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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

March 25, 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."

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]

This City Council Housing and Homelessness Solutions Committee meeting will be held by video conference and in the Council Briefing Room, 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 Housing and Homelessness Solutions Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following video conference link:

Call to Order

MINUTES

- A1. [24-1125](#) Approval of the January 18, 2024 Special Called Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

- A2. [24-1126](#) Approval of the January 22, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [24-974](#) Homeless Response System Quarterly Report
[Christine Crossley, Director, Office of Homeless Solutions; Sarah Khan, President and CEO, Housing Forward]

Attachments: [Presentation](#)

- B. [24-975](#) 2929 South Hampton Road: Options and Next Steps
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Presentation](#)

- C. [24-976](#) Development Program Updates: New Construction and Substantial Rehabilitation Program, Land Transfer and Land Bank Program, and Single-Family Homeownership Development Requirements
[Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

MEMORANDUMS

- D. [24-978](#) Office of Homeless Solutions and the Department of Housing & Neighborhood Revitalization Properties Updates: Forth Worth Avenue, Independence Drive, Hampton Road, and Vantage Point
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- E. [24-980](#) Department of Housing & Neighborhood Revitalization FY 2022-23 Performance Measures
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- F. [24-981](#) Action item: Recommend for City Council Consideration of the Sale of one (1) Land Transfer Program Lot located at 2614 Merlin St to South Fair Community Development Corporation, to a Qualified Participating Developer
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- G. [24-982](#) Updates on the 1,000 Unit Challenge memorandum entitled "Mixed-Income Housing Challenge to TODs for Post-COVID-19 Economic Development Recovery Efforts" issued on July 1, 2020
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- H. [24-983](#) Office of Homeless Solutions - Temporary and Alternate Housing Update
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

FORECAST

- I. [24-988](#) HHS Committee Forecast

Attachments: [Forecast](#)

UPCOMING AGENDA ITEMS

- J. [24-984](#) Office of Procurement Services - Upcoming Agenda Item #25 (March 27, 2024): Authorize a one-year service contract for encampment clean-up for the Office of Homeless Solutions - The Cleaning Guys LLC dba CG Environmental, most advantageous proposer of eight - Not to exceed \$212,447.06 - Financing: General Fund (subject to annual appropriations) [Christine Crossley, Director, Office of Homeless Solutions]
- K. [24-985](#) Upcoming Agenda Item File # 24-763 (March 27, 2024): A public hearing to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development to reprogram unspent prior year CDBG funds in the total amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program; and, at close of the public hearing, authorize final adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan - Financing: No cost consideration to the City.
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]
- L. [24-986](#) Upcoming Agenda Item File # 24-762 (March 27, 2024): Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) as described in the attached Exhibit A to: (1) amend the terms and conditions of the Home Improvement & Preservation Program to (a) remove the Minor Home Rehabilitation Program, Major Home Rehabilitation Program, Home Reconstruction Program, and Rental Rehabilitation Program; and (b) provide grant-based emergency home repair, Dallas Tomorrow Fund for exterior code violations, and forgivable loans for major systems repair; and (2) remove from the DHRC the (a) Targeted Rehabilitation Program; (b) Targeted Rehabilitation Program - West Dallas sub-program module; (c) Targeted Rehabilitation Program Tenth Street Historic District Sub-program module; (d) Dallas Tomorrow Fund; (e) Lead Hazard Reduction Demonstration Grant; and (f) Senior Home Rehabilitation Program - Financing: No cost consideration to the City.
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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City of Dallas

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

Agenda Information Sheet

File #: 24-974

Item #: A.

Homeless Response System Quarterly Report

[Christine Crossley, Director, Office of Homeless Solutions; Sarah Khan, President and CEO, Housing Forward]



ALL NEIGHBORS COALITION QUARTERLY REPORT: HOUSING AND HOMELESSNESS SOLUTIONS COMMITTEE

MARCH 25, 2024

TRANSFORMING OUR APPROACH TO HOMELESSNESS

Shared Goals and Aligned Investments

SIGNIFICANTLY REDUCE CHRONIC
UNSHELTERED HOMELESSNESS

EFFECTIVELY END VETERAN
HOMELESSNESS

SIGNIFICANTLY REDUCE FAMILY AND
YOUTH HOMELESSNESS

R.E.A.L Time Rapid Rehousing Initiative Collective Public & Private Investments

City of Dallas

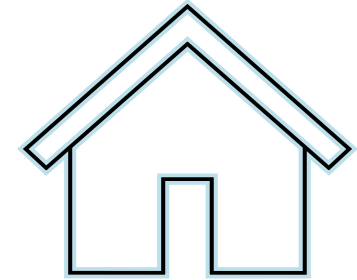
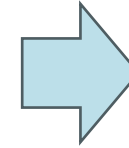
Dallas County

DHA

City of Mesquite

City of Plano

Private Sector

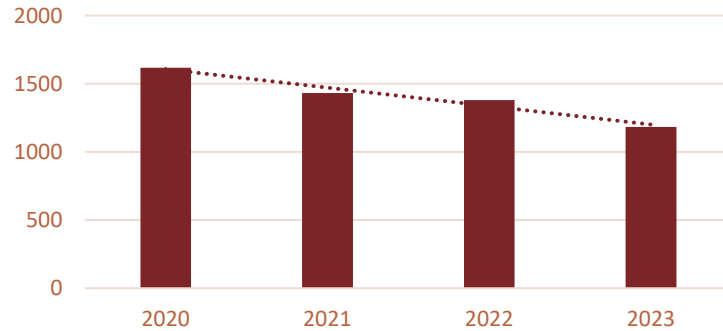


Original Goal:
**House 2700 Individuals
and Families in 2 Years**

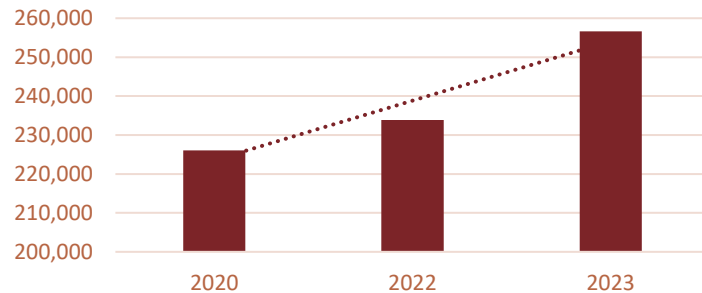
TRANSFORMING OUR APPROACH TO HOMELESSNESS

Recognition That Strategies Are Working

Unsheltered Population
Dallas & Collin Counties CoC



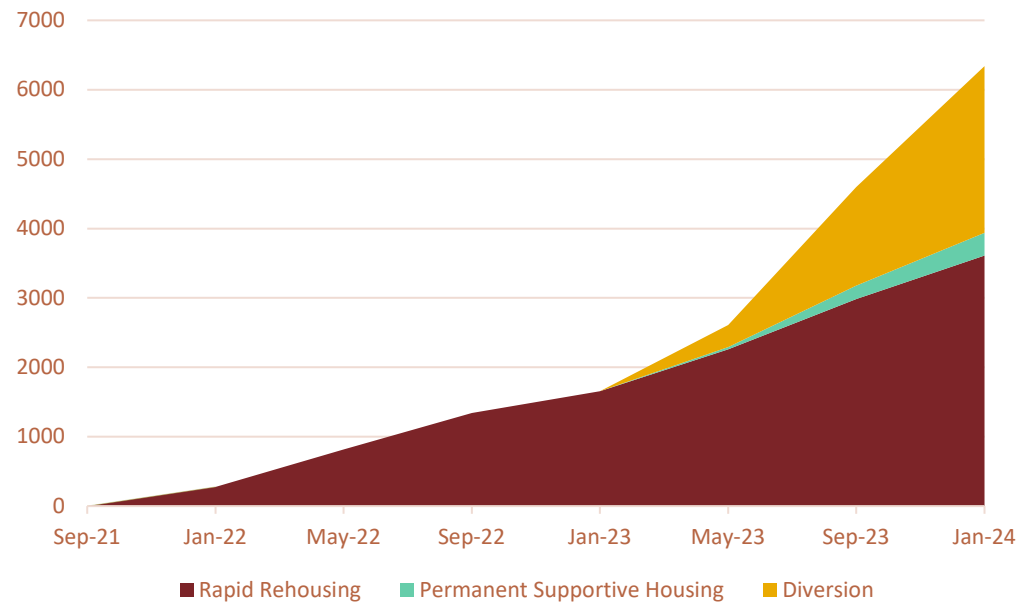
Unsheltered Population
Nationally



- ✓ 14 % decrease in unsheltered homelessness last year, while national rates soared to record highs
- ✓ 44% increase in annual HUD Homeless Assistance Funding, 2021-2023
- ✓ Achieved REAL Time Rapid Rehousing Goal, 2700+ housed by October 2023

NEW INVESTMENTS, DRIVING CONTINUOUS PERFORMANCE IMPROVEMENT

R.E.A.L. Time Rehousing Initiative Expansion
Three rehousing pathways expanded



By the Numbers

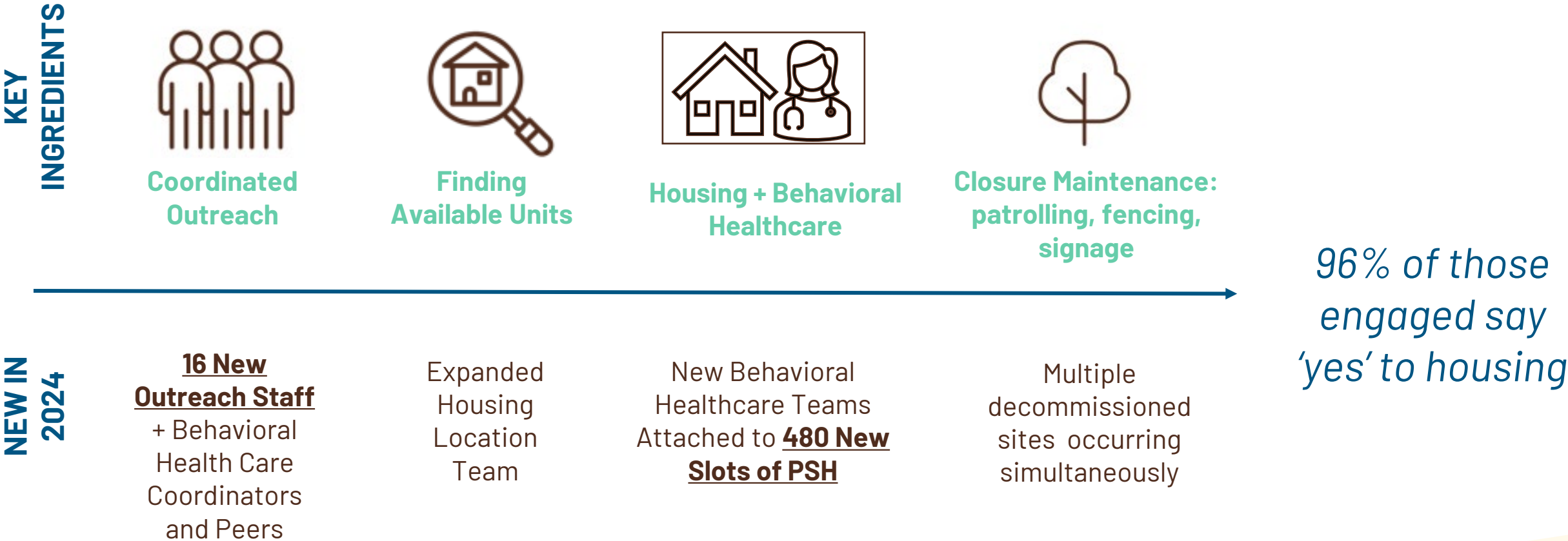
3,612 Individuals Housed: Rapid Rehousing (Since Oct 2021)

