract, with two one-year renewal options contingent on available funding, with a term beginning on October 1, 2024, with Bridge Steps d/b/a The Bridge, for immediate housing solutions, including the assistance of homeless persons by providing rental assistance in conjunction with supportive services through the Rapid Rehousing Program at the Bridge Homeless Recovery Center for the Office Financing: of U.S. Homeless Solutions - Not to exceed \$149,010.44 - Department of Housing and Urban Development Emergency Solutions Grant Funds.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 26, 2024

UPCOMING AGENDA ITEMS (cont.)

Item N: August 28, 2024 City Council Agenda Item #29: Authorize an amendment (Supplemental Agreement No. 6) to Resolution No. 23-1661, previously approved on December 13, 2023 to reduce the contract in the amount of \$37,992.43 with the Bridge Steps for the management and all operational responsibility of the City's homeless shelter facility for FY 2023-2024 for the Office of Homeless Solutions - Not to exceed (\$37,922.43), from \$11,093,700.00 to \$11,055,777.57 - Financing: FY 2022 TDHCA-Homeless Housing and Services Program Reallocation Fund (subject to annual appropriations).

Item O: August 28, 2024 City Council Agenda Item #30: Authorize Supplemental Agreement No. 2 to exercise the second of two, one-year renewal options with Transition Resource Action Center to the service price agreement for housing and service assistance to homeless young adults ages 18 to 24 for the Office of Homeless Solutions for the period September 1, 2024 through August 31, 2025 - Not to exceed \$236,809.00 - Financing: FY 2025 TDHCA-Homeless Services Program 24-25 Funds (subject to annual appropriations).

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 26, 2024

EXHIBIT C

“CORRECTED”
MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 24, 2024

24-0014

HOUSING AND HOMELESSNESS SOLUTIONS
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, Mendelsohn, West, Gracey, Willis

ABSENT: [0]

The meeting was called to order at 9:07 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:38 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 24, 2024

EXHIBIT A

RECEIVED

2024 JUN 20 PM 5: 20

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201

Public Notice

2 4 0 6 2 9

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

June 24, 2024

9:00 AM

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), Resendez (VC), Blackmon, Gracey, Ridley, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Arnold (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, *Ridley, *Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West	AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

* Updated:2/22/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

This Council Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall. The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallas.tv](https://cityofdallas.tv). The public may also listen to the meeting as an attendee at the following video conference link: <https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m50bc45ef1bc12d08396af3aae6843d09>

Call to Order

MINUTES

- A [24-2035](#) Approval of the May 24, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B [24-2036](#) Department of Housing and Neighborhood Revitalization FY 2024-25 Budget Review and Next Steps
[Cynthia Rogers- Ellickson, Director, Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

- C [24-2037](#) Homeless Response System Quarterly Report
[Christine Crossley, Director, Office of Homeless Solutions]
[Sarah Kahn, President & CEO, Housing Forward]

Attachments: [Presentation](#)

- D [24-2038](#) Homeless Engagement Initiatives at Dallas Public Library
[Jo Guidice, Director, Dallas Public Library]

Attachments: [Presentation](#)

BRIEFING MEMOS

- E [24-2041](#) Consideration and Approval of the Sale of two (2) Land Transfer Program Lots located at 1 South Boulevard to Cornerstone Community Development Corporation, a Qualified Participating Developer
[Cynthia Rogers-Ellickson, Director, Housing & Neighborhood Revitalization;
[Tyrone Wilson, Manager III, Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- F [24-2039](#) Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 2929 S. Hampton Road; 9019 Vantage Point; and 711 S. St. Paul
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- G [24-2049](#) Dallas Housing Needs Assessment and Target Area Action Plans
[Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- H [24-2095](#) Housing and Homelessness Committee Solutions Proposed 2025 Legislative Priorities [Clifford Sparks, State Legislative Director, City Attorney's Office]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- I [24-2042](#) Authorize a contract with Wright Choice Group, LLC for the term of fourteen months for consultant services to include meeting design and facilitation services, plan development, and project recommendations, starting on December 13, 2023, for city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for persons experiencing housing instability or homelessness - Not to exceed \$110,133.00 - Financing: General Fund (This item was deferred on December 13, 2023 and March 27, 2024)

- J [24-2092](#) Authorize (1) the amendment of Resolution No. 23-0543 rescinding all authorizations in favor of UCR Development Services, LLC; (2) the City Manager to (a) execute a conditional grant agreement in an amount not to exceed \$2,345,273.00 for a term of twenty years sourced with 2017 General Obligation Bond, Homeless Assistance J Funds (Prop J); (b) execute a development agreement with forgivable loan and land conveyance in an amount not to exceed \$2,444,727.00 sourced with HOME Investment Partnership Funds for a term of twenty years, each with St. Jude Inc., and/or its affiliates (Developer/Provider), as the top ranking and best qualified Notice of Funding Availability proposer and approved as to form by the City Attorney (a) and (b) for a total amount not to exceed \$4,790,000.00; (c) negotiate and execute a property management and supportive services agreement, that includes a scope of work substantially similar to Exhibit A to the Resolution, with Developer/Provider requiring a Good Neighbor Agreement (to the extent it does not violate the Fair Housing Act, 42 U.S.C. §§ 3601-19), substantially in the form of Exhibit B to the Resolution, approved as to form by the City Attorney, for a minimum of twenty years; and (d) convey the Property to Developer/Provider subject to restrictive covenants, a right of reverter with the right of reentry and recording of all necessary documents pursuant to Texas Local Government Code Section 272.001(g) and applicable laws and regulations, for redevelopment of the real property located at 1950 Fort Worth Avenue, Dallas, Texas - Not to exceed \$4,790,000.00 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,345,273.00) and HOME Investment Partnerships Funds (HOME) (\$2,444,727.00)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 24, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

MINUTES

Item A: Approval of the May 24, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Mendelsohn and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

BRIEFING ITEMS

Item B: Department of Housing and Neighborhood Revitalization FY 2024-25 Budget Review and Next Steps

The following individuals briefed the committee on the item:

- Cynthia Rogers- Ellickson, Director, Housing & Neighborhood Revitalization;
- John Smalls, Interim-Assistant Director, Housing & Neighborhood Revitalization;
and
- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization;

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

BRIEFING ITEMS

Item C: Homeless Response System Quarterly Report

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Department of Homeless Solutions; and
- Sarah Kahn, President & CEO, Housing Forward

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

BRIEFING ITEMS

Item D: Homeless Engagement Initiatives at Dallas Public Library

The following individuals briefed the committee on the item:

- Jo Guidice, Director, Dallas Public Library; and
- Shannon Adams, Library Adult Services Manager, Dallas Public Library

“CORRECTED”

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

MEMORANDUMS
BRIEFING MEMOS

Item E: Consideration and Approval of the Sale of two (2) Land Transfer Program Lots located at 1 South Boulevard to Cornerstone Community Development Corporation, a Qualified Participating Developer

Councilmember Mendelsohn moved to forward the item to city council.

Motion seconded by Councilmember Gracey and unanimously adopted.

Item F: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 2929 S. Hampton Road; 9019 Vantage Point; and 711 S. St. Paul

Councilmember Mendelsohn moved to forward the item to city council with the following recommendation:

- “Sell the 711 S. St. Paul property”

Motion seconded by Councilmember West.

Councilmember Gracey moved a subsidiary motion to:

- “include 2929 S. Hampton Road.”

Motion seconded by Councilmember Mendelsohn.

Chair Moreno called a vote on Councilmember Gracey’s subsidiary motion and declared the motion failed.

Chair Moreno called a vote on Councilmember Mendelsohn’s motion and declared the item amended.

Item G: ~~Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development and Dallas Public Facility Corporation Project – The Park at Northpoint to be located at 9999 West Technology Boulevard~~
Dallas Housing Needs Assessment and Target Area Action Plans

Item H: Housing and Homelessness Committee Solutions Proposed 2025 Legislative Priorities

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

UPCOMING AGENDA ITEMS

Item I: Authorize a contract with Wright Choice Group, LLC for the term of fourteen months for consultant services to include meeting design and facilitation services, plan development, and project recommendations, starting on December 13, 2023, for city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for persons experiencing housing instability or homelessness - Not to exceed \$110,133.00 - Financing: General Fund (This item was deferred on December 13, 2023 and March 27, 2024)

Councilmember Gracey moved to not forward the item to city council.

Motion seconded by Councilmember Mendelsohn.

Chair Moreno called a vote on Councilmember Gracey's motion and declared the motion failed.

Item J: Authorize (1) the amendment of Resolution No. 23-0543 rescinding all authorizations in favor of UCR Development Services, LLC; (2) the City Manager to (a) execute a conditional grant agreement in an amount not to exceed \$2,345,273.00 for a term of twenty years sourced with 2017 General Obligation Bond, Homeless Assistance J Funds (Prop J); (b) execute a development agreement with forgivable loan and land conveyance in an amount not to exceed \$2,444,727.00 sourced with HOME Investment Partnership Funds for a term of twenty years, each with St. Jude Inc., and/or its affiliates (Developer/Provider), as the top ranking and best qualified Notice of Funding Availability proposer and approved as to form by the City Attorney (a) and (b) for a total amount not to exceed \$4,790,000.00; (c) negotiate and execute a property management and supportive services agreement, that includes a scope of work substantially similar to Exhibit A to the Resolution, with Developer/Provider requiring a Good Neighbor Agreement (to the extent it does not violate the Fair Housing Act, 42 U.S.C. §§ 3601-19), substantially in the form of Exhibit B to the Resolution, approved as to form by the City Attorney, for a minimum of twenty years; and (d) convey the Property to Developer/Provider subject to restrictive covenants, a right of reverter with the right of reentry and recording of all necessary documents pursuant to Texas Local Government Code Section 272.001(g) and applicable laws and regulations, for redevelopment of the real property located at 1950 Fort Worth Avenue, Dallas, Texas - Not to exceed \$4,790,000.00 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,345,273.00) and HOME Investment Partnerships Funds (HOME) (\$2,444,727.00)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 24, 2024

EXHIBIT C



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-2884

Item #: B.

Dallas Housing Needs Assessment

[Thor Erickson, Assistant Director, Housing & Community Development]



Dallas Housing Needs Assessment

Housing and Homelessness Solutions Committee

Cynthia Rogers-Ellickson, Director, Housing & Community Development

Thor Erickson, Assistant Director, Housing & Community Development

Ashley Flores, Senior Director, Child Poverty Action Lab

Phillip Kash, Partner, HR&A Advisors

Aaron Abelson, Partner, HR&A Advisors

September 23, 2024

Agenda

- 1 Introduction and Definitions
- 2 Overview of Housing Needs
- 3 What Does this Data Mean for Dallas Residents?
- 4 Next Steps/Question & Answer

Presentation Purpose

Provide an update on housing market conditions to foster a shared, data-driven understanding of Dallas' housing needs.

The background of the slide is a dark blue map of a city street grid, likely New York City, showing a dense network of streets and avenues. A solid dark blue horizontal bar is positioned across the middle of the slide, serving as a backdrop for the section number.

| 01

Introduction and Definitions

Important Housing Definitions

Area Median Income

Area Median income (AMI) represents the midpoint in the distribution of household incomes in a geographic region. The values in the corresponding chart are set annually by the U.S. Department of Housing and Urban Development (HUD) and determine eligibility for housing assistance.

2024 HUD AMI Levels for Dallas Metro Area

	Household of 1 (1 bedroom)			Household of 4 (3 bedrooms)		
	Annual Income	Monthly Rent	Utility Allowance*	Annual Income	Monthly Rent	Utility Allowance*
~30% AMI Extremely Low Income	\$23,200	\$404	\$176	\$33,100	\$431	\$397
50% AMI Very Low Income	\$38,650	\$790	\$176	\$55,150	\$982	\$397
80% AMI Low Income	\$61,800	\$1,369	\$176	\$88,250	\$1,809	\$397

*Note: Based on 2023 HUD utility allowances for Section 8, assuming unit type is Apartment/Condo/Townhouse, units are all electric, tenant pays for electric, water/sewer/trash collection, and landlord furnishes the range and refrigerator.

Important Housing Definitions

Affordable Housing

Under the standard determined by the U.S. Department of Housing and Urban Development (HUD), housing is affordable when housing costs are **less than 30%** of a household's gross income.

Workforce Housing

Workforce Housing, as defined by HUD, is housing that is affordable for people making between **80-120% of the area median income**, who may not qualify for many types of housing assistance, but may still struggle to afford market-rate housing.

Market Rate Housing

Market rate housing is not subsidized by government, and its price is determined by existing market values and demand.

Housing Cost Burden

When a household is spending **more than 30%** of their income on housing, they are considered *cost-burdened*. A household spending **more than 50%** on housing is considered *severely cost-burdened*.

Restricted/Subsidized Affordable Housing

Units that receive public subsidy, such as Low Income Housing Tax Credits, and are required to maintain a specified level of affordability for a set time period.

Affordability Period

The length of time the affordable rent or occupancy of an affordable home is required.

Important Housing Definitions

Naturally Occurring Affordable Housing (NOAH)

Housing (for rent or purchase) that is *not* deed restricted and is affordable to households making **under 60% AMI.**

Community Development Block Grants (CDBG)

Community Development Block Grants are administered through HUD to municipalities or states and can be used for a wide range of purposes that further **community development.**

Low Income Housing Tax Credits (LIHTC)

Low Income Housing Tax Credits are issued to developers for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

HOME Investment Partnership Program (HOME)

The HOME Investment Partnerships Program is a formula grant program given to states and localities which can be used to fund building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income people.

The background of the slide is a dark blue map of a city grid, showing streets and blocks. A horizontal dark blue bar is positioned across the middle of the slide.

02

Overview of Housing Needs

KEY FINDINGS: FACTORS OF HOUSING AFFORDABILITY ISSUES

Several interlocking factors are influencing Dallas' housing affordability crisis.

COST BURDEN & DISPLACEMENT PRESSURE

Continued population growth and increased housing prices are creating displacement pressure for households earning less than \$50,000 annually. As of 2022, 62% of renters and 50% of homeowners earning \$35,000-\$50,000 are cost burdened. For renters, higher cost burden can lead to involuntary displacement and limits their ability to save to purchase a home.

LIMITED HOUSING PRODUCTION

Dallas' housing supply has grown by 5% since 2017, primarily by adding 50+ unit apartment buildings. The modest pace of production is contributing to a shortage of affordable rentals and for-sale homes accessible to first-time buyers.

LOSS OF AFFORDABLE UNITS

Dallas has nearly 800 units at risk of losing affordability restrictions in 2024, with a risk of losing over 7,000 units by 2033 without intervention. Preservation of NOAH units is particularly important as only 1 in 5 units affordable under 60% of AMI in Dallas are deed-restricted.

Source: American Community Survey 2017-2022 5-year Estimates; Zillow; NHPD

Note: As of 2022, 58% of Dallas City households are renters compared to 42% who are homeowners.

There are 113,500 renter households in Dallas whose annual incomes are at/below 50% AMI. There are roughly 73,600 rental units affordable to these households.