324 Individuals Housed: Permanent Supportive Housing (Since May 2023)

2,405 Individuals & People in Families Housed: Diversion (Since May 2023)

NEW INVESTMENTS, DRIVING CONTINUOUS PERFORMANCE IMPROVEMENT

Top Priority: Scaling Encampment Rehousing & Coordinated Outreach (February Launch)



SCALING ENCAMPMENT DECOMMISSIONING

BUCKNER AND INTERSTATE 30

FEBRUARY 29, 2024

21 PEOPLE HOUSED

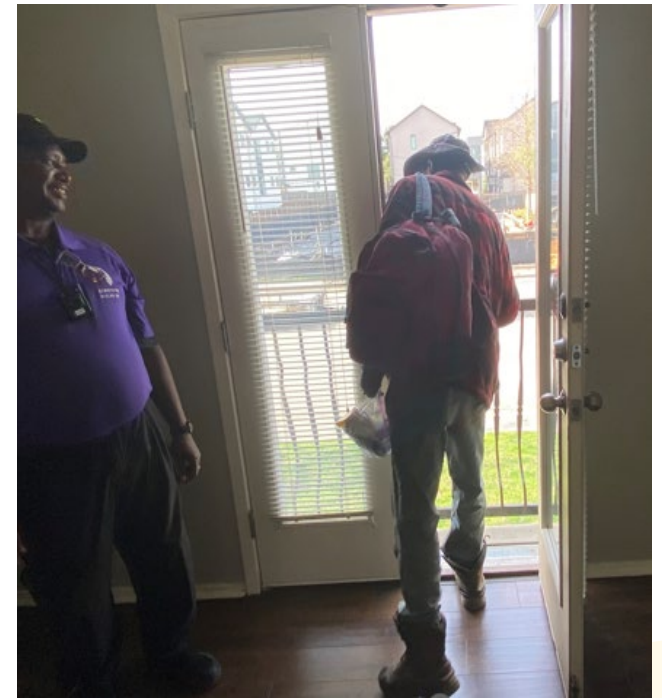


SCALING ENCAMPMENT DECOMMISSIONING

ROUTH ST./WOODALL RODGERS FWY

FEBRUARY 14, 2024


9 PEOPLE HOUSED



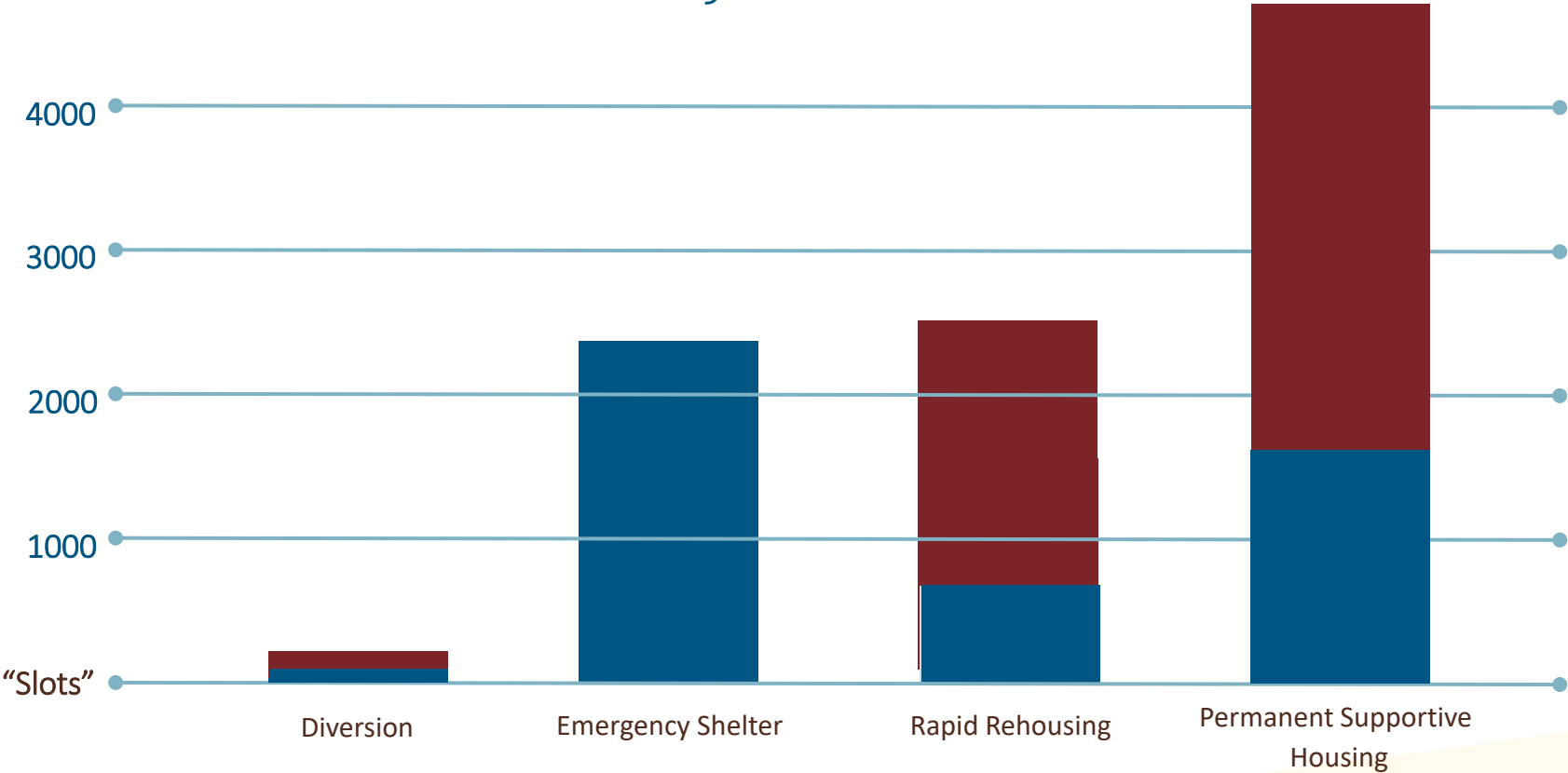
CONTINUING PROGRESS REQUIRES STRATEGIC INVESTMENTS

SYSTEM MODELING GUIDES ANNUAL PRIORITIES TO REDUCE HOMELESSNESS

Rehousing to Meet Annual Needs (Single Adults)
~ 4,000 inflow + 3,000 long term homeless

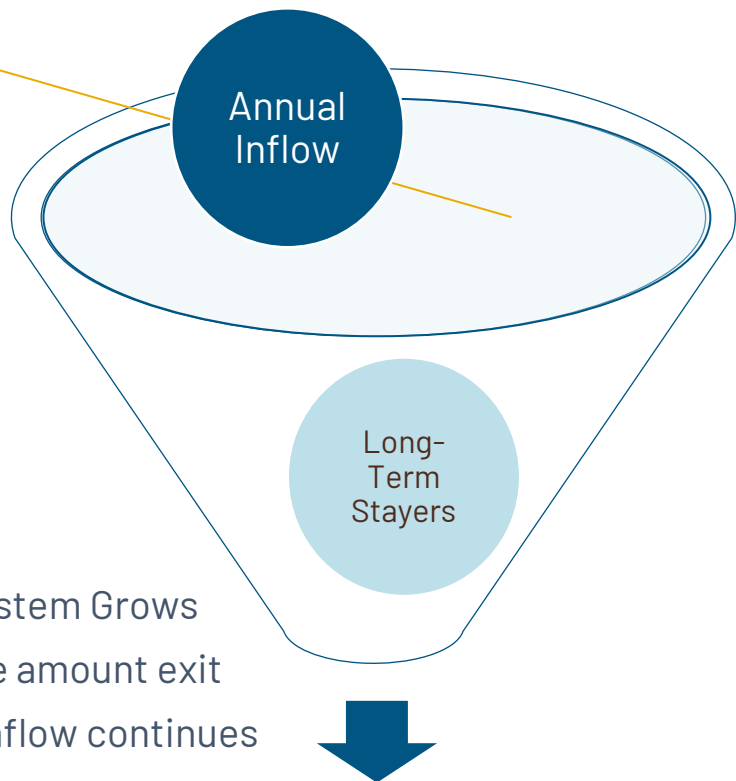
 Gap in Inventory

 Existing Inventory



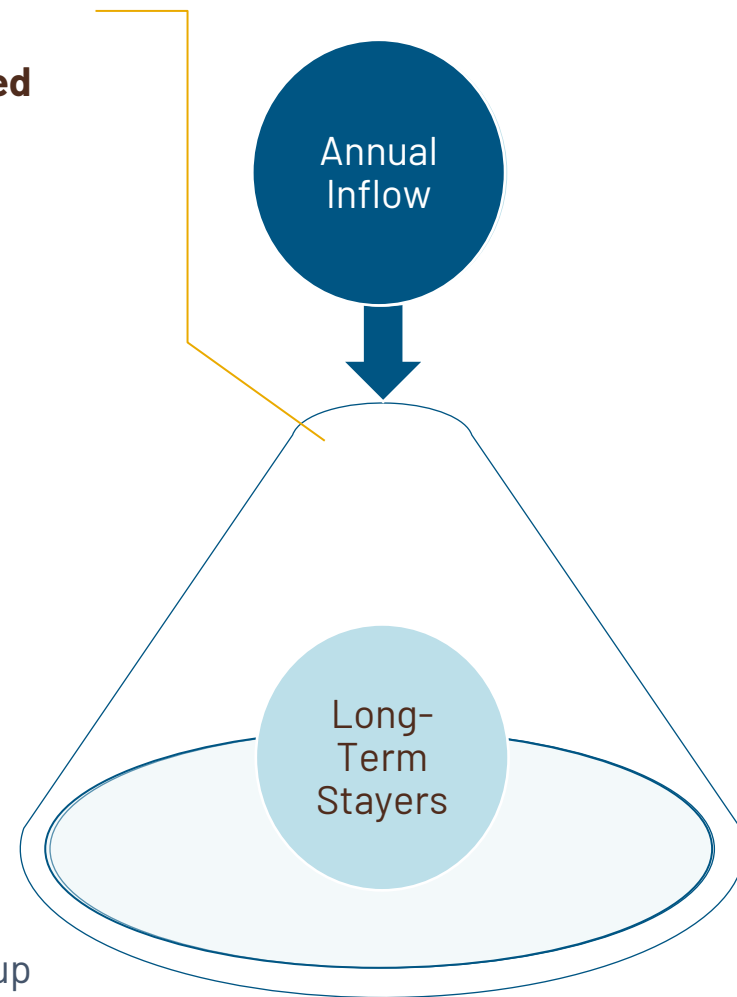
WHAT DOES THE DATA REVEAL?