Renter Households (Demand) and Occupied Rental Units (Supply) by AMI, 2022

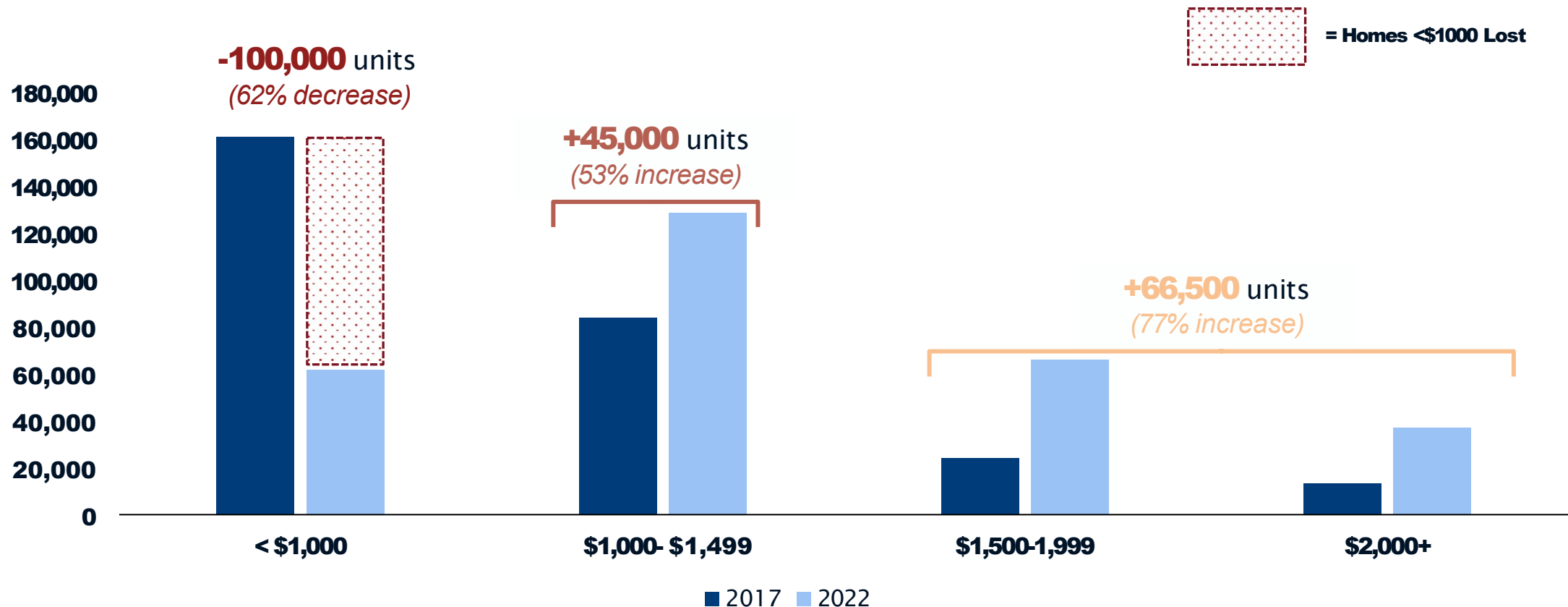


Source: American Community Survey (ACS) Public Use Micro Data (PUMS) 2022

Note: Figures rounded to nearest hundredth. Graphic depicts occupied housing units only. Demand and supply bars represent the cumulative demand by income category (e.g., ≤80% AMI demand includes households earning ≤60% AMI and earning ≤30% AMI).

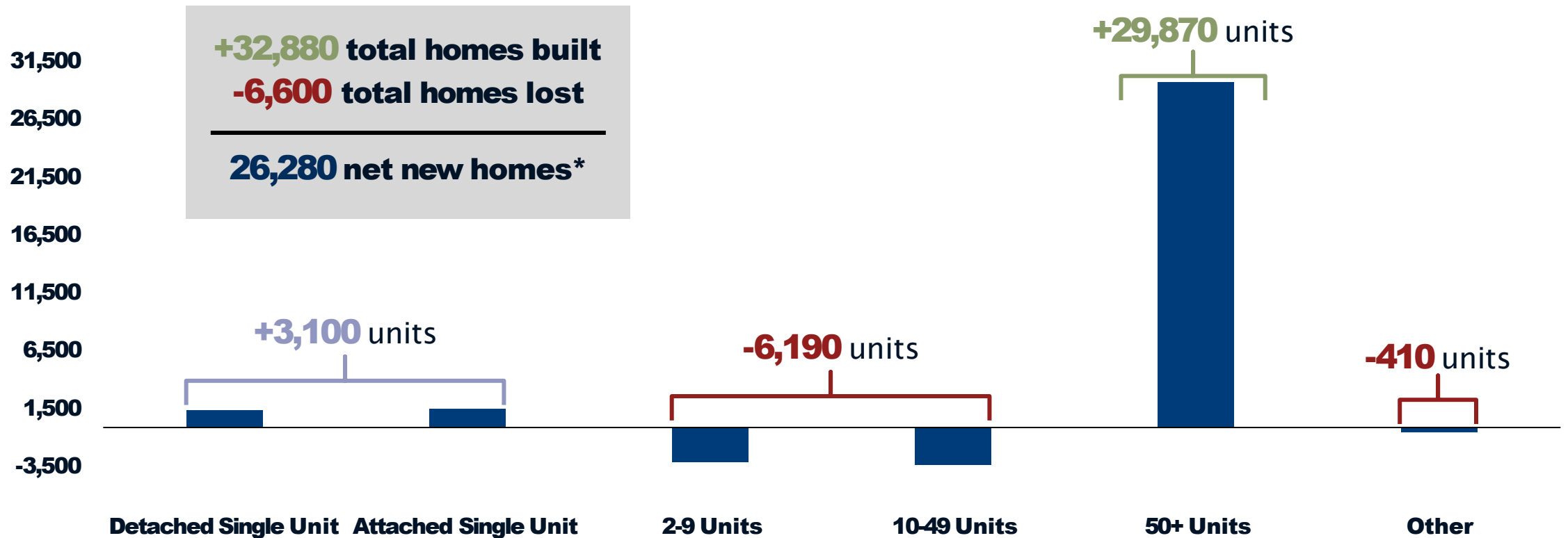
Since 2017, Dallas has experienced a dramatic decrease in affordable homes due to market pressure, further limiting housing opportunities for low- to moderate-income households.

Change in Units by Rent, 2017-2022



Dallas has produced over 26,000 net new homes since 2017, increasing its housing supply by 5%.

Change in Housing Typologies, 2017-2022

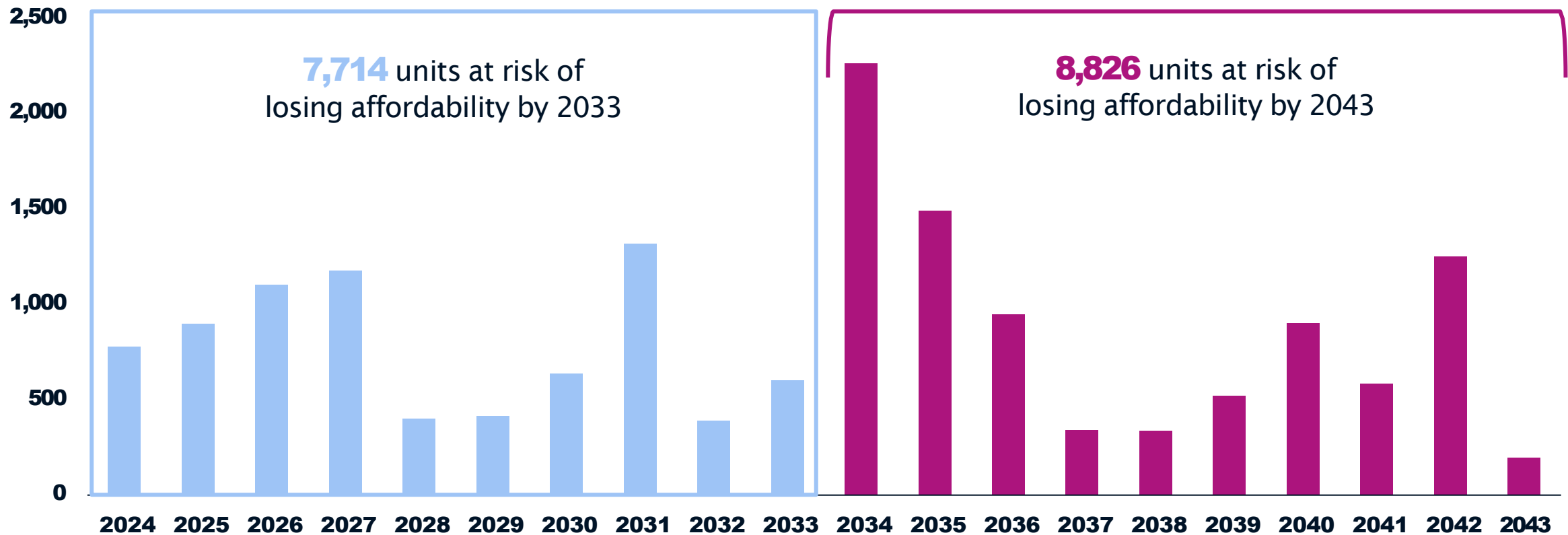


Source: American Community Survey 2017-2022 5-year Estimates, U.S. Census

*Note: Total production figures may vary. City data denotes 5,131 new single unit homes and 1,857 new multifamily projects permitted between 2018-2020; occupancy of permitted units unknown at this time. Despite the growth of 50+ unit apartment buildings, single unit homes still compose 42% of Dallas' housing stock.

Dallas has over 7,700 homes at risk of losing their affordability restrictions by 2033. The City could lose over 16,500 homes with expiring restrictions between 2024 and 2043.

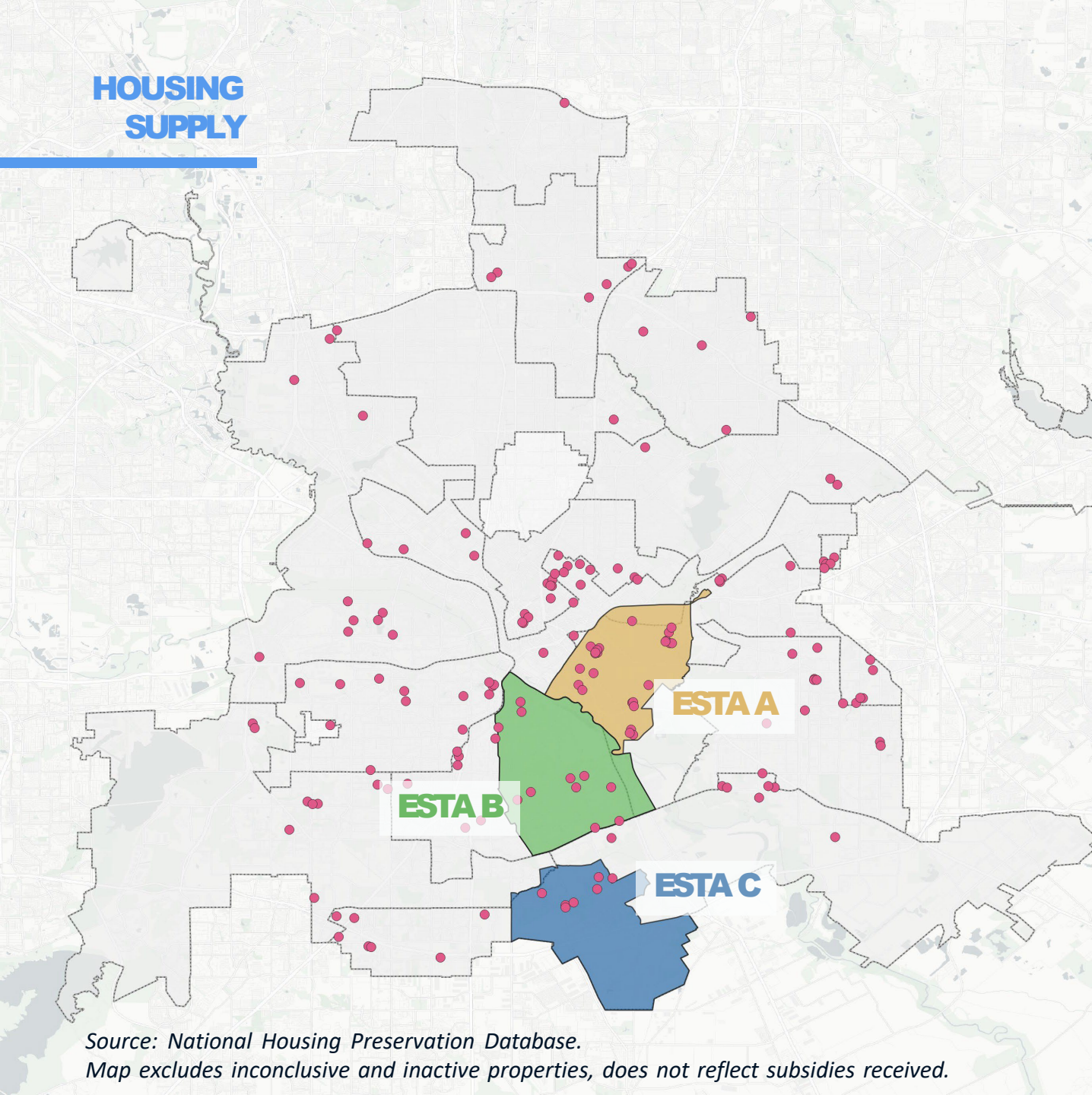
Federally Subsidized Rental Units by Expiration Date



Source: National Housing Preservation Database

Note: Graph depicts units by earliest end date for subsidy for active properties only. Some units receive multiple subsidies that have later end dates than depicted. Graph does not illustrate net losses (i.e., losses offset by deliveries of new subsidized units). Subsidies include LIHTC, HUD-insured mortgages, HOME, Section 8, Project-Based Rental Assistance, and public housing units.

HOUSING SUPPLY



Source: National Housing Preservation Database.
Map excludes inconclusive and inactive properties, does not reflect subsidies received.

Restricted affordable units are most prevalent in Central and Southern Dallas, including properties in the DHP33 Equity Strategy Target Areas.

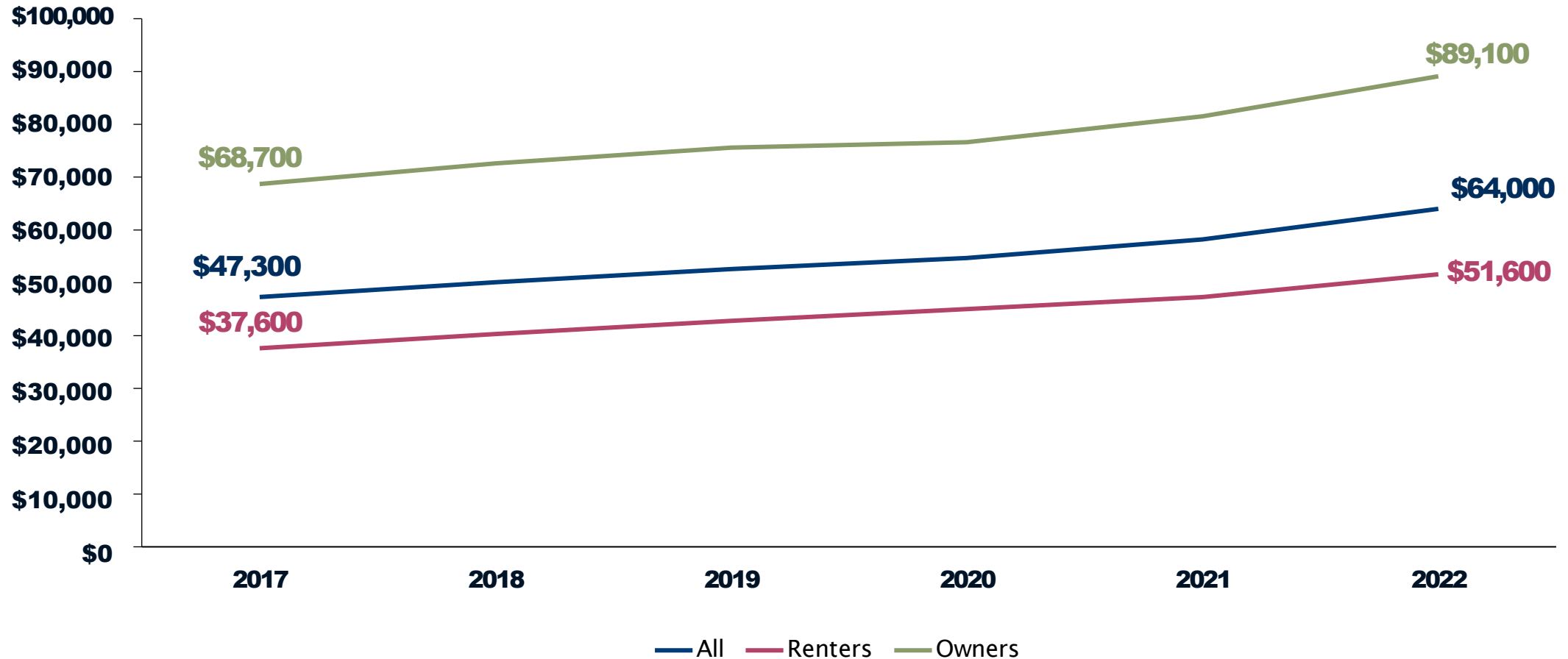
Affordable Units by HUD Subsidy

Subsidy	# of Units (%)
LIHTC	11,191 (46%)
Multiple Subsidies	7,528 (31%)
Public Housing	3,036 (13%)
Section 8	1,928 (8%)
Other Subsidy	385 (2%)

'Multiple Subsidies' denote properties receiving a combination of federal assistance (e.g., LIHTC and a HUD insured mortgage). 'Other Subsidy' includes properties receiving assistance through HOME, HUD Insured Mortgages, Project Based Rental Assistance (PBRA), Section 515 or 538 loans, or a state subsidy.

The income gap between homeowners and renters in Dallas has widened 21% since 2017, making low-income renters more vulnerable to housing cost burden.

Median Household Income by Tenure, 2017-2022



Before COVID-19, Dallas rents grew at a relatively constant rate. Pandemic-induced market shocks and related factors such as higher construction costs and population growth, increased rent growth and heightened affordability concerns.



RENTAL

Rental housing is an essential part of any housing ecosystem and provides more flexibility and fewer unpredictable costs than homeownership.

Benefits of Rental Housing

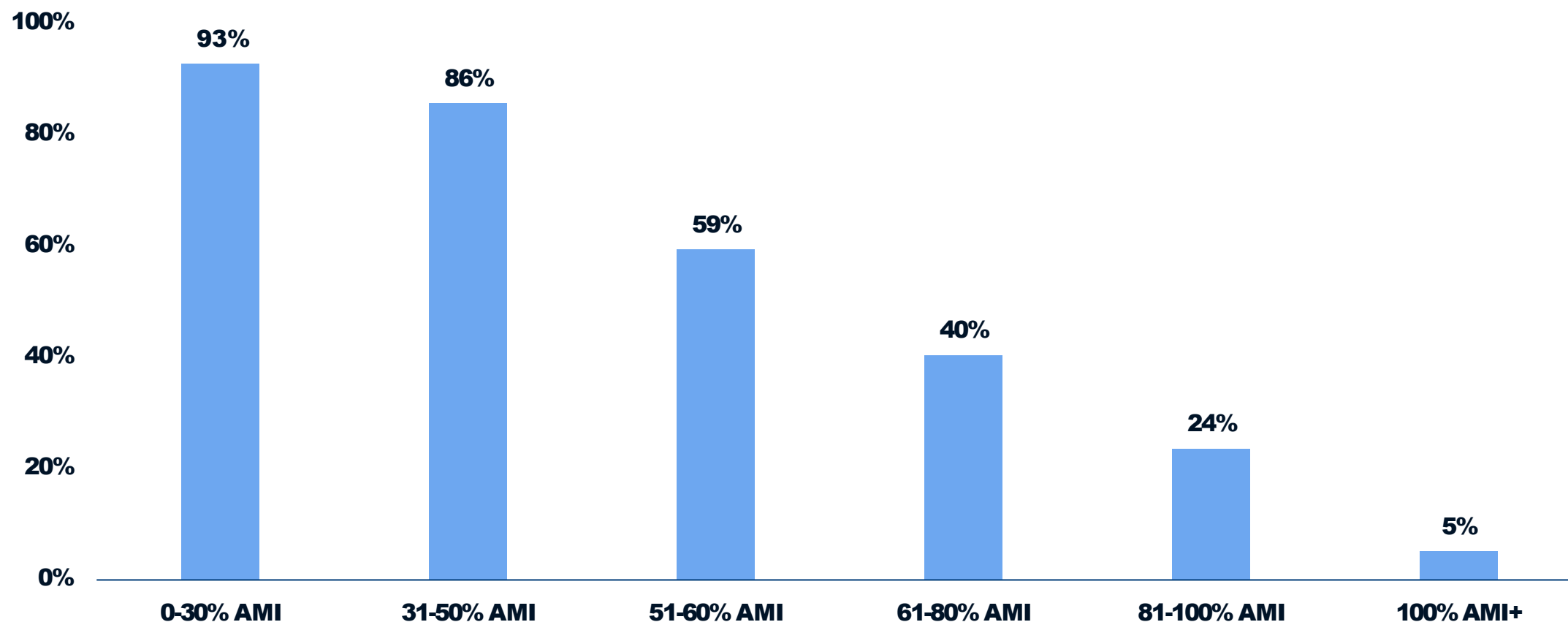
- Provides more flexibility.
- Fewer upfront costs (no downpayment, mortgage insurance premium, etc.) make rental housing more accessible to those with less savings.
- Fewer unexpected large repair costs, as maintenance and repairs are often taken care of by the property owner and manager.*
- Rental housing often includes access to amenities or other community benefits.
- Since 2020, in many markets in the United States, monthly housing costs have been less for renters than owners of comparable properties, due to rising home prices and interest rates.

Sources: *Fortune*, *The Economist*

*The cost of maintenance and repairs is typically passed down to the renter via rent increases, but renters are typically not expected to pay for large repair projects out-of-pocket.

Housing cost burden increases as income decreases with renter households at or below 50% AMI experiencing the greatest burden. Considerable shares of middle income households also pay more than 30% of their earnings on housing.

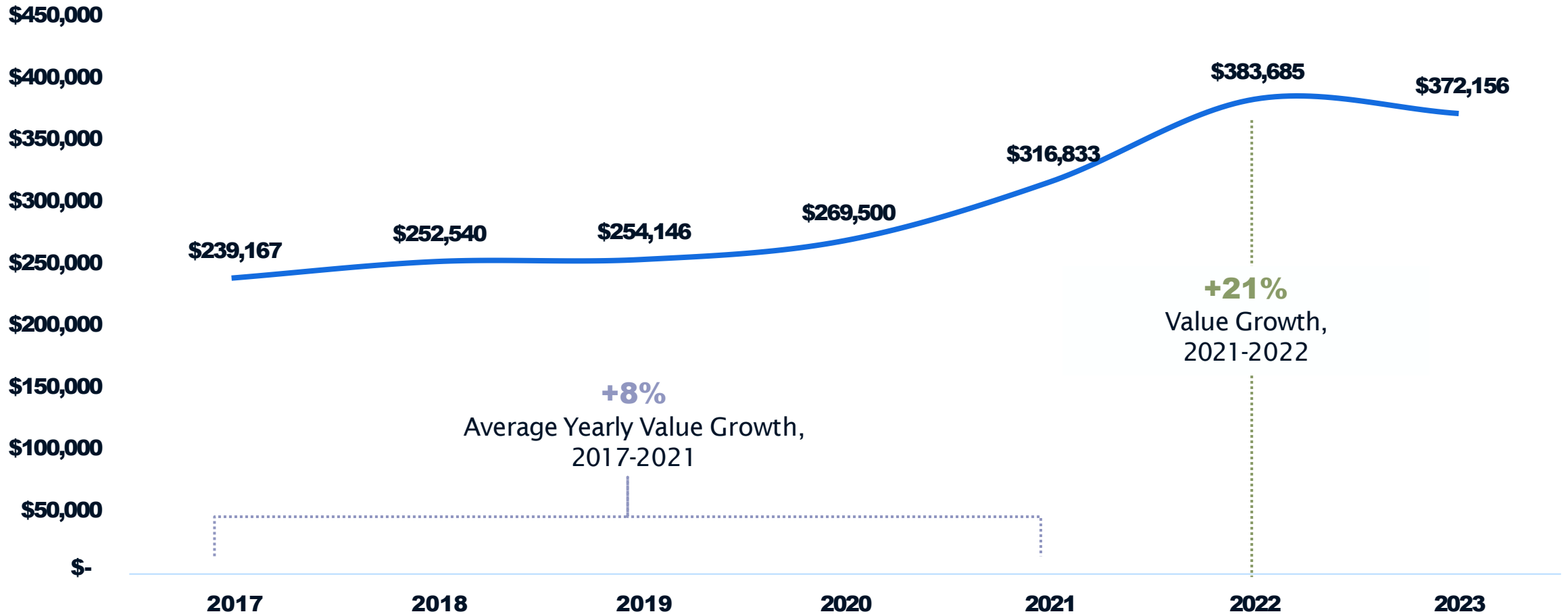
Share of Cost Burdened Renter Households by Income, 2022



Source: American Community Survey (ACS) Public Use Micro Data (PUMS) 2022, HUD User 2022 Income Limits

For-sale home values in Dallas-Fort Worth spiked following the pandemic as well, making homeownership less attainable for all residents, especially those with lower incomes.

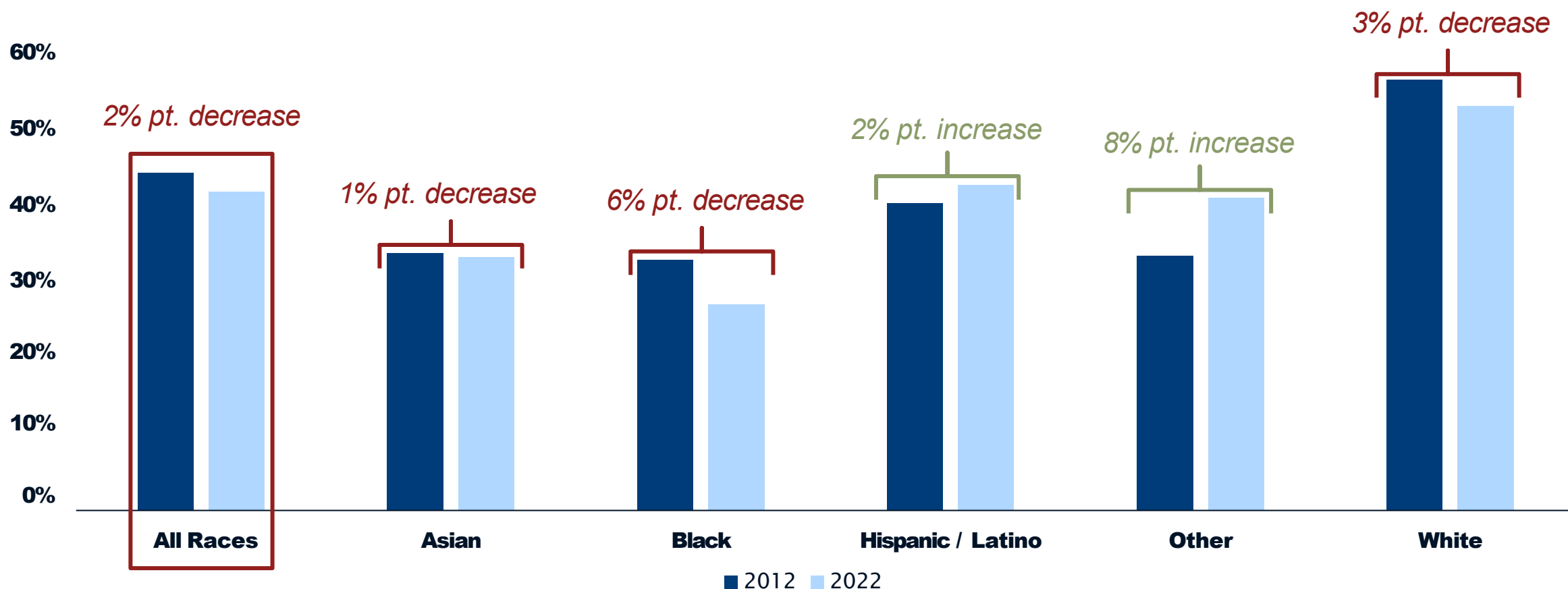
Dallas Home Values, 2017-2023



Source: Zillow Home Value Index (ZHVI), data available at metro level only.