Instinct is to grow a big funnel to catch and hold
(crisis and shelter system)



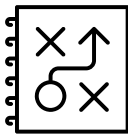
- Crisis System Grows
- But same amount exit
- Annual inflow continues
- Long-stayers grow
- Harder and more expensive to reduce homelessness

Data shows instead we need
an inverted funnel to help
more move out
(housing + services)



- Prevention to shrink inflow
- Expand Housing Exits
- Long-stayers eliminated, free up shelter space
- Over time, system can shrink to match annual inflow, reaching equilibrium

2024 ANNUAL PRIORITIES FOR REDUCING HOMELESSNESS



STRATEGIES

Sustain Rapid Rehousing



Scale Permanent Supportive Housing



Scale Coordinated Outreach and Encampment Strategy



WHAT'S NEEDED FROM THE CITY

Leverage Unspent One Time, Consolidated Plan \$, or Other \$

Integrate PSH in new affordable housing; Coordination of Capital, Operating, and Services

Consistent Encampment Closure Maintenance – patrolling, fencing, signage, etc

APPENDIX

All Neighbors Coalition
Quarterly Report: Housing and Homelessness Solutions Committee

Modeling PSH Need

Population	Count	Rate of Need	Total Need
Chronically Homeless Individuals	1,729	95%	1,643
Non-Chronically Homeless Individuals	4,007	40%	1,603
Homeless Family Households	970	16%	155

Rates of need are informed by prevalence of disability, rates of long-term homelessness among the non-chronic population, returns to homelessness by pathway, and other descriptive data


Household Type	PSH Total Need
Individuals	3,246
Families	155
Total	3,401

CONTINUING PROGRESS, REQUIRES STRATEGIC INVESTMENTS

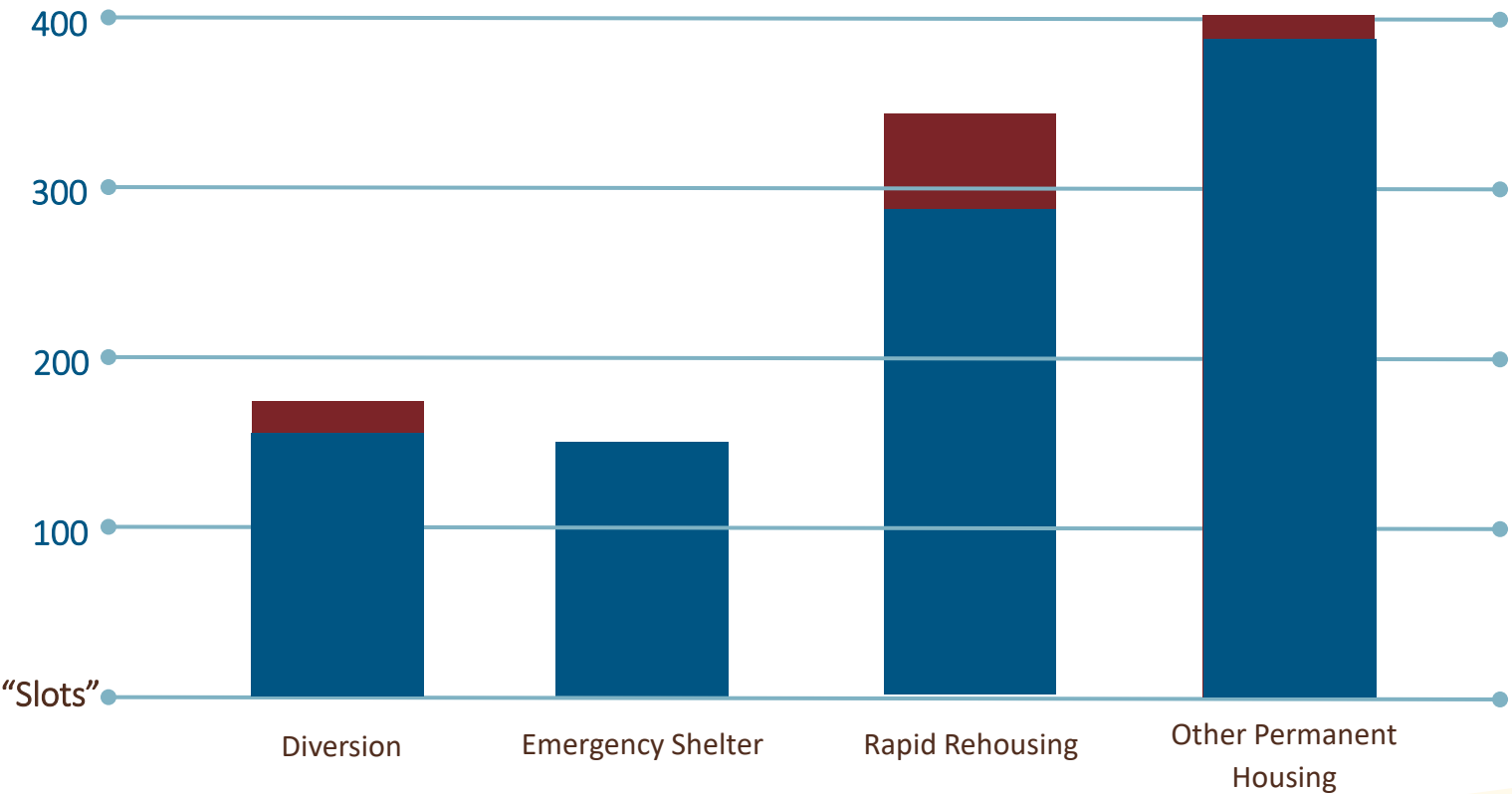
SYSTEM MODELING GUIDES ANNUAL PRIORITIES TO REDUCE HOMELESSNESS

Rehousing to Meet Annual Need (Families)

~3,000 people in families annually

 Gap in Inventory

 Existing Inventory



NEW INVESTMENTS, DRIVING CONTINUOUS PERFORMANCE IMPROVEMENT

Veterans

ACHIEVED BENCHMARKS
FOR REACHING AN
EFFECTIVE END

*Rehousing system has
capacity to rehouse
within 90 days*

*Zero long-term 'chronic'
Homelessness*

Families

EXPANDED DIVERSION TO
RAPIDLY RESOLVE
HOMELESSNESS AT
SHELTER

*1,246 families diverted in
2023, 88% do not return
to homelessness*

Youth

BUILDING REHOUSING
SYSTEM FOR
UNACCOMPANIED YOUTH 24
AND UNDER W/ NEW HUD
FUNDING

*Coordinated Community
Funding Plan, submitted
to HUD March 20th*

*Project RFP, selection,
and implementation
(Summer/Fall 2024)*



GLOSSARY

CHRONIC HOMELESSNESS – PEOPLE WHO HAVE EXPERIENCED HOMELESSNESS FOR AT LEAST A YEAR – OR REPEATEDLY – WHILE FACED WITH A CHRONIC DISABILITY SUCH AS A SERIOUS MENTAL HEALTH, PHYSICAL HEALTH, OR SUBSTANCE ISSUE.

DIVERSION – A SHORT-TERM INTERVENTION THAT TARGETS INDIVIDUALS AND FAMILIES WHO ARE NEWLY HOMELESS. THROUGH CREATIVE PROBLEM SOLVING AND AVAILABILITY OF FINANCIAL ASSISTANCE HOUSEHOLDS ARE SUPPORTED TO IMMEDIATELY MOVE BACK INTO HOUSING TO AVOID LONG SHELTER STAYS.

PERMANENT SUPPORTIVE HOUSING (PSH) – AN INTERVENTION THAT COMBINES PERMANENT AFFORDABLE HOUSING WITH COMPREHENSIVE, COMMUNITY-BASED WARP AROUND SUPPORTIVE SERVICES TO ADDRESS PHYSICAL AND BEHAVIORAL HEALTHCARE NEEDS OF PEOPLE WHO HAVE EXPERIENCED CHRONIC HOMELESSNESS.

POINT-IN-TIME COUNT (PIT COUNT) – THE POINT IN-TIME COUNT TAKES PLACE NATIONWIDE DURING THE SAME WEEK EACH YEAR, AS MANDATED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND PROVIDES A SNAPSHOT OF HOMELESSNESS IN DALLAS AND COLLIN COUNTIES ON A SINGLE NIGHT IN JANUARY OF EACH YEAR. IT PROVIDES THE ONLY COUNT OF BOTH UNSHELTERED AND SHELTERED HOMELESSNESS.

RAPID REHOUSING (RRH) – SHORT-TERM RENTAL ASSISTANCE, CASE MANAGEMENT, AND CONNECTIONS TO COMMUNITY-BASED SERVICES. GOAL IS TO HELP PEOPLE OBTAIN HOUSING QUICKLY, INCREASE SELF-SUFFICIENCY, AND STAY HOUSED.



City of Dallas

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Agenda Information Sheet

File #: 24-975

Item #: B.