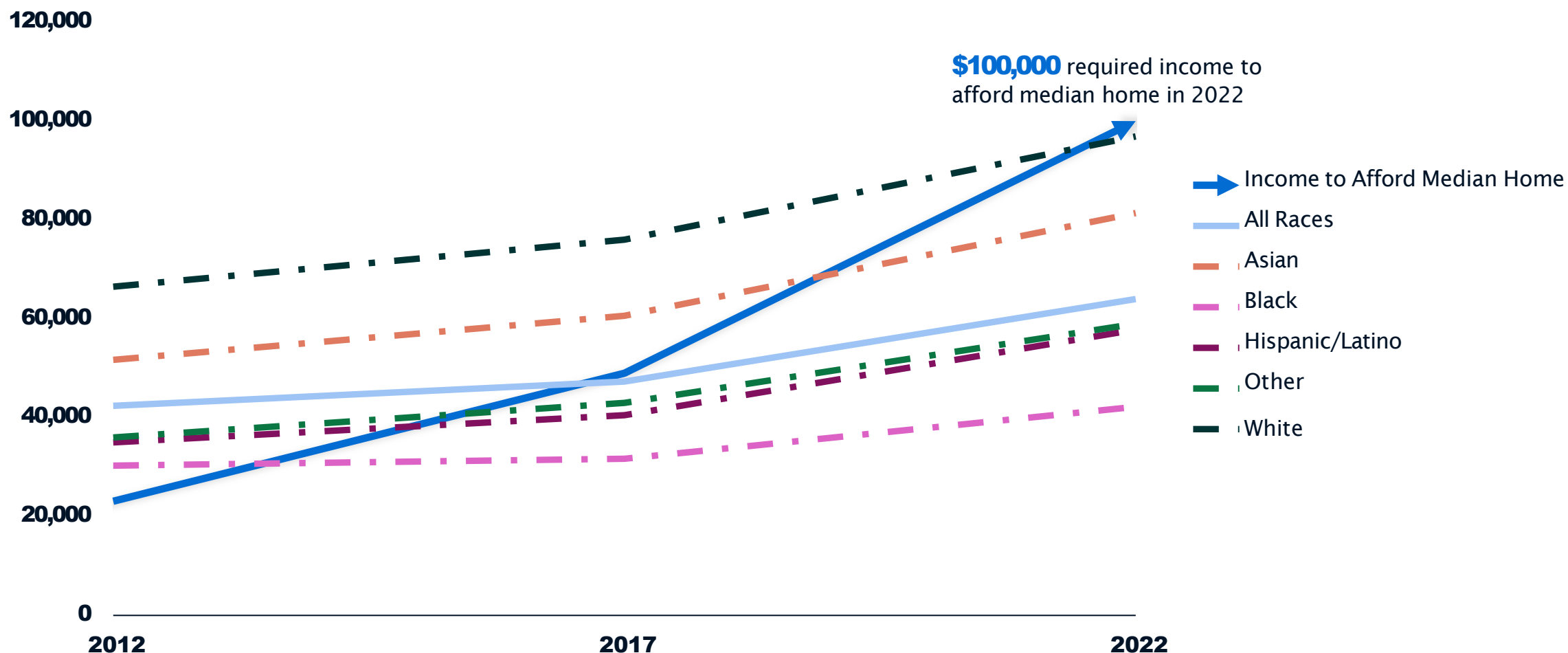
Rising housing costs contribute to modest declines in the City's homeownership rate. Black residents have experienced the greatest declines in homeownership.

Homeownership Rates by Race, 2012 v. 2022



Access to homeownership is further limited by the rising income required to afford the median home, and is further out of reach for non-white households.

Median Income by Race, 2012-2022



Source: American Community Survey 2012-2022 Estimates, U.S. Census

Other Race includes individuals who identified as Multiracial/Multiethnic or non-Hispanic (e.g., Mauritanian). Median income reflective of all tenure groups.

Homeownership can provide stability and wealth-building opportunities, but it is not financially feasible for most Dallas renters. An estimated 59,000 renter households can afford the median priced home in Dallas, valued at \$302,860.

521,200 occupied housing units

42% homeownership rate
218,600 owner-occupied homes

58% renter rate
302,600 renter-occupied homes

Fewer than 20% of renter households can afford the median priced home in Dallas.

Renters by Income

Less than \$20k	\$20k-\$35k	\$35k-\$50k	\$50k-\$75k	\$75k-\$100k	\$100k-\$150k	\$150k+
17%	16%	15%	20%	12%	11%	8%
AMI Bands	≤30%	40%	50-60%	70-90%	100%+	

Sources: 2022 American Community Survey (ACS), US Census Bureau, HUD Income Limits, HR&A Calculations.

Figures rounded to nearest hundredth. A household must earn an estimated \$100,000 annually to afford the median priced home in Dallas. AMI Thresholds based on 2024 HUD Dallas Area Fair Market Rent for family of 4. AMI thresholds do not map exactly onto income bands depicted.

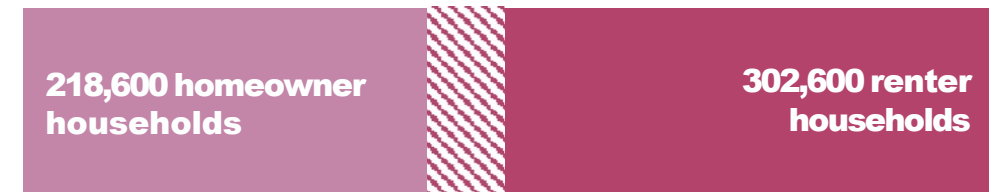
OWNERSHIP

Expanding homeownership for ready renters can offer several benefits. If Dallas sought to increase its homeownership rate to 50%, an estimated 42,100 renter households would need to become homeowners.

Benefits of Homeownership

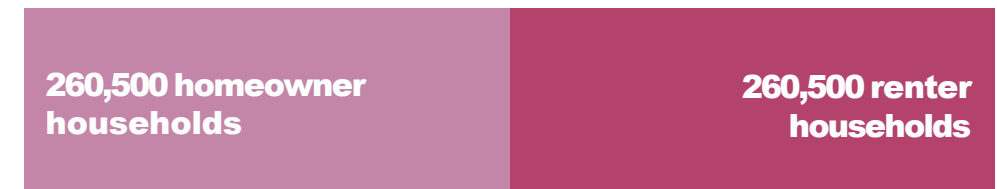
- Greater neighborhood stabilization through longer term residential investment
- Expanded wealth building opportunities to address generational wealth disparities in communities of color
- Can free up rental units for lower income renters, alleviating cost burden
- Increased civic and social engagement

Present Tenure Mix (40/60)



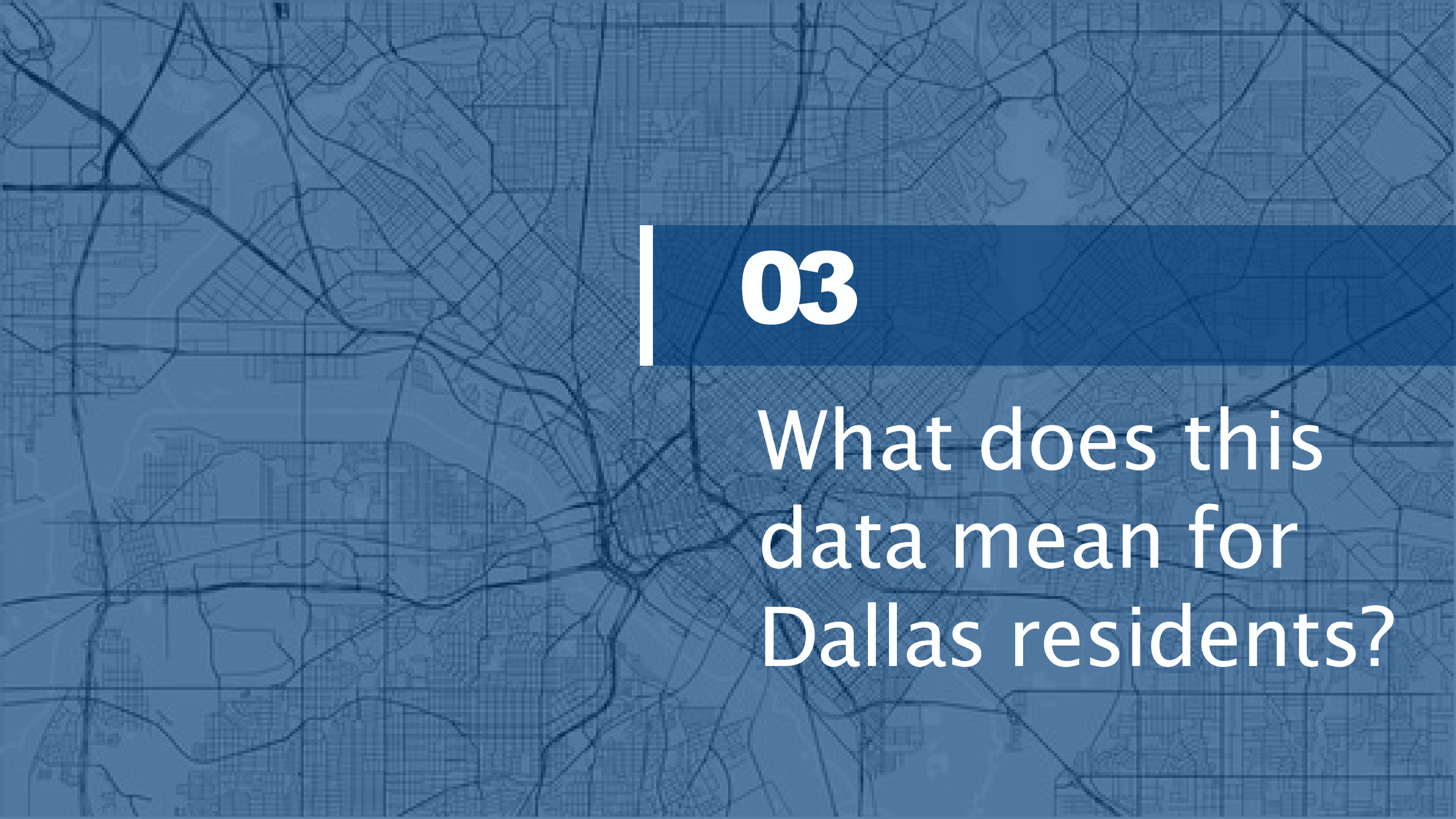
-42,100 renters

Illustrative: Equal Tenure Mix (50/50)



Source: *Habitat for Humanity*, 2022 American Community Survey (ACS), HR&A Analysis

Illustrative scenario of potential homeownership opportunity, not intended to imply a balanced 50-50 tenure mix is the policy goal. Further discussion with the Housing Department is necessary to determine target tenure mix and which priority populations/ communities to expand homeownership access to.

A faint, blue-toned map of Dallas, Texas, showing the city's street grid and major highways. The map is centered on the city and serves as the background for the slide.

03

What does this
data mean for
Dallas residents?



Name: Sally

Occupation:
Server at Restaurant in
Uptown

Household Size: 1

Sally is a server in Dallas looking for rental housing.

2023 Median Annual Salary

\$30,259 = 39% AMI
for a household of 1

Affordable Rent
what Sally can afford

\$757
per month

Unit Mismatch
for households at/below 50% AMI

-39,900
units

**Percentage Cost-Burdened at this
Income Level***

86%

16% of renter
households in
Dallas make
between
\$20-35k/year

The racial diversity of food servers in the
DFW Metroplex mirrors the population
overall, at 51% White, 27.5% Hispanic, 10.2%
Black, and 8.6% Asian.

Sources: PUMS, American Community Survey (ACS), Lightcast Q3 2024 Data: US Census Bureau, Bureau of Economic Analysis, Bureau of Labor Statistics

*Note: Cost-burdened households pay more than 30% of their income on housing. 86% of households making 31-50% AMI are cost burdened.

RENTER PROFILE



Name: Sally

Occupation:

Server at Restaurant in
Uptown

Household Size: 1

2023 Median Annual Salary

\$30,259 = 39% AMI
for a household of 1

Affordable Rent

what Sally can afford (including utilities)

\$757
per month

Sally's options for rental housing in Dallas:

- A** Double up with a roommate to afford a 2 bedroom in Old East Dallas.
- B** Spend 160% of her budget to afford a small studio in Uptown. With the cost of living in Dallas and this added housing expense, Sally will be breaking even and won't be able to save anything.
- C** Rent in Arlington or Mesquite to find a 1-bedroom in her price range. Public transportation doesn't connect these locations to her workplace, so her transportation costs will increase at least 10x due to car payment.



Name: Arnold

Occupation:
Laboratory Technician
at Baylor

Household Size: 3
1 adult, 2 children

Arnold is a lab technician in Dallas with two children looking for rental housing.

2023 Median Annual Salary

\$50,363 = 51% AMI
for a household of 3

Affordable Rent

what Arnold can afford (including utilities)

\$1,259
per month

Unit Mismatch

for households at/below 60% of AMI

+4,300
units

**Percentage Cost-Burdened at this
Income Level***

59%

20% of renter
households in
Dallas make
between \$50-
75k per year

52% of Laboratory Technicians in the DFW Area
are under 34.

RENTER PROFILE



Name: Arnold

Occupation:

Laboratory Technician
at Baylor

Household Size: 3

1 adult, 2 children

2024 Median Annual Salary

\$50,363 = 51% AMI
for a household of 3

Affordable Rent

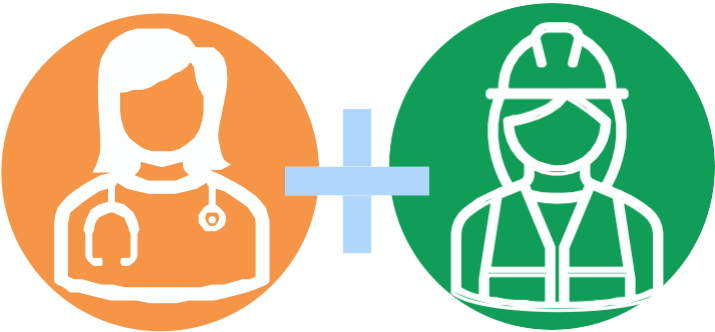
what Arnold can afford

\$1,259
per month

Arnold's housing options:

- A** Rent a 2-bedroom apartment in Old East Dallas or South Dallas and have his kids share a room.
- B** Spend 130% of his housing budget to afford a 3-bedroom in East Dallas or South Dallas, forcing him to cut back spending on other necessities like food or childcare.
- C** Rent a subsidized 3-bedroom in Southern Dallas and commute to Baylor, an over 1-hour journey via DART bus and light rail.

HOMEOWNER
PROFILE



Household: Adults
Andrea and Laticia + 2
children

Occupations:
Medical Assistant and
Construction Worker

Household Size: 4
2 adults, 2 children

Andrea and Laticia have two children and are looking to purchase a 2-bedroom home in Dallas. Can they afford it?

Combined Household Income	\$77,736 = 70% AMI for a household of 4
Annual Housing Budget Includes Insurance, Property Taxes, and Mortgage Payments	\$23,321
Upfront Capital Needed to Purchase Includes 5% Downpayment, Closing Costs, and Mortgage Insurance Premium	\$21,415
Maximum Loan Amount	\$190,800
Maximum Home Value A + L Can Afford	\$200,843

Andrea and Laticia could *potentially* find a home within their budget.

In the year of purchase, Andrea and Laticia’s **housing costs will be almost double their annual housing budget**. They must have, at minimum, \$20k in savings to support the purchase.

Given the cost of living in Dallas, Andrea and Laticia might also have to **cut back on necessities like childcare, food, and medical care** to afford the purchase.

Conclusion

Today's affordability crisis demands action.