2929 South Hampton Road: Options and Next Steps
[Christine Crossley, Director, Office of Homeless Solutions]



City of Dallas

2929 South Hampton Road: Options and Next Steps

Housing and Homelessness Solutions Committee March 25, 2024

Robin Bentley, Director
Office of Economic Development

Cynthia Rogers-Ellickson, Interim Director
Housing and Neighborhood Revitalization

Andreea Udrea, PhD, AICP, Assistant Director
Planning and Urban Design

Ashley Eubanks, Assistant Director
Public Works

Christine Crossley, Director
Office of Homeless Solutions

Presentation Overview



- OHS Four-Track Strategy
- Current Housing Stock Need
- Homeless Service Initiatives By District
- Current Project Pipeline
- 2929 S Hampton Road Site History
- Community Work Group
- 2929 S Hampton Road Site Development Standards
- 2929 S Hampton Road Property Proposed Options
- Staff Recommendation
- Next Steps and Goal Posts
- Appendix



OHS Four-Track Strategy



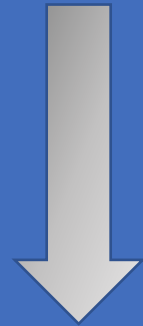
Strategy	Status
Track 1: Increase Shelter Capacity Expand capacity of existing providers through contracted shelter overflow programs	The City's contract with The Bridge Homeless Recovery Center includes payment for 50 overflow beds for a total of 18,250 bed nights
Track 2: Inclement Weather Shelters Allow entities with Chapter 45 Temporary Inclement Weather Shelter (TIWS) permits to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) as led by the City	Two TIWS permits have been issued
Track 3: Landlord Subsidized Leasing Provide security deposits, rent, utilities, and incentives to tenants as well as incentives and risk mitigation services to participating landlords	Provided services for 46 individuals through subsidized housing in FY 2023. As of December 2023, 32 individuals have been provided services in FY 2024.
Track 4: New Developments Funding for permanent supportive housing (PSH) targeting chronic homeless; rapid rehousing addressing the elderly, disabled, families with children, and young adults; Day Centers for seamless wrap-around services	<ul style="list-style-type: none"> • 3,000+ individuals housed through the Dallas R.E.A.L. Time Rehousing Program, housing over 6,000 individuals by 2025 • YTD, 640 new beds have been added to the homeless response system • 1950 Fort Worth Ave. is projected to begin development 4th Q 2024 • The opening date for 4150 Independence Dr. Is pending



Current Housing Stock Need



*In, 2023, 4,244 individuals experienced homelessness on a single night



4% Decrease in
Homelessness
Overall



- 14% Decrease in Unsheltered Homelessness
- 32% Decline in Chronic Homelessness

Dallas R.EA.L. Time Rehousing



Actual: 3,023** Unique Individuals Housed
Goal: 2,700 Unique Individuals Housed

R.EA.L. Time Rehousing



Actual: 6,341 Unique Individuals Housed**
Goal: 6,000 cumulative Unique Individuals Housed

2023

2025

*Data from January 2023 Point In Time (PIT) Count

**Data current as of the week of March 18, 2024



Current Housing Stock Need Continued



November 14, 2023: Child Poverty Action Lab; Housing Analysis

As of 2021, Dallas had a 33,000+ unit gap in affordable rental housing. Without action, this affordable housing shortage is projected to nearly triple to 83,500 units by 2030.

City of Dallas Projected Housing Supply Gap for 50% AMI 2030 (projected)

Demand

112,988 units

Supply

29,485 units

Gap

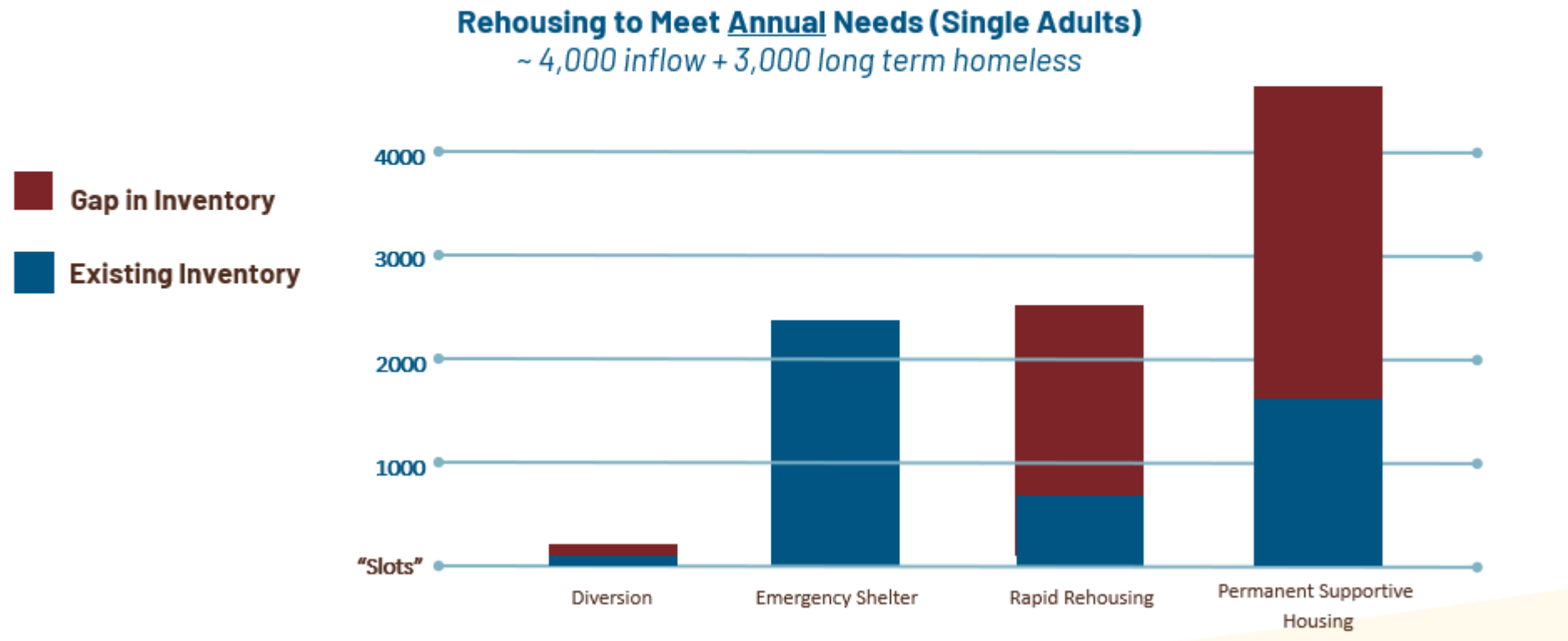
83,503 units



Current Housing Stock Need Continued



CONTINUING PROGRESS, REQUIRES STRATEGIC INVESTMENTS
SYSTEM MODELING GUIDES ANNUAL PRIORITIES TO REDUCE HOMELESSNESS



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)
District 4	Adjacent To Supportive Housing and Services Campus
District 5	Salvation Army Office, Identifying Additional Options Now (Non-Profit Provider)
District 6	Salvation Army (Non-Profit Provider)
District 7	Identifying Project Options Now
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 1, Vickery Meadows (Non-Profit Providers)
District 14	Adjacent To Existing Downtown Shelters



Current Project Pipeline



Property	Purpose	Partners	Status
1950 Ft Worth Ave	Permanent supportive housing (PSH) - estimated 40 to 70 rooms	Kirksey Architects for architectural and engineering services (design development), Department of Housing and Revitalization (HOU) leading NOFA application process	March 2024: NOFA is live for applications on the HOU website. OHS applied for a SUP early renewal and has changed the conditions of the SUP to five-year automatic renewals
4150 Independence Dr	PSH (80%) and Rapid Rehousing (20%) - estimated 85 rooms	Dallas County provided \$2.5M for renovation cost, At Home donated furniture and home goods for Phase one. Department of Housing and Revitalization (HOU) leading NOFA application process	Late spring / early summer: NOFA scheduled to be published
Aids Healthcare Foundation (AHF)	To provide PSH and deeply affordable housing to the community at no cost to the City	AHF bought the hotel located at 2330 W. Northwest Highway in 2023. They have applied to Dallas Housing Authority to provide subsidized vouchers and are receiving financial support from Dallas County for their pilot year	January 2024: AHF is renovating 28 units to meet PSH standards, with plans to transition additional housing to PSH in the future. Deeply affordable housing will continue to be offered via available units throughout this process
St Jude Vantage Point	Adaptive reuse of an extended stay hotel into a 132-unit PSH project with wraparound services for homeless	City of Dallas HOU's NOFA provided \$3M for the acquisition, other partners include Catholic Housing Initiative, St. Jude, Inc., CitySquare, VASH, Metrocare, Dallas County, Dallas Housing Authority	May 2024: Remaining two buildings will be ready for occupancy. One building is currently ready for occupancy, pending certification
2929 Hampton Rd	Utilization of property to provide more affordable, supportive housing, and community resources to the unsheltered and local area	This project is currently in the community development phase	Late March 2024: Options will be presented to the Housing and Homelessness Solutions Committee for guidance and feedback on the path forwards



2929 S Hampton Road Site History



Site History	In 2022, Dallas City Council approved the purchase of the former hospital site, 2929 S Hampton Road, for \$6.5M (Prop J)
Site Purpose	To provide permanent supportive housing (PSH) to serve those who are formerly homeless and to provide key, on-site wraparound services
Site Detail	<ul style="list-style-type: none">• 12-acre property• ~100 units on floors 2 through 4 in the main former hospital building, with ICU units and a commercial kitchen on the first floor• 16,000 sq ft of office space in a building adjacent to the hospital building• 9,000 sq ft of educational office space in a separate building on campus
Assessments Done	<ul style="list-style-type: none">✓ Environmental site assessment and asbestos survey✓ Property survey• Development plan to formulate a site-wide best use recommendation• Structural assessment to evaluate the various structures' current and future use and conformance to current building codes



Community Work Group Process



- **The Community Work Group (CWG) was formed in May 2022**
 - City Councilmembers from Districts 1, 3, and 4 appointed ten residents to serve on CWG
 - CWG meetings led by OHS were held between June 2022 and October 2022
 - Members toured the S Hampton Road campus and St Jude Center Forest Lane
 - In September 2022, CWG developed a Request For Competitive Sealed Proposals (RFCSP) scope for the development of PSH units for adults to include case management, employment, and mental health services
 - Other features included recreational space, a non- denominational chapel, 24/7 security and volunteer opportunities
 - In October 2022, CWG was paused while City staff reviewed community feedback and planned for a work group refresh
- **The Community Work Group was re-established in May 2023**
 - CWG membership increased from 10 to 19 members to add representatives from Dallas I.S.D., the nearby Library, a local elementary school, United Way of Metropolitan Dallas
 - The Wright Choice Group was hired to serve as a grassroots, neutral, third-party facilitator for CWG, and develop a work group framework



Community Work Group Process (continued)



- The Wright Choice Group convened multiple meetings, which included:
 - Subject-matter experts and CWG members for one-on-one coaching
 - Full membership
 - City Councilmembers
 - Other stakeholders
- CWG expressed an initial interest in developing the property as follows:
 - Demolition of hospital building for the development of market-rate single family housing
 - No provision for affordable housing or housing for seniors
- CWG members later toured and were also interested in:
 - St Jude Park Central, a permanent supportive housing community, including 200 units for single adults, a food pantry, and a community workspace for area businesses and organizations
 - Renaissance Heights United in Fort Worth developed by the Renaissance Heights Foundation as a multi-phase retail development with over 500,000 sq. ft. of retail, grocery, and restaurants planned
 - Work group expressed interest in both site models



Community Work Group Process continued: Renaissance Heights United Property Visit



200-acre master-planned, mixed-use development in South Fort Worth

Housing	<ul style="list-style-type: none"> Affordable and workforce multi-family housing units for up to 140 families Affordable senior apartments for residents 62 and older
Education	<ul style="list-style-type: none"> Uplift Mighty: college-preparatory charter school serving approximately 1,300 students in grades K-12 Leadership Academy: Serving grades Pre-K – 5th
Community	<ul style="list-style-type: none"> YMCA ACH Child and Family Services Cook Children's: community health clinic for pediatric and dental
Commercial	<p>The Shoppes at Renaissance Square:</p> <ul style="list-style-type: none"> Over 500,000 sq ft of retail, grocery, and dining, serves as “a key catalyst for economic development in the region.”

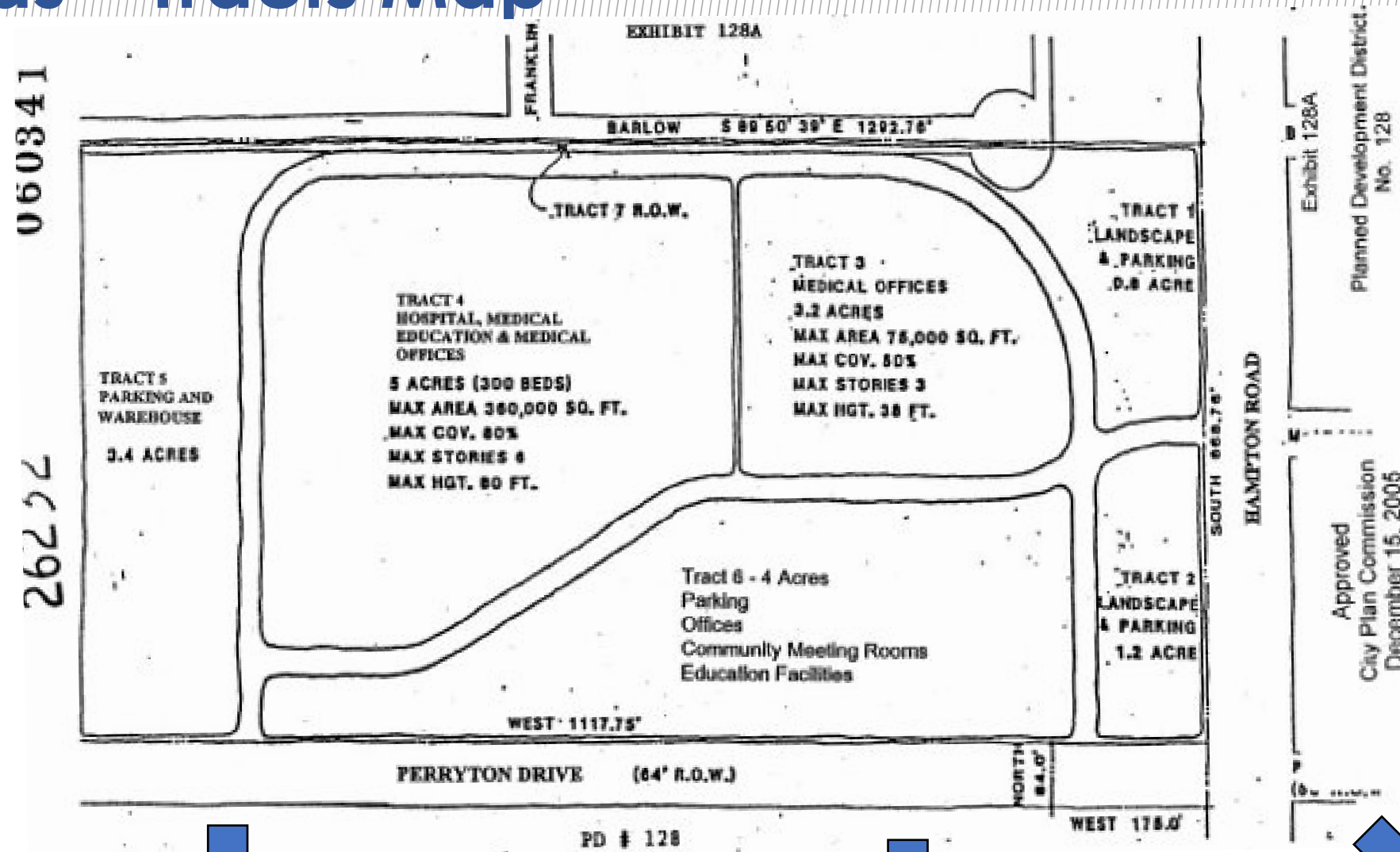




2929 S Hampton Site Development Standards



2929 S Hampton Road Site Development Standards – Tracts Map



Nature Preserve



Library



Kiest Park



2929 S Hampton Road Site Development Standards (continued)



Tract	Allowed Use (PD 128)
1	0.8 Acres Landscaped open space and surface parking
2	1.2 Acres Landscaped open space and surface parking
3	Medical offices having a maximum area of 75,000 square feet of floor area limited to three floors, a maximum site coverage of 50 percent, and a maximum height of 38 feet
4	Hospital, medical education facilities, existing mechanical plant, office, and medical clinic or ambulatory surgical center
5	3.4 Acres Parking, open space and warehouse
6	4.0 Acres Parking, landscaped open space, and office, education facilities, and community meeting rooms





2929 S Hampton Road Property Proposed Options



2929 S Hampton Road Property Proposed Options/



Option 1: Continue With Established Public Purpose

- Utilization of property to provide more affordable and supportive housing and opportunities for homeless services across the City, per financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund)

Option 2: Use The Property For Another Public Purpose

- Subdivide the property and use lots for another public purpose

Option 3: Sell property

- City can sell the property and have the option to include a deed restriction. Sale funds can be used for another project

*Each option may impact the tax-exempt status of the bonds. Such impact will be determined at the time the option is fully vetted and ready for recommendation.



Option 1: Continue With Established Public Purpose



Established Public Purpose: Utilization of property to provide more affordable and supportive housing and opportunities for community-oriented services

Opportunity	Challenge
<ul style="list-style-type: none">• Serves the established public purpose, consistent with the current need for permanent supportive housing (PSH) . Opportunity to add services such as:<ul style="list-style-type: none">○ Main building: ~100 units of housing○ 16,000 sq ft building: educational space○ 9,000 sq ft building: hospice• Aligns with the national best practice of providing PSH to address homelessness• Offer funds (Bond and HOU) through the NOFA with private partnerships for financing and development, creating a mixed-use site to include resources that align with the public purpose• Addresses Track 4 of the OHS Four-Track Strategy: Investment in Facilities Combatting Homelessness	<ul style="list-style-type: none">• Property must be rezoned• Community main preference for single family residential units



Option 1 Continued: Proposed Concept Consideration



Housing

- Not a walkup facility
- Not a shelter
- Too expensive to update property to function as a hospital
- ~100 units of housing
- Can be used for hospice
- Can be used for elderly, disabled housing



Community

- Community resource center
- Culinary learning center
- Library extension



Nature

- Trail system
- Tree nursery
- Prayer and meditation gardens
- Community gardens with greenhouses
- Bird sanctuary
- Fruit tree orchard
- Outdoor dining areas
- Herb garden
- Rain gardens
- Pollinator garden



Option 1 Continued: Site Use – Housing, Community Gardens, Resource Center



White: Space for officing and services like the culinary learning center on the ground floor, permanent supportive housing on upper floors

Yellow: Hospice or short-term medical respite

Blue: Office space for multiple uses: community resource center, professional trainings and continuing education, library extension, etc...

Green: Communal gardens, tree nursery, outdoor living space, connection to nature preserve

Red: Privately owned



Option 2: Use The Property For Another Public Purpose



- Solicit a developer to carry out a development plan approved by the City, similar to the 1000 Unit Housing Challenge process
- Must be a capital improvement project

Opportunity	Challenge
<ul style="list-style-type: none">• In alignment with community preference for the property to have a housing and community-oriented focus• Community receptiveness to this model• Allows for mixed-use housing development, including supportive housing, a resource center for the community to provide job training, employment search services, and meeting space• Offer funds (Bond and HOU) through an application process by Housing and Neighborhood Revitalization or Economic Development for a mixed-use project that aligns with the public purpose	<ul style="list-style-type: none">• Partially aligns with Proposition J but can partially serve that established public purpose• Partially aligns with Track 4 of the OHS Four-Track Strategy: Investment in Facilities Combatting Homelessness• If dispose of property for less than fair-market value• Fail to act within the time frame for any proceeds could make the bonds taxable



Option 2 Continued: Site Use – Housing, Community Wellness, Commercial



White:

- Youth and family housing or affordable senior housing, supportive services on the ground floor

Yellow:

- Community wellness: Counseling for family and wellness, skill building classes, wellness and health services, community resource center for workforce training, financial education and literacy

Blue:

- Room for new build for homes: market rate, community land trust, deeply affordable and workforce, commercial retail, restaurants, and commercial incubator for local businesses

Red: Privately owned



Option 2 Continued: Site Concepts – Housing, Community Wellness, Commercial



Housing

- Not a walkup facility or shelter
- ~100 housing units
- Youth and family housing or affordable senior housing
- Ground floor office space for supportive services
- Multiple levels of housing types, separated by floor
- In-patient, non-profit hospice
- Deeply affordable and workforce multi-family housing units
- Community land trust



Community Wellness

- Counseling for family and youth
- Skill building classes
- Wellness and health services
- Community resource center for workforce training, financial education and literacy



Commercial

- Multi-phase retail development
- Retail, restaurants, IE. Commercial incubators for local businesses



Best Practices reflective of Renaissance Heights United Project & St Jude Centers of Dallas

Option 3: Sell The Property



The City can use the cash sale proceeds to acquire or build other assets that qualify for financing with tax-exempt bonds

Opportunity	Challenge
<ul style="list-style-type: none">• Funding can be used for other City-owned projects with the same public purpose or to defease principal of the bond issue• A profit can be made from the sale, but it must be for the fair market value at the time of the sell• Meets the CWG recommendation that the property not be used for homeless services	<ul style="list-style-type: none">• The regulations require that the sale proceeds be used for this purpose within 24 months of the change in use• Any unspent sale proceeds must be used to redeem or defease principal of the bond issue• Does not address the documented need to provide PSH to address homelessness• Does not align with Track 4 of the OHS Four – Track Strategy: Investment in Facilities Combatting Homelessness



Staff Recommendation



Option Two: Redevelop the larger property to allow multiple uses, providing space for community resource development, retail, and supportive housing

This option may have an effect on the tax-exempt status of the Bonds. Such impact will be determined at the time that the option is fully vetted and ready for recommendation.