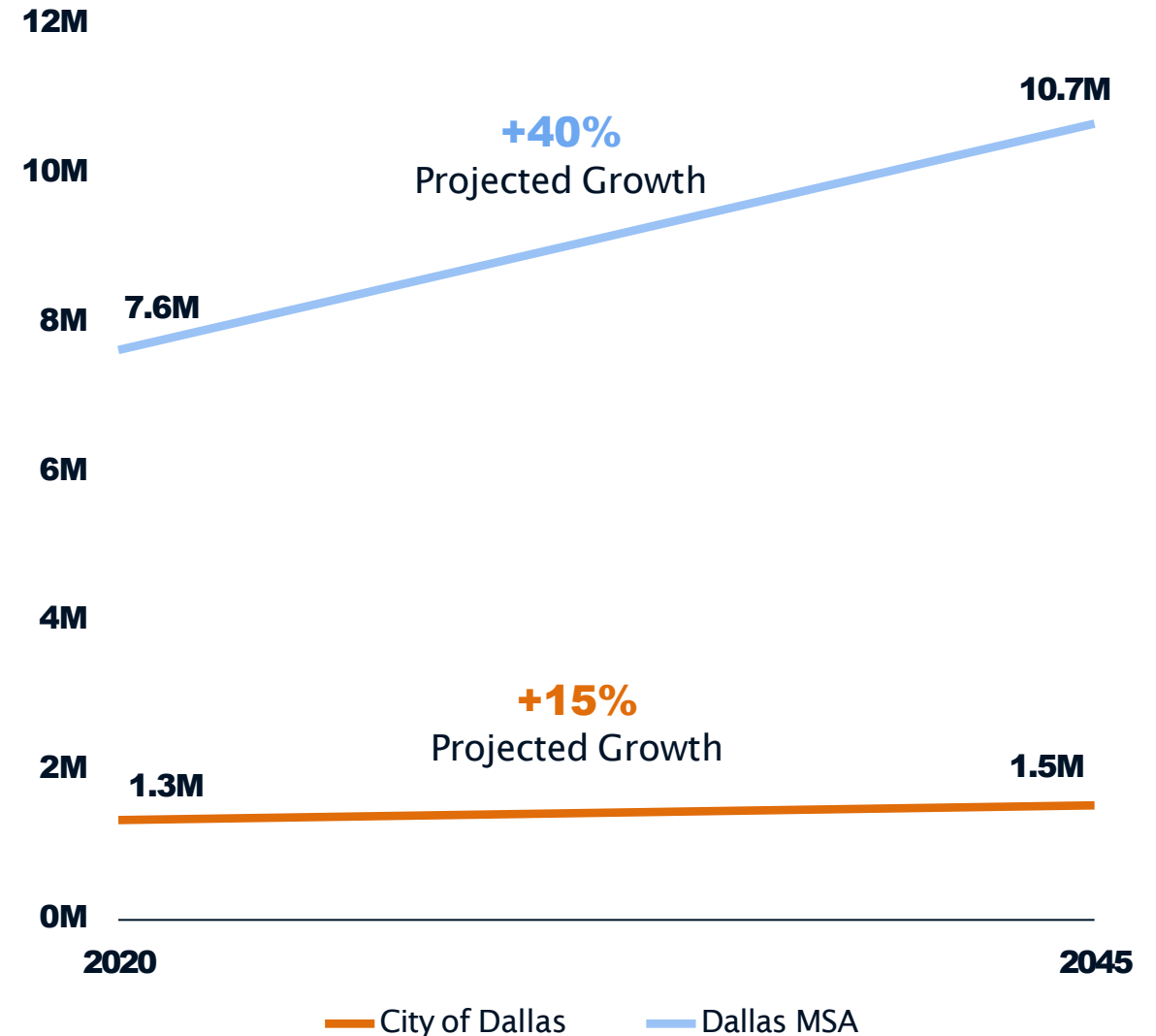
Dallas is making meaningful progress in allocating resources and attention to the ongoing affordability crisis. However, **more will be required to meet growing housing needs.**

As the Dallas-Fort Worth metro area continues to grow, providing affordable housing in Dallas to meet demand is crucial to the prosperity of the city and region.

Source: Texas Demographic Center 2022, ACS Decennial

Note: DFW MSA estimates aggregate the thirteen counties in the Dallas-Plano-Irving metropolitan division.

Projected Population Growth, 2020-2045



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| 04

Next Steps and Q&A



After reviewing the current programs offered in the Housing & Community Development Department, we see the following:

- Home Repair Program serves families earning less than 80% AMI with 64% of those served being at 50% AMI or below and of all applicants 54% are seniors (62+)
- Homebuyer Assistance supports homeownership for households at 60-80% AMI
- Housing Development prioritizes homeownership as a special initiative and Housing can adjust 50% of funding to homeownership
- Mixed Income Housing Development Bonus uses revenues from fee-in-lieu that can support the development special initiative to homeownership
- Land Bank/Land Transfer supports homeownership for families ranging between 60-120% AMI
- Dallas Housing Finance Corporation (upcoming by-law review)
- Dallas Public Facility Corporation (upcoming by-law review)



Program Budget for Housing & Community Development



Development	FY24-25 Budget	Units / \$55K average
Bond	\$9.9M	180
HOME	\$6.6M	120
CDBG	\$9M	164
MIHDB	\$3.1M	56
CDBG-DR	\$1.4M	25

Home Buyer	FY24-25 Budget	People served up to \$50,000
CDBG/HOME	\$800k	16
TIF Oak Cliff Gateway	\$500K	10
TIF Deep Ellum	\$500k	10
Equity Fund	\$500k	10

Home Repair	FY24-25 Budget	People served up to \$24,000
CDBG	\$3M	125
GF Seniors	\$1.6M	67
TIF Oak Cliff Gateway	\$2M	83
TIF Fort Worth Ave	\$912K	38
TIF Deep Ellum	\$2.3M	96



Question & Answer



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-2837

Item #: C.

Office of Homeless Solutions- Bridge Housing Pilot Update

[Christine Crossley, Director, Office of Homeless Solutions; Emily Liu, Director, Planning and Development Department; Cynthia Rogers- Ellickson, Director, Housing & Community Development; Ashley Eubanks, Assistant Director, Facilities and Real Estate Management]

Update on Bridge Housing Strategy

Housing and Homelessness Solutions Committee September 23, 2024

Christine Crossley, Director,
Office of Homeless Solutions

Cynthia Rogers-Ellickson, Director,
Housing and Neighborhood Revitalization

Emily Liu, Director,
Planning and Development

Ashley Eubanks, Assistant Director,
Facilities and Real Estate Management



City of Dallas

Presentation Overview



- Current Best Practices
- Path To Housing
- Case Studies Visited Across the US
- Homeless Service Initiatives By District
- Site Search Parameters and Considerations
- Existing Project Resources
- Search Criteria Results
- Next Steps

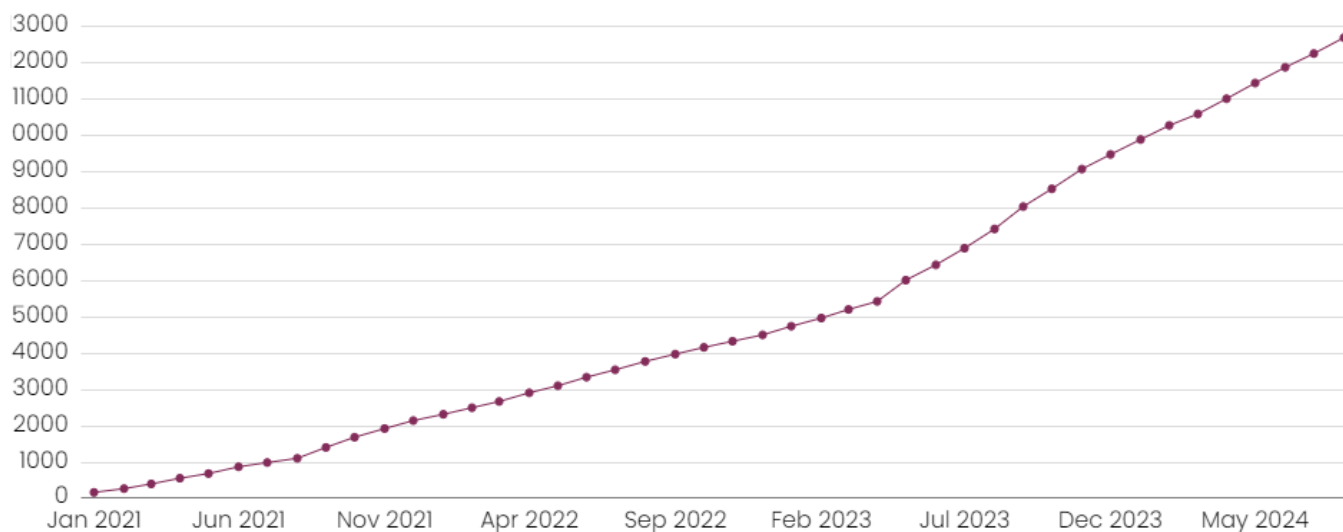


Current Best Practices

Systemwide Housing Placements 2021-2024

COMMUNITY-WIDE PERFORMANCE DASHBOARD

Total Placements



■ Total Placements (Jan 2021 - Aug 2024)

<https://housingforwardntx.org/rtr-dashboard/>



By the Numbers

 **12,682**
Housing Placements

 **109**
Average Number of Days Between
Referral and Housing Move-in

 **8%**
Returned to Homelessness Within
12 Months

DIVERSION
Free up Shelter Space

RAPID REHOUSING
End Homelessness Quickly

PERMANENT SUPPORTIVE HOUSING
Integrated Behavioral Healthcare

Path To Housing



Current pathway to housing (8 week cycle)

Coordinated Outreach connects with individuals in Encampments and Hotspots

- **Already funded by system through outreach providers**



Housing Navigation Team works with outreach to house individuals & transition to housing readiness case manager

- **Already funded by system: \$25,184 per individual**



Individuals Housed with appropriate subsidy & tailored case management

- **Already funded by system: 12-24 months rent or Voucher subsidy**

Altered pathway to housing including Bridge housing (5+ month cycle)

Street Outreach drop off individuals to Bridge site, based on referral criteria

- **Already funded by system through outreach providers**



New organization operates Bridge site & case manage individuals on site

- **New Funding Needed: \$33,816 - \$101,333* per individual**



Housing Navigation Team works with site case managers to house individuals & transition to housing readiness case manager

- **Already funded by system: \$25,184 per individual**



Individuals Housed with appropriate subsidy & tailored case management

- **Already funded by system: 12-24 months rent or Voucher subsidy**

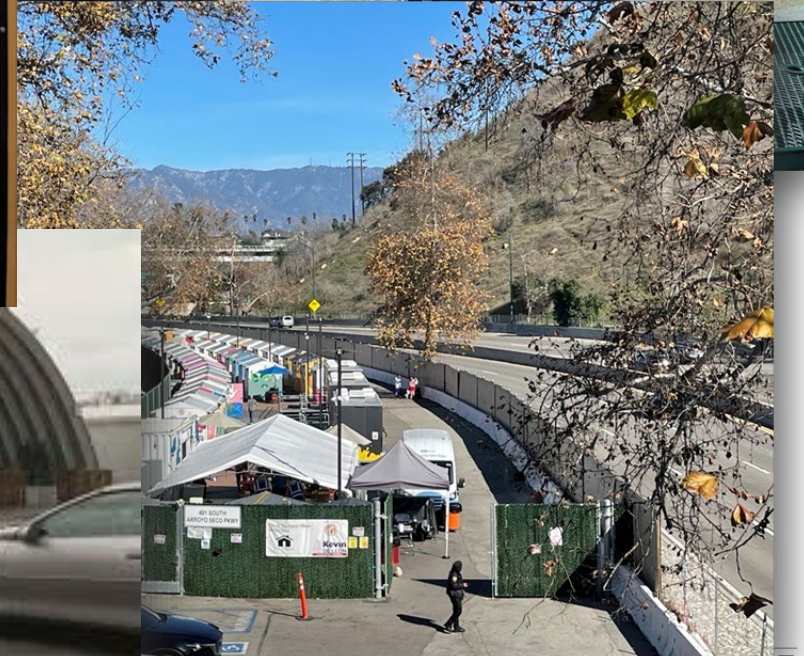


*Lowest to highest per-unit cost, minus Housing Navigation + Case Management Cost

Case Studies Visited Across the US



Image: Atlanta Business

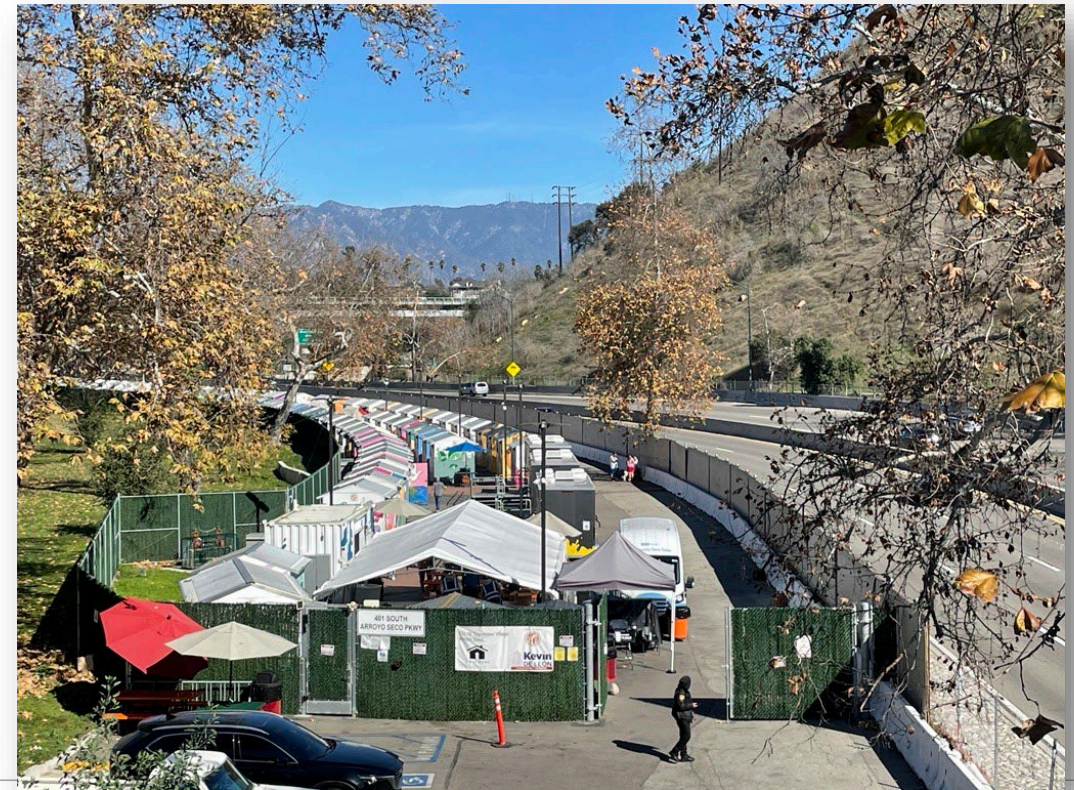


Case Studies Visited Across the US: Bridge Housing



Use Case: Los Angeles, CA: Arroyo Seco

- Site previously been used as a 6.8-acre parking lot
- 123 units, older S1 models, 117 at 64 Sq Ft and 6 at 100 Sq Ft
- ~\$9k per unit: Initial cost for 123 units: \$1,115,000 for units, shipping, tax (site preparation not included)



Case Studies Visited Across the US: Bridge Housing



Use Case: Austin, TX: Esperanza Community

- 2019 State and TxDOT partnership on sanctioned encampment turned into bridge housing and shelter via The Other Ones Foundation in 2021
- 7-acre site was former TxDOT work yard
- Currently has 100 units, \$3M from Austin and Travis County will bring 100 additional units by March 2025



Case Studies Visited Across the US: Permanent Supportive Housing



Use Case: Atlanta, GA: The Melody

- Site previously used as a parking lot for city vehicles
- \$5 million: 20 containers
 - 40 studio apartments built with a bedroom, kitchenette, and bathroom (32 are ADA accessible)



Case Studies Visited Across the US: Permanent Affordable Housing



- Travis County \$35 million contract with the nonprofit Mobile Loaves and Fishes
- 51-acre master planned development that provides affordable, permanent housing and a supportive community for men and women coming out of chronic homelessness. Contains supportive services but units are a mix of affordable housing and some PSH
- 640 units at the Community First Burleson Village
 - 356 microhome units: These will be 150-200 square feet, single-room occupancy, with shared laundry, restroom, shower and kitchen facilities.
 - 118 tiny townhome units: These will be 250-300 square feet duplexes with individual restrooms and shared laundry, shower and kitchen facilities.
 - 166 park model RV units: These will be 399 square feet, manufactured off-site and installed permanently on-site with one bedroom, a full bathroom, a kitchen and living room.
- Features include: metro bus stop, community spaces, organic garden, health clinic, community



Microhomes

Microhome units are not plumbed (no shower, toilet, or sink). These units are within 125 feet of a Laundry/Restroom/Shower facility and an Outdoor Kitchen. All utilities are included.