Readiness Considerations:

- City Council determination of desired mix of uses on the property
- Zoning change to amend PD 128
- Asbestos abatement required in former hospital building if demolition occurs
- Infrastructure analysis to support existing and projected traffic in and around site
- Assessment of connection to/impact on the area nature preserve, depending on the approved development



Next Steps and Goal Posts



Date Range	Activity
End of 3rd Q 2024 – 1st Q 2025	<p>Reconvene existing CWG with third party leadership to act as community focus point for property development</p> <ul style="list-style-type: none">• Identify site needs and wants per City Council identified path• Host informational community meetings around identified path and CWG input• Create site development webpage for community interaction
2nd – 4th Q 2025	<p>Utilize an application process to procure a master developer, based on feedback from the CWG and other relevant, identified parties</p>
Q4 2025 – 1st Q 2026	<p>Master developer approved by City Council, awardee's development plan back to CWG and post on site webpage for community transparency</p>
Ongoing	<ul style="list-style-type: none">• Provide regular updates to the Housing and Homelessness Solutions Committee and Citizen Homelessness Commission• Community webpage interaction• PD #182 amendment/rezoning





City of Dallas

2929 South Hampton Road: Options and Next Steps

Housing and Homelessness Solutions Committee March 25, 2024

Robin Bentley, Director
Office of Economic Development

Cynthia Rogers-Ellickson, Interim Director
Housing and Neighborhood Revitalization

Andreea Udrea, PhD, AICP, Assistant Director
Planning and Urban Design

Ashley Eubanks, Assistant Director
Public Works

Christine Crossley, Director
Office of Homeless Solutions

Appendix – 2023 Demographics Data*



Race Breakdown



- 59.5% Black or African American
- 34.8% White
- 1.4% Asian
- 1.4% American Indian
- 0.4% Pacific Islander
- 2.3% Multiple Races

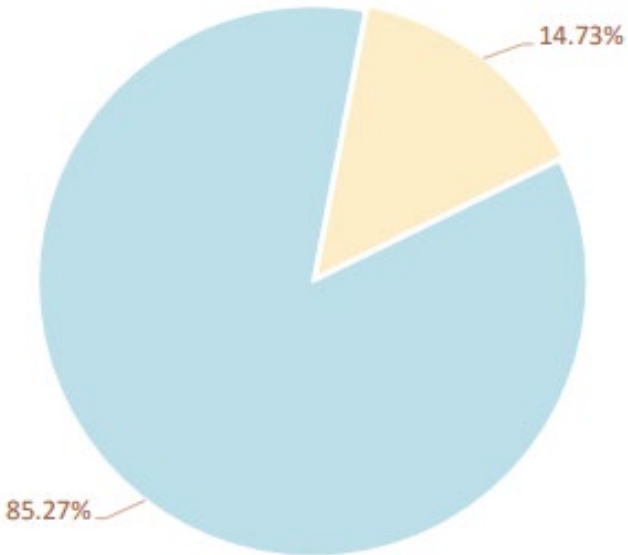
Black households make up just 20% of the general population in Dallas and Collin Counties but 59.5% of the homeless population.

Gender Breakdown

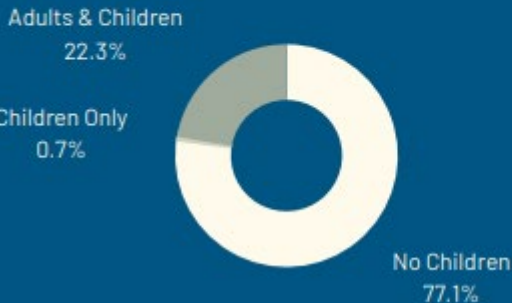


- 37% Female
- 63% Male
- 0.3% Gender that is not singularly 'Female' or 'Male'
- 0.3% Transgender
- 0.07% Questioning

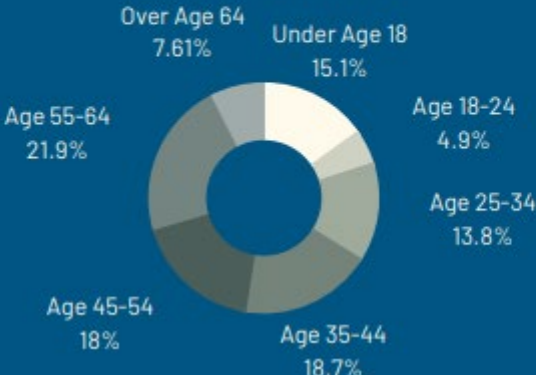
2023 REPORTED ETHNICITY



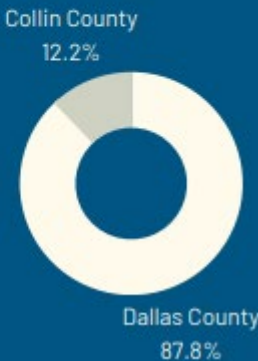
Households



Age Distribution



County Breakdown



*2023 State of Homelessness Point In Time (PIT) Data



City of Dallas

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

Agenda Information Sheet

File #: 24-976

Item #: C.

Development Program Updates: New Construction and Substantial Rehabilitation Program, Land Transfer and Land Bank Program, and Single-Family Homeownership Development Requirements [Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization]



City of Dallas

Update on Development Programs

**Housing and Homelessness Solutions
Committee
March 25, 2024**

Darwin Wade, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Purpose
- Background
- Development Programs
 - New Construction and Substantial Rehabilitation Program
 - Use of Right-of-Reverter in Land Transfer Program
 - Single-Family Homeownership Development Requirements
- Operational Challenges
- Proposed Solutions
- Next Steps



Purpose



- Continuation of proposed policy changes
- Address impediments
- Offer solutions
- Solicit feedback and direction
- Discuss next steps



Background



- On May 9 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704
 - Developer Programs: New Construction and Substantial Rehabilitation Program
 - Single-Family Development Requirements
 - Land Transfer Program
- Authorized multiple amendments to the CHP since its inception



Background (Continued)



- On August 7, 2020, issued Notice of Funding Availability (NOFA) for gap financing in the form of repayable loan support for acquisition and rehabilitation of affordable housing units
- On April 12, 2023, City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog to include approved programs by Resolution No. 23-0444



Background (Continued)



- On February 14, 2024, City Council authorized the following amendments to the Dallas Housing Resource Catalog Land Transfer Program (LTP) by Resolution No. 24-0257:
 - Released LTP deed restrictions initially required when a qualified buyer is also a Dallas Homebuyer Assistance Program (DHAP) participant and replace them with DHAP deed restrictions
 - No longer require a qualified buyer that is not a DHAP participant to meet DHAP underwriting guidelines
 - Require a qualified buyer that is also a DHAP participant to meet DHAP underwriting guidelines



Background (Continued)



- On February 14, 2024, City Council authorized the following amendments to the Dallas Housing Resource Catalog Single Family Development Requirements/Underwriting (SFDRU) by Resolution No. 24-0257:
 - No longer require Community Housing Development Organizations (CHDOs) to repay HOME-funded loans for acquisition and construction financing and categorize them as forgivable loans



New Construction and Substantial Rehabilitation Program



- Provides financial assistance to new developments and substantial rehabilitation of existing property
- Incentivizes private investment of housing that is affordable to the residents of Dallas
- Awards funds through a competitive Notice of Funding Availability (NOFA) in accordance with scoring criteria
- Builds new single-family developments with 5 or more homes
- Builds new or substantially rehab multi-family rental housing with 5 or more units



New Construction and Substantial Rehabilitation Program (Continued)



- Loan Terms
 - Financial assistance provided in the form of a fully repayable loan with interest
 - Loans for permanent supportive housing projects are forgivable
- Repayment Terms
 - Equal monthly installments up to 300 months; or
 - Annual surplus cash payment requiring at least 50% of Eligible Cash in excess of \$50,000



Operational Challenges for New Construction and Substantial Rehabilitation Program



Factors	Challenges	Proposed Solutions
Repayable Loans to nonprofit CHDOs	Few developers build affordable housing using the city's incentive programs. The CHDOs' multi-family project budgets have low net operating income (due to affordable rents limits and operating expenses). Repaying the city's gap financing loans from the net operating income further stresses the on-going success of the project and limits the CHDOs' ability to build additional affordable housing projects	To continue to incentivize CHDOs to build affordable housing, amend the policy to categorize repayable loans to nonprofit CHDOs as forgivable with the requirement to use forgiven loans to spur additional affordable housing for Dallas residents
Administration of gap financing	1) Frequent large gap financing requests during fiscal year from same developers; 2) Rising gap requests due to market conditions; and 3) No maximum percentage of gap funding as percentage of total development cost per project resulting in depletion of funds	1) Require one NOFA application per fiscal year per developer to allow equitable distribution of gap funding; and 2) Cap all gap funding provided to developer at a maximum 25% of total development cost or \$5M whichever is less
Underwriting and repayments	Streamline repayment terms	Reduce and streamline the number of repayment terms
Equity Strategy Target Areas in DHP33	Targeted investments	Require 50% of each fiscal year Housing budget to be allocated to the target areas
Preferred unit mix requirements on bedroom sizes and targeted area median income (AMI) income bands	Proposed unit mix by developer's NOFA application may not align with Council Priorities or needs assessment data	Data-driven funding metric tied to the amount of gap funding for specific bedroom sizes and targeted AMI income bands (50% of funding for below 60% AMI and 50% of funding for 61% and higher.)

Land Transfer Program



- Incentivizes 1) development of quality, sustainable housing that is affordable to Dallas residents, and 2) development of other uses that complement the City's DHP33, economic development policy, or redevelopment policy
- Authorizes the City to sell qualifying city-owned real property (LTP) and resell tax foreclosed real property (LTP) to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land; consistent with authorizing state statute or city ordinance
- The sale of real property pursuant to the LTP enables the City to facilitate the development of housing units for sale, lease or lease-purchase to low- and moderate-income households and, on appropriate parcels of land, enables the City to facilitate the development of commercial uses such as neighborhood retail.



Land Transfer Program (Continued)



- Tax foreclosed property is sold at *\$1,000 for the first 7500 SF of the lot size, plus *\$0.133 per SF for lots exceeding 7500 SF
- Surplus property is sold at comparative market value, qualifying developers may demonstrate through a proforma that a discount is necessary
- Participating developers should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years from the date of acquisition
- Targeted income of eligible homebuyers include households earning between 61%-80% and 81%-120% of Area Median Income



Land Transfer Program (Continued)



Type	Term of Affordability	Activity	Enforcement
Homeownership	5 years	Transfer from developer to homebuyer	Deed Restrictions and Right of Reverter
Rental and Commercial uses	20 years	Date the first unit is occupied by an eligible tenant	Deed Restrictions and Right of Reverter
Lease-purchase	Negotiated	Negotiated on case-by-case basis in accordance with goals of Program	Deed Restrictions and Right of Reverter



Land Transfer Program (Continued)



- State law authorizes the City to sell city-owned land without public bidding if the sale is for a public purpose – affordable housing.
- To ensure that the city is not providing an unconstitutional gift to developers by selling them public property at below fair market value, the LTP imposes various deed restrictions and a right of reverter on the lots to ensure compliance with the public purpose—affordable housing – as established by Council.



Land Transfer Program Right-of-Reverter (ROR)



- Deed restrictions - City imposes deed restrictions on all LTP parcels to :
 - Require property be developed per the size, quality, public infrastructure access and other requirements in the development agreement
 - Require number of units to be developed for low- to moderate-income households and remain the primary residence for qualified homebuyers for the affordability period
 - Cap the sales price based on the AMI income band
- Right of Reverter - It is superior to (precedes) the developer lender's liens. LTP lots revert to City if the developer:
 - Fails to take possession of land within 90 calendars after receiving deed
 - Fails to complete construction of housing units or other development on real property, or fails to ensure occupancy by eligible households within timeframe set forth in agreement
 - Incurred a lien on property due to violations city ordinance and failed to fully pay off lien within 180 days of the City's recording of lien
 - Sold, conveyed, or transferred land without City's consent
- City releases the ROR when developer completes construction and sells to qualified homebuyer within the required timeframe.



Operational Challenges for Land Transfer Program Right of Reverter



Factors	Challenges	Proposed Solutions
Development agreements with LTP lots and ROR using construction financing	Numerous developers and lenders state that the City's right of reverter (ROR) decreases the developers' ability to get construction financing because a 3rd party lender wants to take the property when it forecloses on a defaulting developer. If default occurs during construction, the City's ROR precedes the lender's lien and the city may exercise its ROR (i.e., take land back). Original developer still liable for the lender's lien. Developer is liable for the lien (Deed without Warranty).	Amend the LTP to include the following: 1) Sell surplus lots at Fair Market Value (FMV) without right of reverter and deed restrictions 2) Sell below FMV; Subordinate right of reverter when construction financing has closed; Deed restrictions will remain in place. 3) Meet with stakeholders (affordable housing advocates, developers, etc.) for feedback



Single-Family Homeownership Development Requirements



- Funds developers of affordable single-family homebuyer units, including for-profit developers, non-profit developers, and City of Dallas-designated Community Housing Development Organizations (CHDOs)
- Require new construction of a minimum of 1,200 square feet, at least 3 bedrooms, 1.5 baths
- Award funds through a competitive Notice of Funding Availability (NOFA) in accordance with scoring criteria



Single-Family Development Requirements (Continued)



- Loan Types and Terms
 - Provided in the form of a repayable loan to for-profit developers
 - No grants awarded
 - Loans may be used acquisition and construction financing
 - Maximum term of 2 years
 - For-profit developers must repay any net sales proceeds to the City
- Secured with promissory note, mortgage, and liens
- Affordable housing deed restriction tied to AMI band set by Council before conveyance to developer and qualified homeowner



Operational Challenges for Single Family Homeownership Development Requirements



Program	Factors	Challenges	Proposed Solutions
Single-Family Development Requirements	Administration of gap financing	1) Frequent large gap financing requests during fiscal year from same developers; 2) Rising gap requests due to market conditions; and 3) No maximum percentage of gap funding as percentage of total development cost per project	1) Require one NOFA application per fiscal year per developer to allow equitable distribution of gap funding on a rotational basis; and 2) Cap all gap funding provided to developer at a maximum 25% of total development cost or \$5M whichever is less
	Underwriting and repayments	Streamline repayment terms	Reduce and streamline the number of repayment terms
	Equity Strategy Target Areas in DHP33	Targeted investments	Require 50% of each fiscal year Housing budget to be allocated to the target areas
	Preferred unit mix requirements on bedroom sizes and targeted area median income (AMI) income bands	Proposed unit mix by developer's NOFA application may not align with Council Priorities or needs assessment data	Data-driven funding metric tied to the amount of gap funding for specific bedroom sizes and targeted AMI income bands (50% of funding for below 60% AMI and 50% of funding for 61% and higher)

Next Steps



Activity	Date
Solicit and compile feedback from HHS Committee	March 25, 2024
Development updates and feedback in Friday Memo	March 29, 2024
April HHS Committee memo on Development changes	April 22, 2024
Development updates action item on City Council agenda	April 24, 2024





City of Dallas

Update on Development Programs

**Housing and Homelessness Solutions
Committee
March 25, 2024**

Darwin Wade, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas



City of Dallas

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

Agenda Information Sheet

File #: 24-978

Item #: D.

Office of Homeless Solutions and the Department of Housing & Neighborhood Revitalization
Properties Updates: Forth Worth Avenue, Independence Drive, Hampton Road, and Vantage Point
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade,
Assistant Director, Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE March 25, 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 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
- Hampton Road
- Vantage Point

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.

[Attachment]

Service First,

A handwritten signature in black ink, appearing to read 'Kimberly Bizzor Tolbert'.

Kimberly Bizzor Tolbert
Deputy City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Ft Worth Ave.				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
NOFA Published	January 9, 2024	HOU	Housing Forward CSH Clutch Consulting	NOFA published on HOU website (portal)
Pre-Submission Meeting	January 23, 2024	HOU	Interested developers/contractors	
Email blast to interested parties	January 26, 2024	HOU	COM	2,823 emails via GovDelivery Listserv and email contacts
Notice to Proceed	January 29, 2024	HOU	Kirksey Architects	
Facility / Property Tour	February 1, 2024	HOU and OHS		Eleven individuals from five orgs attended
Facility / Property Tour	February 9, 2024	HOU and OHS		Six individuals from four orgs attended
Council Ratification	February 14, 2024	HOU Agenda Item	City Council	
Meeting with PUD to discuss SUP.	February 22, 2024	OHS	OHS, PUD	Per PUD staff recommendation, will proceed with early renewal of SUP that expires in April 2025.
Pre-submission Meeting	February 27, 2024	HOU	Kirksey spoke with interested parties about required collaboration, per RFQ and Contract	
Zoning application to renew the SUP Submitted	March 1, 2024	OHS		
Kessler Park Community Meeting	March 4, 2024	Council District 1	Council District1, OHS, HOU Community	Approximately 65 in attendance.

Meeting with design firm	March 5, 2024	HOU and OHS	Council Member West, Kirksey Architects and staff	
Solicitation closes	March 11, 2024	HOU		
Evaluation of NOFA applications	March – May 2024	HOU	OCC, PUD, DSD, ECO, Code, and third-party underwriter	
Public hearing and CPC consideration of SUP renewal	May 2, 2024 (tentative)	PUD and OHS		Public hearing notices will be mailed to affected property owners on April 19, 2024
Council consideration to award contract for development of property	June 26, 2024 (tentative)	HOU and OHS		
Furniture donor announcement	June 2024 (tentative)	OHS		
Begin transporting/collecting furniture from donor for resident units.	August 2024 (tentative)	OHS	To be announced	The process will continue through October 2024 until all pieces received.

Public hearing and Council consideration of SUP renewal	June 26, 2024 (tentative)	PUD and OHS		Public hearing notices will be mailed to affected property owners on June 7, 2024
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Independence Dr				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Donated office furniture and décor received from donor	May 2023	OHS	AtHome	
Opening of Resident Services Building	June 9, 2023	OHS		
NOFA Published	Tentative May 2024	HOU		
Deadline for NOFA application	Tentative July 2024	HOU	Housing Forward CSH Clutch Consulting	
Evaluate NOFA applications	Tentative August-September 2024		OCC, PUD, DSD, ECO, Code, and third-party underwriter	
Begin collecting/transporting furniture from donor for resident units	August 2024 (tentative)	OHS		The process will continue through October 2024.

City Council award of developer	Tentative October 2024			
HHS Presentation	June 24, 2024	OHS & HOU		

Hampton Rd				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
HHS Presentation	March 25, 2024	OHS and HOU	PUD, CAO, CMO, ECO and PBW (Real Estate Division)	

Vantage Point				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Submission of NOFA application for gap financing	May 23, 2023	HOU	HOU	
Dallas County ILA approval	June 6, 2023	HOU	HOU, OHS, and Dallas County	
Dallas City Council award - NOFA gap financing	August 9, 2023	HOU	HOU	

Acquisition/Rehabilitation Completion	August 2023-May 2024	HOU	HOU	
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City of Dallas

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

Agenda Information Sheet

File #: 24-980

Item #: E.

Department of Housing & Neighborhood Revitalization FY 2022-23 Performance Measures
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood
Revitalization]

Memorandum



CITY OF DALLAS

DATE February 26, 2024

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

SUBJECT **Department of Housing & Neighborhood Revitalization (HOU) FY 2022-2023 Performance Measures**

As requested at the January 22, 2024, HHS Committee meeting, attached is the HOU performance report for FY 2022-2023. The data consists of development projects, home buyer assistance projects, and home repairs that are in the predevelopment phase, under construction, and have been completed.

The data for the Home Repair and Homebuyer Assistance programs include the applicant's race/ethnicity, average age, gender, and the Area Median Income (AMI) percentage by City Council District. HOU's Development and Land Bank/Land Transfer programs report the number of City Council Districts served and the number of completed units at various AMI percentage levels. Budget information will be reported by all of HOU programs except for the Land Transfer division. HOU is also reporting Fiscal Year 2022-2023 M/WBE information for developers and contractors. HOU will continue to report performance measures for each quarter of the fiscal year in future Housing and Homelessness Solutions Committee meetings.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization at cynthia.rogersellic@dallas.gov or 214-670-3601.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

DATE February 26, 2024
SUBJECT **Department of Housing & Neighborhood Revitalization (HOU) FY 2022-2023 Performance Measures**
PAGE **2 of 2**

[Attachments:]

**1. Department of Housing & Neighborhood Revitalization Fiscal Year 2022-2023
Performance Measures**

c:	T.C. Broadnax, City Manager	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
	Tammy Palomino, City Attorney	Dr. Robert Perez, Assistant City Manager
	Mark Swann, City Auditor	Carl Simpson, Assistant City Manager
	Billerae Johnson, City Secretary	Jack Ireland, Chief Financial Officer
	Preston Robinson, Administrative Judge	Genesis D. Gavino, Chief of Staff to the City Manager
	Kimberly Bizzor Tolbert, Deputy City Manager	Directors and Assistant Directors
	Jon Fortune, Deputy City Manager	



Housing and Neighborhood Revitalization

HOME REPAIR

FY 2022-2023 ACCOMPLISHMENTS AND BUDGET

Number in Review	Number in Process/ Construction	Number Completed	Prior Years Carryover	Total Budget FY 22-23	Committed	Expensed	Cumulative	Total Remaining to Date
147	49	73	\$11,540,613.03	\$3,194,038.00	\$3,894,709.81	\$4,656,334.70	N/A	\$1,462,296.70