PMRV & RV Units

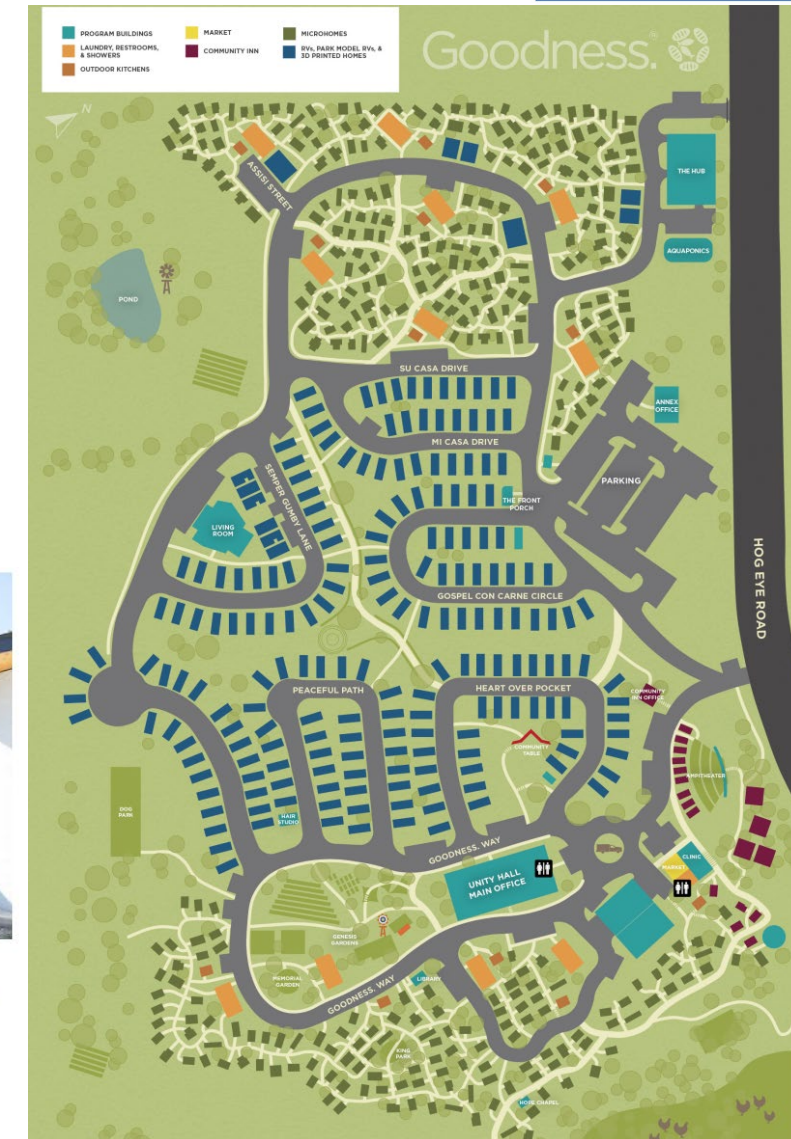
Park Model Recreational Vehicles (PMRV) and RV units are plumbed and have toilets, showers and sinks. Tenants are responsible for paying their own utility costs, including electricity and propane.



Tiny Townhomes

Tiny Townhome units are partially plumbed and have a toilet and sink, but not a shower or kitchen area.

[CLICK FOR OCCUPANCY STANDARDS](#)



Program Criteria



Program Criteria:

The pilot project will run for twenty-four (24) consecutive months

Based on system performance data, individuals will take 5+ months to move from the site into permanent housing

Priority will be given to those who are chronically unsheltered with additional specialty groups built in based on the operator's capacity, such as short-term respite, hospice, etc....

Space will be provided for pet care and well-being

Space will be provided for couples

The site will be low barrier



Site Search Parameters and Considerations



Site Criteria:

Establishment in City Council Districts which do not yet have a homelessness service project (5 & 9)

Establish sites where there is ready access to resources such as public transportation, community (health and wellness) services, food resources, public infrastructure, etc., and wherein there are no established day, overnight, or emergency homeless shelters

Locations will have room for:

- 50 industrialized housing units for Bridge use, with the potential for later, permanent uses
- An adjacent safe camping site for individuals who do not wish to be sheltered in an industrialized housing unit
 - Per zoning laws, campgrounds are only allowed in the manufactured home (MH) District (along MH's and RVs). More research is needed by staff
- An adjacent parking area for individuals to both park their vehicles and to safely stay within their vehicles should they choose not to stay in an industrialized housing unit or the safe camping site
- Expansion from 50 units, should additional industrialized housing units be required
 - Site increase would cap at 100 units

Site Search Parameters and Considerations Continued...



- Vacant, City-owned, public land with a minimum of 1 acre in size (ideal size is 3-5 acres) to provide space for 50 – 100 units
- Distance of 1 mile or greater from recreation centers, libraries and schools
- Zoning
- Existing buffer or space to create one to separate the site from surrounding properties
- Access to public transportation
- Is it in a district with existing homelessness services or shelter site?
- Does it have utilities?
- What is the needed site preparation?



Existing Project Resources



Project Resource Recap

Funding

- Capital Expenses: 2024 Bond as seed funding
 - ~\$1.7M available for expenditure in FY '25

Development, and Operations

- Sustainable Operating Funds: \$0; Would need to be brought in by outside partners
- Project Development and Management: \$0; development and operations funding would need to be identified by a third party



Homeless Service Initiatives By District



District	Project
District 1	1950 Fort Worth Ave (City + Non-Profit Provider)
District 2	Area Shelters (Non-Profit Providers)
District 3	2929 Hampton Road (City)- discussing property options
District 4	Adjacent To Supportive Housing and Services Campuses
District 5	Salvation Army Office, Identifying Additional Options Now (Non-Profit Provider)
District 6	Salvation Army (Non-Profit Provider)
District 7	Area Shelters (Non-Profit Providers)
District 3 (formerly 8)	4150 Independence Drive (City + County)
District 9	Identifying Project Options Now
District 10	Vantage Point (Non-Profit Providers)
District 11	St Jude, Park Central, 8102 LBJ Fwy (Non-Profit Providers + City + County)
District 12	Family shelter provider (Unlisted) (City + Non-Profit Provider)
District 13	St Jude Forest Lane (Non-Profit Providers)
District 14	Adjacent To Existing Downtown Shelters



Search Criteria Results

Search Criteria Results



- Based on the above search criteria, no City-owned sites have been identified
- Staff have been alerted to privately owned properties that could be explored as potential sites, with guidance from the Committee

Next Steps



- Guidance is needed from Housing and Homelessness Committee members on how to proceed, based on the search results within the set parameters, as given by the Committee.



Update on Bridge Housing Strategy

Housing and Homelessness Solutions Committee September 23, 2024

Christine Crossley, Director,
Office of Homeless Solutions

Cynthia Rogers-Ellickson, Director,
Housing and Neighborhood Revitalization

Emily Liu, Director,
Planning and Development

Ashley Eubanks, Assistant Director,
Facilities and Real Estate Management



City of Dallas



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3036

Item #: D.

Real Estate (Sec. 551.072 T.O.M.A.)

(1) Deliberate the purchase, exchange, lease, or value of real property located at 2929 S. Hampton Road because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of its attorney on this matter (Sec. 551.071 T.O.M.A.).



City of Dallas

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Agenda Information Sheet

File #: 24-2854

Item #: E.

Office of Homeless Solutions and Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road

[Christine Crossley, Director, Office Of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Memorandum



CITY OF DALLAS

DATE September 23, 2024

TO Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey, Chad West, Gay Donnell Willis

SUBJECT **Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the four (4) properties currently in varying stages of development be reported on moving forward via a project tracker. Attached, please find a high-level overview of the listed properties, as of today:

- Fort Worth Avenue
- Independence Drive
- Vantage Point
- Hampton Rd

As the properties continue through the phases of development the tables will be revised monthly with most current information. Should you have any questions, please contact me or Christine Crossley, Director, Office of Homeless Solutions, or Cythnia Rogers- Ellickson, Director of the Department of Housing and Neighborhood Revitalization.

Service First, Now!

Alina Ciocan
Assistant City Manager

[Attachment]

c: Kimberly Bizzor Tolbert, City Manager (I)
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Ft Worth Ave.				
Purchase Date - 12/23/2020				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Community liaison committee as required by SUP is being formed with notifications sent to property owners	Underway	St. Jude, Inc.	St. Jude, Inc.	
Architecture and design collaboration work is ongoing and on schedule	Underway	Kirksey Architects and St. Jude, Inc.	HOU	
Estimated Completion Date – December 31, 2025				
Estimated Resident Move-in Date – February-March 2026				
Bed Totals – 72 (current, pre-re-design)				

Independence Dr.				
Purchase Date – 3/31/2022				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
No PSH NOFA submissions received by the September 13, 2024 deadline.	Repost for an additional 60 days November 18, 2024	HOU and OHS	HOU, OHS, Consultants, and Housing Forward	
Estimated Completion Date – January 2026				
Estimated Resident Move-in Date – March 2026				
Bed Totals - minimum of 100 as required by NOFA application				

Vantage Point				
Purchase Date - 08/23/2023				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Acquisition/Rehabilitation Completion	August 2023- July 2024	HOU	HOU	
Estimated Completion Date – Renovations are 100% complete. Seventy-eight (78) or fifty-seven percent (57%) of the one-hundred thirty-six (136) rooms are occupied. Currently, there are 58 rooms left to lease, including the 25 units being held for the Dallas Housing Authority (DHA) Project Based Vouchers (PBV). August was the most productive month since opening with 33 new resident leases. On May 1, 2024, St. Jude was notified of the PBV award including 25 vouchers. The PBVs are pending an environmental review. DHA submitted the environmental request to the City on September 12, 2024, and is awaiting completion of environmental request by September 30, after which St. Jude will sign the PBV contract with DHA. The common area/office space completion are nearing completion; the anticipated completion date is September 30. This work does not impact new residents moving in or services to residents.				
Estimated Resident Move-in Date – March 2024				
Bed Totals – 136				

Hampton Dr.				
Purchase Date – 9/24/2022				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
An updated briefing, based on the Housing and Homeless Solutions (HHS) Committee and community feedback on the proposed paths forward for the 2929 S Hampton property is being presented at the September HHS meeting. Next steps are pending HHS guidance				
Estimated Completion Date - TBD				



City of Dallas

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Agenda Information Sheet

File #: 24-2855

Item #: F.

Title Clearing and Clouded Title Prevention Pilot Program Update
[Thor Erickson, Assistant Director, Housing & Community Development]

Memorandum



DATE September 23, 2024

CITY OF DALLAS

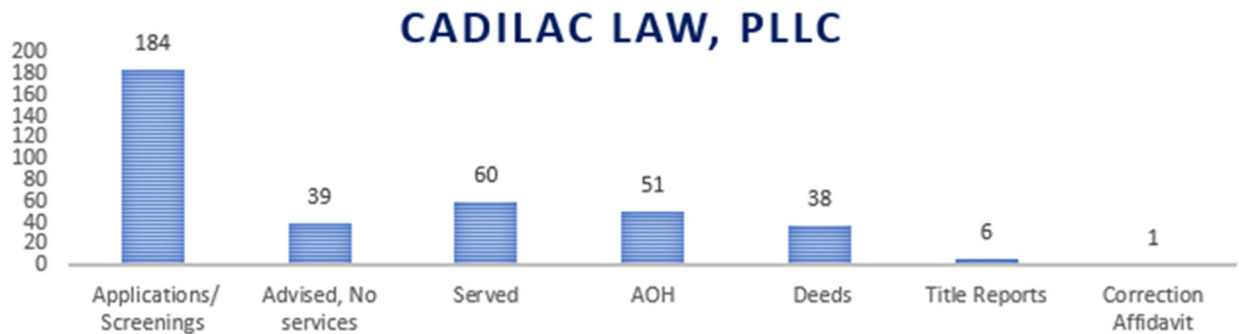
Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT Title Clearing and Clouded Title Prevention Pilot Program update

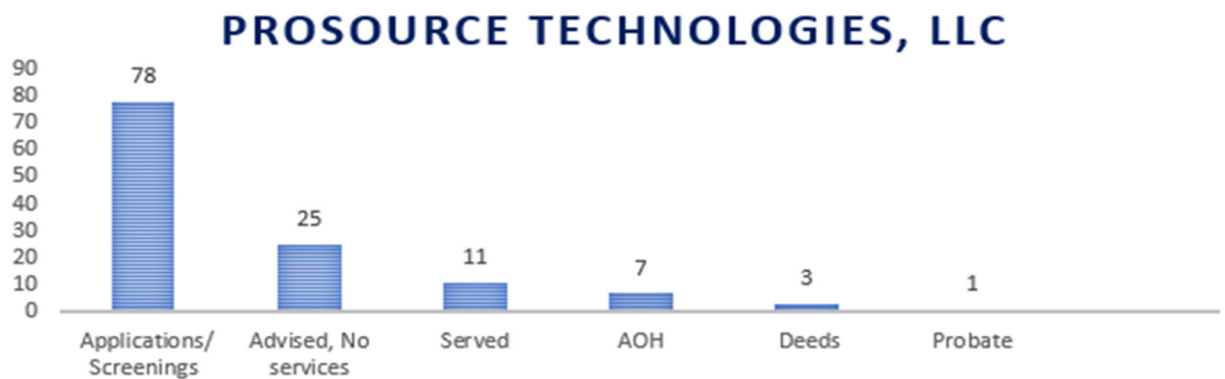
The purpose of this memorandum is to provide an update on the Department of Housing and Community Development (Housing) program for Title Clearing and Clouded Title Prevention Pilot (AKA Tangled Title Program) and to report on those served. Tangled Title Program was established to address heirship issues which limited applicants' ability to receive city services such as home repair. These services included affidavits of heirship to establish heirs, disclaimers, and warranty deeds for clarifying and transferring property interests, and commentary on title to explain ownership matters.

On September 25, 2019, Dallas City Council authorized the first Tangled Title Program as Title & Property Assistance Program (TAPA) for three years for legal and professional services contract from May 15, 2020, to May 15, 2023, with Cadilac Law, PLLC. On September 14, 2022, Dallas City Council authorized the 2nd vendor a one-year legal and professional services agreement with ProSource Technologies, LLC. ProSource Technologies, LLC rebranded the program to the S.A.V.E. Your House Program (SAVE)

Both programs, TAPA and SAVE, were uniquely developed but required to offer the same core services: 1) legal aid to help clear titles, 2) educational opportunities to help residents learn about the steps needed to attain clear titles and future financial impacts of keeping or selling property, and 3) include preventative services such as preparing wills, transfer on death deeds, or family mediation services that aid or result in clear titles. Both vendors were required to conduct intake and screening, provide legal advice and guidance, prepare and file ownership documents, examine titles, and provide legal representation in court as needed. Following is the data for the clients served in narrative and chart form.



Cadillac Law, PLLC processed 184 applications/screenings, advised 39 clients without providing services, and served 60 clients with various legal needs, including 51 affidavit of heirship, 38 Deeds, 6 title reports, and 1 correction affidavit. They spent \$70,738 in total, with an average of \$768 spent per person served. The remaining funds went to administration, program marketing and a website. Ten households served went on to receive home repair assistance.



ProSource Technologies, LLC processed 78 applications/screenings, 25 were advised with no services provided, and 11 were served (7 affidavit of heirship, 3 deeds, 1 probate), with \$200,000 spent and an average of \$2,790 spent per person served. The remaining funds were allocated to administration costs. Two households served went on to receive home repair assistance.

Challenges Faced

The main challenge with tangled title program is the extensive work families must undertake, which often remained unresolved. Both vendors under the Program aimed to

DATE September 23, 2024
SUBJECT Title Clearing and Clouded Title Prevention Pilot Program update
PAGE Page 3 of 3

promote equity by assisting individuals facing complex ownership issues, often exacerbated in communities with historical challenges.

Tangled Title, while offering valuable service to select individuals, did not always serve the people who were applying to other City of Dallas services as intended. This can be due to the amount of work needed for the family to clear the heirship situation, or that the timing of the programs did not align. Both vendors expressed concern of time spent working with applicants who did not work on their end to help resolve the title issue resulting in little to no solution.

Prosource Technologies has completed the most current contract and the Tangled Title Program is not funded for the upcoming fiscal year.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at Cynthia.Rogersellic@dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizer Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

1500 Marilla Street
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Dallas, Texas 75201

Agenda Information Sheet

File #: 24-2857

Item #: G.

October 23, 2024 City Council Agenda Item: Amendment to Council Resolution 19-1495 authorizing payment for legal services provided to DHADC by Linebarger, Goggan, & Sampson, LLP and appropriation of funds to the DHADC

[Darwin Wade, Assistant Director, Housing & Community Development]

Memorandum



DATE September 23, 2024

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Amendment to Council Resolution 19-1495 authorizing payment for legal services provided to DHADC by Linebarger, Goggan, & Sampson, LLP and appropriation of funds to the DHADC**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee (HHS Committee) on an upcoming Dallas City Council agenda item to amend Resolution 19-1495 to: **1)** allow \$536,500.00 in unobligated bond funds to be used to pay for legal services provided to the DHADC by Linebarger, Goggan & Sampson, LLP; **2)** appropriations not to exceed \$300,000.00 in General Funds for property management and administrative costs for the DHADC; and **3)** establish appropriations not to exceed \$1,000,000.00 in the Mixed Income Housing Development Bonus Fund to the DHADC for land acquisitions, land management, and fees.

On September 12, 2018, City Council authorized the City Manager to appropriate up to \$1,500,000.00 in 2006 General Obligation Bond Funds to the Urban Land Bank Demonstration Program for capital costs related to acquisition and disposition of unimproved, tax-foreclosed, real property for the development of affordable housing or other commercial purposes by Resolution No. 18-1287.

On September 25, 2019 City Council authorized the DHADC to enter into a one-year contract commencing on October 1, 2019, with four one-year renewal options with Linebarger Goggan Blair & Sampson, LLP to provide legal services related to the acquisition and sale of up to 30 lots sought to be acquired by DHADC during the one-year term of the contract and up to the same number of lots for each subsequent renewal annually from the 2006 General Obligation Bond Fund from the Economic and Southern Area Transit Oriented Development Fund by Resolution No. 19-1495.

The DHADC paid Linebarger for services from the DHADC bank account. However, all of these payments have not yet been reimbursed from the obligated funds, which has resulted in a balance of \$536,500.00 remaining in unobligated funds. This remaining balance is available for future use, and it is essential for the continued operations of the DHADC.

Housing and Community Development has approximately \$300,000.00 in General Funds to cover necessary fees and administrative costs for the DHADC to expand its efforts in managing the Land Bank and Land Transfer programs. These funds are needed to

DATE September 23, 2024
SUBJECT **Amendment to Council Resolution 19-1495 authorizing payment for legal services provided to DHADC by Linebarger, Goggan, & Sampson, LLP and appropriation of funds to the DHADC**
PAGE 2 of 2

support essential services such as legal fees, insurance, environmental reviews, and compliance monitoring.

Created in 2019 and amended in 2022, the Mixed Income Housing Development Bonus (MIHDB) program was developed to incentivize affordable housing development through various zoning bonuses; and the MIHDB program fees and fees in-lieu of affordable housing are added to the MIHDB Fund and intended to be used to produce and preserve affordable housing, further equity, and to promote strong communities.

In keeping with the mission of the MIHDB program, we request an in the amount not to exceed \$1,000,000.00 from the MIHDB Fee-in-Lieu funds to the DHADC. These funds will be used to cover costs associated with program administration, property acquisitions, and other related expenses. This appropriation aligns with the MIHDB's goal of supporting the development and preservation of affordable housing within the city, ensuring that resources are effectively utilized to achieve these objectives.

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve the above-referenced items pursuant to the terms set forth in this memorandum.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at cynthia.rogers.ellic@dallas.gov or 214-670-3601.

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Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizar Tolbert, City Manager (I)
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City of Dallas

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Agenda Information Sheet

File #: 24-2858

Item #: H.

October 23, 2024 City Council Agenda item: Amendment to Council Resolution 19-1497 for DHADC to reallocate unobligated Bond Funds for land acquisition and fees
[Darwin Wade, Assistant Director, Housing & Community Development]

Memorandum



CITY OF DALLAS

DATE September 23, 2024

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Amendment to Council Resolution 19-1497 for DHADC to reallocate unobligated Bond Funds for land acquisition and fees**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee (HHS Committee) on an upcoming Dallas City Council agenda item to amend Resolution 19-1497 to: **1)** allow the reallocation of unobligated funds remaining in an amount not to exceed \$536,500.00 from the Economic and Southern Area Transit-Oriented Development Fund to be used for land acquisitions to further the City's public purpose and priority in providing additional affordable single-family homeownership options; and **2)** the reallocation of unobligated funds remaining in the 2006 General Obligation Bond Land Acquisition under the Land Bank Program Fund to the Dallas Housing Acquisition and Development Corporation (DHADC) in an amount not to exceed \$25,831.01 for land acquisitions and fees.

On September 12, 2018, City Council authorized the City Manager to appropriate up to \$1,500,000.00 in 2006 General Obligation Bond Funds to the Dallas Housing Acquisition and Development Corporation (DHADC) for the Urban Land Bank Demonstration Program for capital costs related to acquisition and disposition of unimproved, tax-foreclosed, real property for the development of affordable housing or other commercial purposes by Resolution No. 18-1287.

On September 25, 2019 City Council authorized the DHADC to enter into a one-year contract commencing on October 1, 2019, with four one-year renewal options with Terracon Consultants, Inc., to provide environmental services related to the acquisition and sale of up to 300 lots acquired by the DHADC during the one-year term of the contract and up to the same number of lots for each subsequent renewal, not to exceed \$510,000.00 annually from the 2006 General Obligation Bond Fund from the Economic and Southern Area Transit Oriented Development Fund by Resolution No. 19-1497.

The DHADC paid Terracon from the DHADC land bank account. However, all funds allocated for this purpose have not been fully expended resulting in a balance remaining in unobligated funds. This remaining balance is available for future use, and it is essential for the continued operations and financial viability of the DHADC.

Additionally, a total of \$25,831.01 in unobligated funds remaining in the 2006 General Obligation Bond Land Acquisition under the Land Bank Program Fund is currently available for use. The DHADC requests the reallocation of the remaining funds to be used for land acquisitions and fees.

DATE September 23, 2024
SUBJECT **Amendment to Council Resolution 19-1497 for DHADC to reallocate unobligated Bond Funds for land acquisition and fees**
PAGE 2 of 2

Staff recommends that the HHS Committee move this item forward to City Council so that it may consider and approve the above-referenced items pursuant to the terms set forth in this memorandum.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at cynthia.rogersellic@dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert City Manager (I)
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Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

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Agenda Information Sheet

File #: 24-2938

Item #: I.

Inclusive Housing Task Force Update
[Thor Erickson, Assistant Director, Housing & Community Development]

Memorandum



DATE September 23, 2024

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT Inclusive Housing Task Force Update

This memorandum provides an update by the Department of Housing and Community Development (Housing) about the Inclusive Housing Task Force (IHTF) that acts as an advisory body to the department.

Selection Process

Between March 3 and May 3, 2024, Housing accepted applications both from prospective IHTF members, as well as from residents who desired to be on the selection committee to review IHTF member applications. Dallas Housing Policy 2033 (DHP33), Appendix C calls for the chairs of the Housing & Homelessness Solutions (HHSC) and Workforce, Education and Equity Committees, a Dallas resident, and Housing staff to make up the selection committee of the IHTF. Characteristics for selection included (1) all 14 districts represented; (2) community members; (3) developers; (4) advocacy groups; (5) philanthropy; and (6) faith-based organizations. Housing staff facilitated the process and interviewed members to ensure there were no conflicts of interest.

The first IHTF consists of 21 residents from 11 of 14 council districts, with districts 5, 7 and 11 not represented. The district 5 and 7 selected members withdrew after selection as their organizations will be seeking city support. District 11 did not have applicants who did not have a conflict of interest. The members are 38% Black, 38% White, and 24% Hispanic, and represent advocacy organizations, developers, businesses, faith-based and philanthropic organizations. There is a mix of members in both the Equity Strategy Target Areas (ESTA) and city-wide. Following is the chart of the members, including each applicant's self-reported demographic information.

Member	District	Race	Ethnicity	Community Affiliation
Kemeshia Richardson	District 6	Black	Not Hispanic	Advocacy
Adam Lamont	District 10	White	Not Hispanic	Advocacy
Karen Tatum Cole	District 6	Black	Not Hispanic	Community
Lauren Ortega	District 9	White	Hispanic	Community
Cameron Caldwell	District 12	Black	Not Hispanic	Community
Sonya Jefferson	District 4	Black	Not Hispanic	Community
Chukwudi Uraih	District 2	Black	Not Hispanic	Community

Anthony T. Castillo	District 4	White	Hispanic	Community
Jennifer L. Owen	District 9	White	Not Hispanic	Community
Suzanne S. Felber	District 1	White	Not Hispanic	Community
Lakeye Hurd	District 8	Black	Not Hispanic	Community
Stephanie-Keller Hudiburg	District 14	White	Not Hispanic	Development/Business
David J D'Amelio	District 14	White	Not Hispanic	Development/Business
Jennifer A. Schmiel	District 10	White	Not Hispanic	Development/Business
Lisa Ramos-Lopez	District 2	White	Hispanic	Community / ESTA
Daisy J. Hernandez	District 4	White	Hispanic	Community / ESTA
Denita Lacking-Quinn	District 3	Black	Not Hispanic	Community / ESTA
Zashone L. Lindley	District 8	Black	Not Hispanic	Community / ESTA
Lisa Padilla	District 1	White	Hispanic	Community / ESTA
Roy G. Atwood	District 14	White	Not Hispanic	Faith Based
Sharla Myers	District 13	White	Not Hispanic	Philanthropy

On April 23, 2023, Housing briefed HHSC on the overall design of the IHTF and discussed that to avoid conflicts of interest, application questions would include a statement that the members and the organizations they represent will not be recipients of City of Dallas funding. This process was put in place to avoid real or perceived conflicts of interest resulting from members helping to steer, adjust or craft policy and then leverage that knowledge to personally benefit.

Meeting Dates

The first meeting of the IHTF was held on July 19, 2024, at Singing Hills Recreation Center to review the Housing 101 presentation and discuss future agenda items. Following are the meetings to be held every other month through September 2025.

Date	Time	Location
September 19, 2024	6:00- 7:30 pm	Eloise Lundy Recreational Center
November 13, 2024	6:00- 7:30 pm	St. Paul A.M.E. Church
January 13, 2025	6:00- 7:30 pm	Vickery Meadow Youth Development
March 17, 2025	6:00- 7:30 pm	J C Phelps Recreation Center
May 14, 2025	6:00- 7:30 pm	TBD
July 16, 2025	6:00- 7:30 pm	TBD
September 17, 2025	6:00- 7:30 pm	TBD

Housing staff will provide administrative support including taking minutes and posting on Housing's website, scheduling meeting locations, supplies, and agendas.

DATE September 23, 2024
SUBJECT **Inclusive Housing Task Force Update**
PAGE **Page 3 of 3**

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at Cynthia.Rogersellic@dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c:	Kimberly Bizzor Tolbert City Manager (I)	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
	Tammy Palomino, City Attorney	Alina Ciocan, Assistant City Manager
	Mark Swann, City Auditor	Donzell Gipson, Assistant City Manager (I)
	Billerae Johnson, City Secretary	Jack Ireland, Chief Financial Officer
	Preston Robinson, Administrative Judge	Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
	Dominique Artis, Chief of Public Safety (I)	Directors and Assistant Directors
	Dev Rastogi, Assistant City Manager	



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-2990

Item #: J.

October 23, 2024 City Council Agenda item: Authorize the Dallas Public Facility Corporation to acquire, develop, and own Oakhouse Apartment Homes- Phase 2, a mixed -income, multifamily development to be located at 909 E. Colorado Blvd. (Project) and to enter into a 75-year lease agreement with Mintwood Oakhouse II DFW, LLC or its affiliate for the development of the project [Cynthia Rogers- Ellickson, Director, Housing & Community Development]

Memorandum



CITY OF DALLAS

September 23, 2024

DATE

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

TO

Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Oakhouse Apartment Homes – Phase 2, a Mixed-Income, Multifamily Development to be Located at 909 E. Colorado Blvd. (Project) and Enter into a Seventy-Five-Year Lease Agreement with Mintwood Oakhouse II DFW, LLC or its Affiliate, For the Development of the Project

SUBJECT

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on October 23, 2024 to authorize the Dallas Public Facility Corporation's (DPFC's) acquisition, development, and ownership of Oakhouse Apartment Homes – Phase 2, a 358-unit mixed-income multifamily development to be located at 909 E. Colorado Blvd., Dallas, Texas 75203 (Project). To receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act, codified in Texas Local Government Code, Chapter 303 (the Act), requires a multifamily property to reserve at least 50% of the housing units for residents earning at or below 80% of the area median income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units at 60% AMI, and the remaining 50% of the units will not be income-restricted. The DPFC bylaws require Council approval of any development that results in a property tax exemption.

PROJECT BACKGROUND

The Applicant, Mintwood Real Estate LLC, is a limited liability company (Mintwood). This Applicant is Texas-based with real estate development and multifamily construction experience. Its current portfolio includes 6 multifamily projects in Dallas totaling approximately 855 units in various stages of development.

The property is a 358-unit mid-rise multifamily development in South Dallas, just south of Trinity River off 35E in North Oak Cliff on 3.2 acres of vacant land located on E. Colorado Blvd. Amenities will include a clubhouse, dog park, green space, a pool, and fitness center. The Project is accessible to Dallas Area Rapid Transit bus stops.

The Project is zoned for multifamily development without any opposition. Mintwood executives, employees, staff have held a meeting with the surrounding neighborhoods and received support from each neighborhood group. The Applicant will consult with the Office of Integrated Public Safety Solution for security input, community activities and the Crime Prevention through Environmental Design.

DATE September 23, 2024

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Oakhouse Apartment Homes – Phase 2, a Mixed-Income, Multifamily Development to be Located at 909 E. Colorado Blvd. (Project) and Enter into a Seventy-Five-Year Lease Agreement with Mintwood Oakhouse II DFW, LLC or its Affiliate, For the Development of the Project**

PAGE **2 of 4**

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
Studio	60%	8	\$1,158
Studio	80%	31	\$1,410
Studio	Market	39	\$1,450
1BR	60%	22	\$1,240
1BR	80%	89	\$1,654
1BR	Market	109	\$1,850
2BR	60%	6	\$1,489
2BR	80%	24	\$1,986
2BR	Market	30	\$2,300

Reserving units at fair market rents (as annually set by the U.S. Housing and Urban Development) for individuals and families earning between 60% and 80% AMI provides affordable housing for the “missing middle” of the housing market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost-burdened by market rents. Household incomes at 60 – 80% AMI range from approximately \$54,560.00 to \$77,900.00 in the City, based on family size, and reflect average incomes for a variety of employment sectors, such as teachers, first responders, government employees, and health care providers. The rents for individuals and families earning at or below 60% AMI are included to provide deeper affordability at this property with incomes ranging from \$40,920.00 to \$58,440.00, depending on family size.

Total Project development costs are approximately \$103,160,000.00, including the land acquisition cost. The Project development budget (less soft/financial costs) is approximately \$78,760,000.00 or \$220,000.00 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$ 56,738,000.00
Developer/Investor Equity	\$ 46,422,000.00
Total	\$103,160,000.00
Proposed Uses	Amount
Development Costs	\$ 69,810,000.00
Land Acquisition	\$ 8,950,000.00
Soft Costs/Other Costs	\$ 19,722,157.00
Contingency	\$ 4,677,843.00

DATE September 23, 2024

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Oakhouse Apartment Homes – Phase 2, a Mixed-Income, Multifamily Development to be Located at 909 E. Colorado Blvd. (Project) and Enter into a Seventy-Five-Year Lease Agreement with Mintwood Oakhouse II DFW, LLC or its Affiliate, For the Development of the Project**

PAGE **3 of 4**

Total	\$103,160,000.00
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The Project will be owned by the DPFC and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the DPFC's participation in the Project, the DPFC is estimated to receive \$193,168,139.00 in revenues over the 75 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) lease payments starting at \$362,000.00 and increasing by 3% annually upon stabilization; (3) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project; and (4) a 2% sales commission on all future sales. In the event of a sale during the life of the Project, DPFC will continue to receive the annual lease payments. Upon termination of the 75-year lease, DPFC will own the Project free and clear.

The DPFC's Project revenues will be used to fund DPFC operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The current City tax bill for this property is \$61,565 and the 75-year estimate of foregone taxes is \$157,656,559.00. However, the workforce housing rental savings of \$152,149,728.00 over 75 years and the estimated \$40,093,411.00 in Project revenues provide the City with \$193,168,139.00 in benefits that outweigh the foregone revenue. Without the DPFC's participation in this Project, it would require a subsidy of approximately \$90 million over the same period.

The DPFC's estimated revenues were calculated by DPFC's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs are reasonable for the market. DPFC financial advisors have also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the Property. Also, the DPFC's revenue consideration and affordability levels have been analyzed to confirm that the ad valorem tax exemption does not over-subsidize the Project.

The DPFC Board, its outside legal counsel, and its financial advisors have confirmed that this Project would not be feasible but for the DPFC's participation and that the Project furthers the goals of the CHP, as restated in the DHP33. The DPFC Board recommends approval of this item to allow this mixed-income housing development to move forward.

On November 7, 2023, the DPFC Board of Directors approved the negotiation and execution of a term sheet with the Applicant or its direct affiliate.

DPFC BACKGROUND

DATE September 23, 2024
SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Oakhouse Apartment Homes – Phase 2, a Mixed-Income, Multifamily Development to be Located at 909 E. Colorado Blvd. (Project) and Enter into a Seventy-Five-Year Lease Agreement with Mintwood Oakhouse II DFW, LLC or its Affiliate, For the Development of the Project**
PAGE 4 of 4

The Act authorizes the City to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities. On June 24, 2020, City Council authorized the creation of the DPFC to further the public purposes stated in the DPFC's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035, which were subsequently amended by Resolution 22-1194 (bylaws). Section 6.2 of the DPFC bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the DPFC bylaws, the DPFC shall not proceed with any public facility related to multifamily residential development unless (1) the development of the public facility could not be feasible but for the DPFC's participation, and (2) the development of the public facility furthers the City's Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33).

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at Cynthia.Rogers.Ellic@Dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizar Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

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Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-2879

Item #: K.

Office of Homeless Solutions- Give Responsibly Campaign and Communities Foundation of Texas Fund

[Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



DATE September 23, 2024

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey,
Chad West, Gay Donnell Willis

SUBJECT **Office of Homeless Solutions – Give Responsibly Campaign and Community
Foundation of Texas**

The below memorandum is to provide information regarding the Give Responsibly Campaign (GRC). The Office of Homeless Solutions (OHS) Fund and the Communities Foundation of Texas (CFT) were established for the receipt of all donations made in support of OHS initiatives. It is important to note that donations are received from various sources and are not specific to the GRC; all monetary donations are directed to the CFT Fund. Please see below answers to questions received.

Question: Total dollars donated and total unique donors for each fiscal year since inception

Answer: Since the inception of the GRC in the fall of 2022 and as of August 6, 2024, a total of 108 unique donors have donated \$9,788.19 to the OHS Fund at the CFT. Please see the chart below:

Fiscal Year	Donation Dollars	Unique Donors
FY 22/23	\$4,326.19	53
FY 23/24	\$6,614.00	55

Question: Median donation amount for each fiscal year since inception

Answer: The median donation amount for both FY 22/23 and FY 23/24 is \$50.00.

Question: Expenses/use of funds for each fiscal year since inception

Answer: Funds received since the launch of the GRC have been held in reserve for emergency situations, such as unforeseen inclement weather sheltering needs. Use of the funds has not yet been required.

Question: Please explain governance of the funds, including recording of donations, deposit location of funds, any timelines for fund usage, and who decides use of funds

Answer: The City is not the recipient or custodian of any donations. All donations are made directly to the Office of Homeless Solutions Fund at the CFT. Recommendations

DATE September 23, 2024
SUBJECT **Office of Homeless Solutions – Give Responsibly Campaign and Community Foundation
of Texas**
PAGE **2 of 2**

for the distribution of funds is made to CFT from the fund committee comprised of the City Manager, Assistant City Manager and Office of Homeless Solutions Director.

Should you have any further questions, please reach out to me or Christine Crossley, Director, Office of Homeless Solutions.

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Alina Ciocan
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

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Agenda Information Sheet

File #: 24-2867

Item #: L.

Office of Homeless Solutions- September 25, 2024, City Council Agenda Items #43, #44, #47 and #77 (see Upcoming Agenda Items section below)
[Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



DATE September 23, 2024

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey,
Chad West, Gay Donnell Willis

SUBJECT **Office of Homeless Solutions – Upcoming Agenda Items #43, 44, 47, and 77
September 25, 2024**

The purpose of this memorandum is to provide information regarding the following upcoming Office of Homeless Solutions (OHS) agenda items # 43, 44, 47, 77 on the September 25, 2024, City Council Agenda.

File #24-2247 – Agenda #43

Authorize the City Manager to (1) exercise the second of four, one-year renewal options to the facility management services contract with Bridge Steps d/b/a The Bridge, as amended, for facility management and operational services; (2) provide funding for the annual fee during year three of the contract, as amended, in an amount not to exceed \$4,519,000.00 sourced from General Fund; and (3) increase the annual fee during year three of the contract, as amended, from \$4,519,000.00 to an amount not to exceed \$5,798,944.00, with \$164,250.00 sourced from General Fund for an increase for pay-to-stay shelter beds, \$300,000.00 sourced from General Fund for an increase for the facility management services contract, and \$815,694.00 sourced from Texas Department of Housing and Community Affairs (“TDHCA”) Grant Funds – Not to exceed \$5,798,944.00 – Financing: General Fund (\$4,983,250.00) (subject to appropriations), FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$701,076.00) and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00).

As the only low barrier shelter and entry point for all adult males and females experiencing homelessness in the city, this agreement is vital to keeping guests sheltered and safe while also helping them exit homelessness. Bridge Steps d/b/a The Bridge Recovery Center is equipped with the required experience and capabilities to successfully provide these services at the City’s homeless shelter and will assist persons experiencing homelessness with innovative solutions to overcome their housing crisis and provides substantial case management services.

Working in consultation with the Housing and Homelessness Solutions Committee, the City Manager will be authorized to negotiate and execute an amendment to the Contract that modifies the Good Neighbor Addendum to the Contract, approved as to form by the City Attorney. The \$300,000 general fund increase for the facility management services contract is the increase within the Interlocal Agreement with Dallas County.

File #24-2733 – Agenda #44

Authorize the first of two, one-year renewal options to the service contract with Austin Street Center to provide access to homeless recovery services for the Office of Homeless Solutions for the period October 1, 2024 through September 30, 2025 - Not to exceed \$575,000.00 - Financing: General Fund (subject to annual appropriations).

These services focus on meeting the needs of the mentally ill homeless population including the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

File #24-2741 – Agenda #47

Authorize a one-year service contract, with two one-year renewal options, for housing rental subsidies and supportive services for seniors from October 1, 2024 through September 30, 2025 for the Office of Homeless Solutions with Catholic Charities of Dallas, Inc., the most advantageous proposer of five – Not to exceed \$250,000.00 – Financing: General Fund (subject to annual appropriations).

This service contract will provide for housing rental subsidies and supportive services for eligible homeless seniors residing within the city and aged 55 years and over for the Office of Homeless Solutions. Supportive services include but are not limited to rental assistance, utility payments, operating assistance, case management, transportation, nutrition counseling, financial literacy, social engagement, and mental health services. The goal of this program is to reduce the number of homeless seniors within the city by providing housing rental subsidies and supportive services.

File #24-2978– Agenda # 77

Authorize an Interlocal Agreement with Dallas County to accept funds in the amount of \$1,000,000.00, to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge, for the period October 1, 2024 through September 30, 2025 - Estimated Revenue: General Fund \$1,000,000.00. (This item was deferred on August 28, 2024 and September 11, 2024).

Dallas County has been providing funding for homeless assistance services at The Bridge since it opened in 2008. Approval of this item provides a portion of the annual funding for operation of The Bridge for the period October 1, 2024, through September 30, 2025. This item was deferred to allow Dallas County to approve a new amount for the Interlocal Agreement. The revised amount as approved by the Dallas County Commissioners on September 17, 2024, is \$1,300,000.

DATE September 23, 2024
SUBJECT **Office of Homeless Solutions – Upcoming Agenda Items #43, 44, 47, and 77**
September 25, 2024
PAGE 3 of 3

Should you have any questions or concerns, please contact me or Christine Crossley, Director, Office of Homeless Solutions at christine.crossley@dallas.gov.

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Alina Ciocan
Assistant City Manager

c: Kimberly Bizzor Tolbert City Manager (I)
Tammy Palomino, City Attorney
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Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement and Alignment (I)
Directors and Assistant Directors



Agenda Information Sheet

File #: 24-2865

Item #: M.

September 25, 2024 City Council Agenda Item #43: Authorize the City Manager to (1) exercise the second of four, one-year renewal options to the facility management services contract with Bridge Steps d/b/a The Bridge, as amended, for facility management and operational services; (2) provide funding for the annual fee during year three of the contract, as amended, in an amount not to exceed \$4,519,000.00 sourced from General Fund; and (3) increase the annual fee during year three of the contract, as amended, from \$4,519,000.00 to an amount not to exceed \$5,798,944.00, with \$164,250.00 sourced from General Fund for an increase for pay-to-stay shelter beds, \$300,000.00 sourced from General Fund for an increase for the facility management services contract, and \$815,694.00 sourced from Texas Department of Housing and Community Affairs ("TDHCA") Grant Funds - Not to exceed \$5,798,944.00 - Financing: General Fund (\$4,983,250.00) (subject to appropriations), FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$701,076.00) and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00).

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Working in consultation with the Housing and Homelessness Solutions Committee, the City Manager will be authorized to negotiate and execute an amendment to the Contract that modifies the Good Neighbor Addendum to the Contract, approved as to form by the City Attorney. The \$300,000 general fund increase for the facility management services contract is the increase within the Interlocal Agreement with Dallas County.



City of Dallas

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Dallas, Texas 75201

Agenda Information Sheet

File #: 24-2866

Item #: N.

September 25, 2024 City Council Agenda Item #44: Authorize the first of two, one-year renewal options to the service contract with Austin Street Center to provide access to homeless recovery services for the Office of Homeless Solutions for the period October 1, 2024 through September 30, 2025 - Not to exceed \$575,000.00 - Financing: General Fund (subject to annual appropriations).

These services focus on meeting the needs of the mentally ill homeless population including the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).



City of Dallas

1500 Marilla Street
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Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3017

Item #: O.

September 25, 2024 City Council Agenda Item #47: Authorize a one-year service contract, with two one-year renewal options, for housing rental subsidies and supportive services for seniors from October 1, 2024 through September 30, 2025 for the Office of Homeless Solutions with Catholic Charities of Dallas, Inc., the most advantageous proposer of five - Not to exceed \$250,000.00 - Financing: General Fund (subject to annual appropriations).

This service contract will provide for housing rental subsidies and supportive services for eligible homeless seniors residing within the city and aged 55 years and over for the Office of Homeless Solutions. Supportive services include but are not limited to rental assistance, utility payments, operating assistance, case management, transportation, nutrition counseling, financial literacy, social engagement, and mental health services. The goal of this program is to reduce the number of homeless seniors within the city by providing housing rental subsidies and supportive services. [Christine Crossley, Director, Office of Homeless Solutions]



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3021

Item #: P.

September 25, 2024 City Council Agenda Item #77: Authorize an Interlocal Agreement with Dallas County to accept funds in the amount of \$1,000,000.00, to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge, for the period October 1, 2024 through September 30, 2025 - Estimated Revenue: General Fund \$1,000,000.00. (This item was deferred on August 28, 2024 and September 11, 2024).

Dallas County has been providing funding for homeless assistance services at The Bridge since it opened in 2008. Approval of this item provides a portion of the annual funding for operation of The Bridge for the period October 1, 2024, through September 30, 2025. This item was deferred to allow Dallas County to approve a new amount for the Interlocal Agreement. The revised amount as approved by the Dallas County Commissioners on September 17, 2024, is \$1,300,000.