FY 2022-2023 BENEFICIARY DETAILS

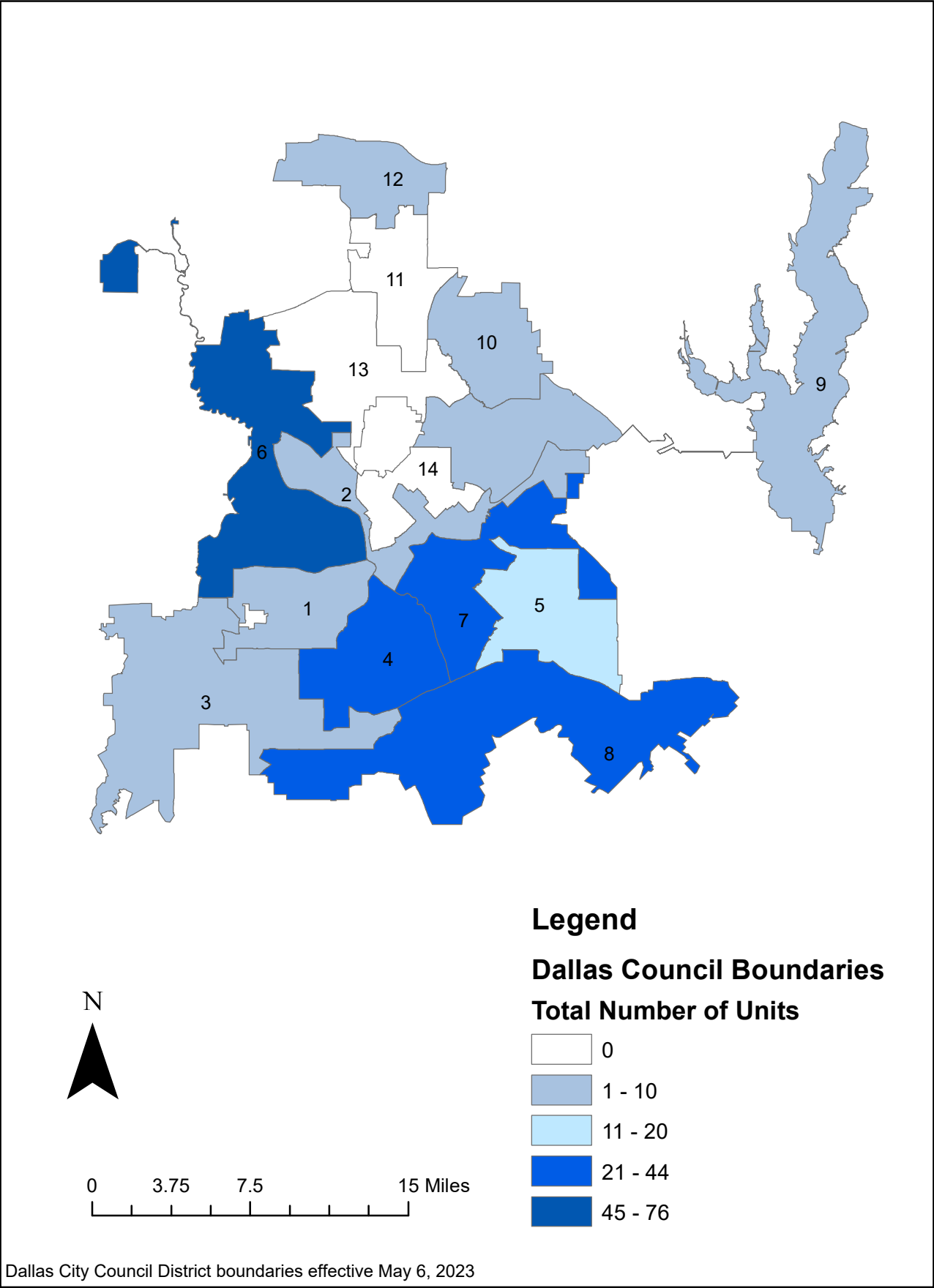
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Asian														
Black or African American			2	11	8	11	15	7						
White or Caucasian	3	1	1		1	5	1	2	1	1		1		
Other Race/Two or More		1					1							
Hispanic	3	1	1			4	1	1	1					
Average Age of Applicant	58	67	59	74	71		69	74		72		75		
0-30% AMI	1	1	1	8	3	9	9	3						
31-50% AMI	1		1	2	4	4	5	4		1				
51-80% AMI	1	1	1	1	2	3	2	2				1		
81%+AMI														
Male	1	1		2	2	3	3	1				1		
Female	2	1	3	9	7	13	14	8	1	1				

FY 2022-2023 M/WBE INFORMATION FOR CONTRACTORS

Women Owned Business Enterprise														
Minority Owned Business Enterprise	1	1	3	5	7	2	11	4		1		1		



Repairs Completed or in Process by Council District, FY 2022-2023 End of Year Totals





Housing and Neighborhood Revitalization

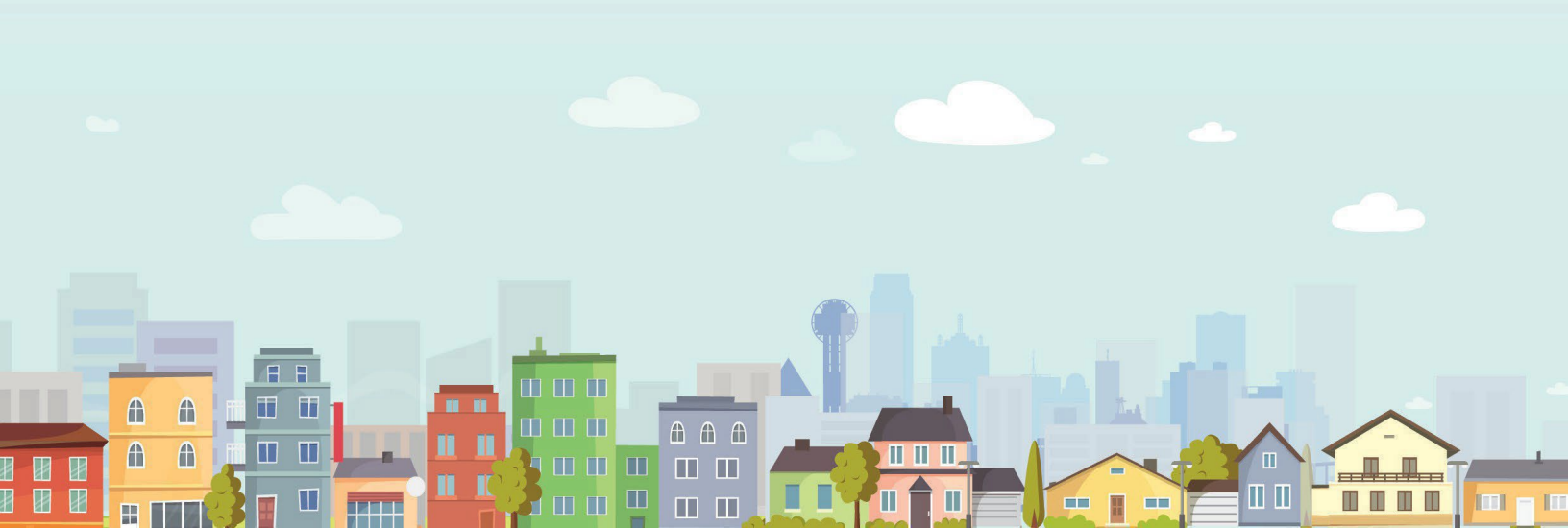
DHAP

FY 2022-2023 ACCOMPLISHMENTS AND BUDGETS

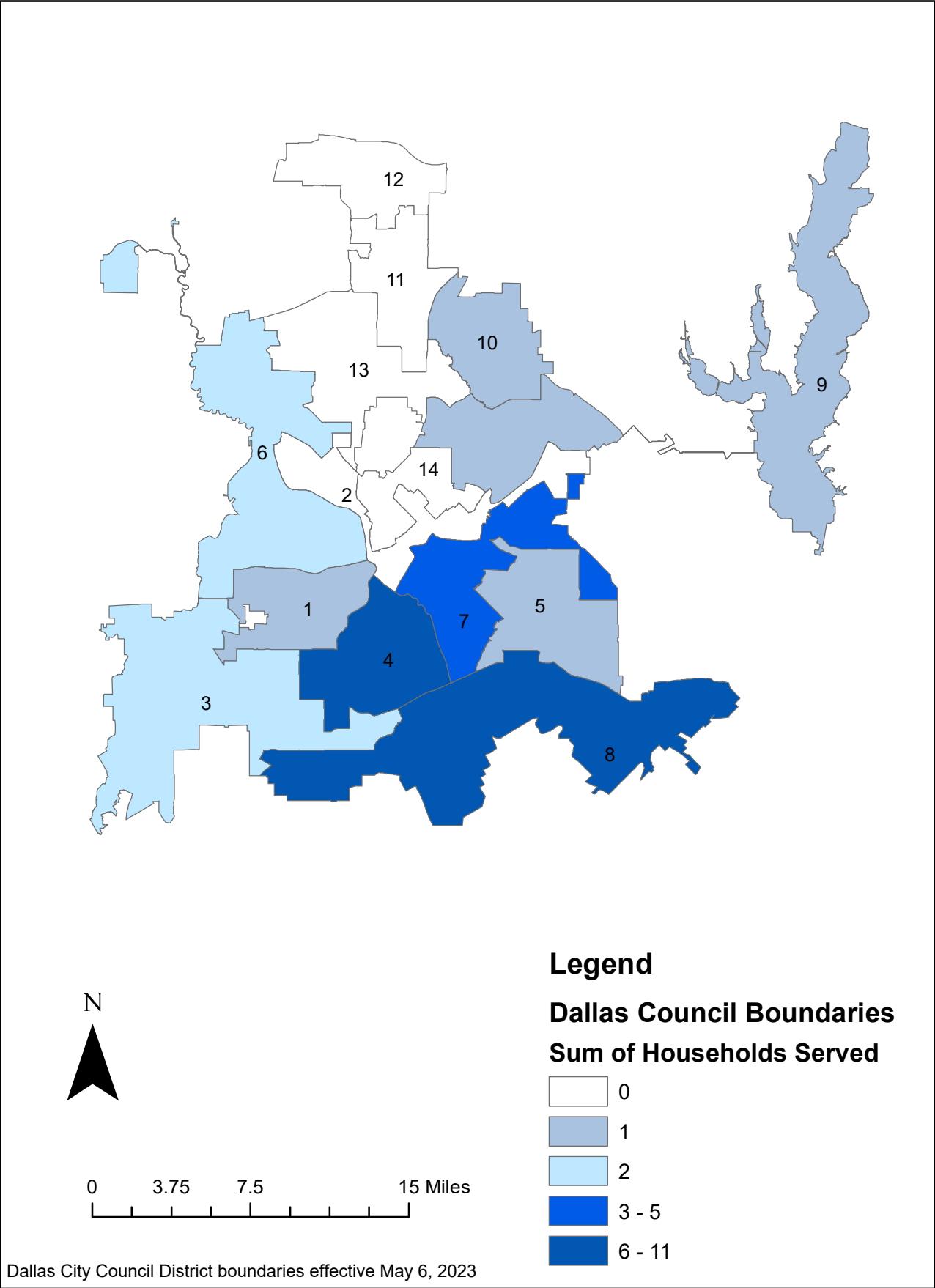
Number prequalified	Number Closed	Prior Years Carryover	Total Budget FY 22-23	Committed	Expensed	Cumulative	Total Remaining to Date
61	33	\$4,461,900.37	\$1,800,000.00	N/A	\$1,531,474.00	N/A	\$4,730,426.37

FY 2022-2023 BENEFICIARY DETAILS

Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Asian														
Black or African American	1		2	6	1	2	4	6	1					
White or Caucasian				3			1	4		1				
Other Race/Two or More								1						
Hispanic				2										
Average Age of Applicant	27		37	44	40	43	36	38	66	30				
0-30% AMI									1					
31-50% AMI			2					1						
51-80% AMI	1			7	1	2	3	5						
81%+AMI				2			2	5		1				
Male				3			1	3						
Female	1		2	6	1	2	4	8	1	1				



DHAP Closed Loans by Council District, FY 2022-2023 End of Year Totals





Housing and Neighborhood Revitalization

PFC

FY 2022-2023 ACCOMPLISHMENTS/REVENUE

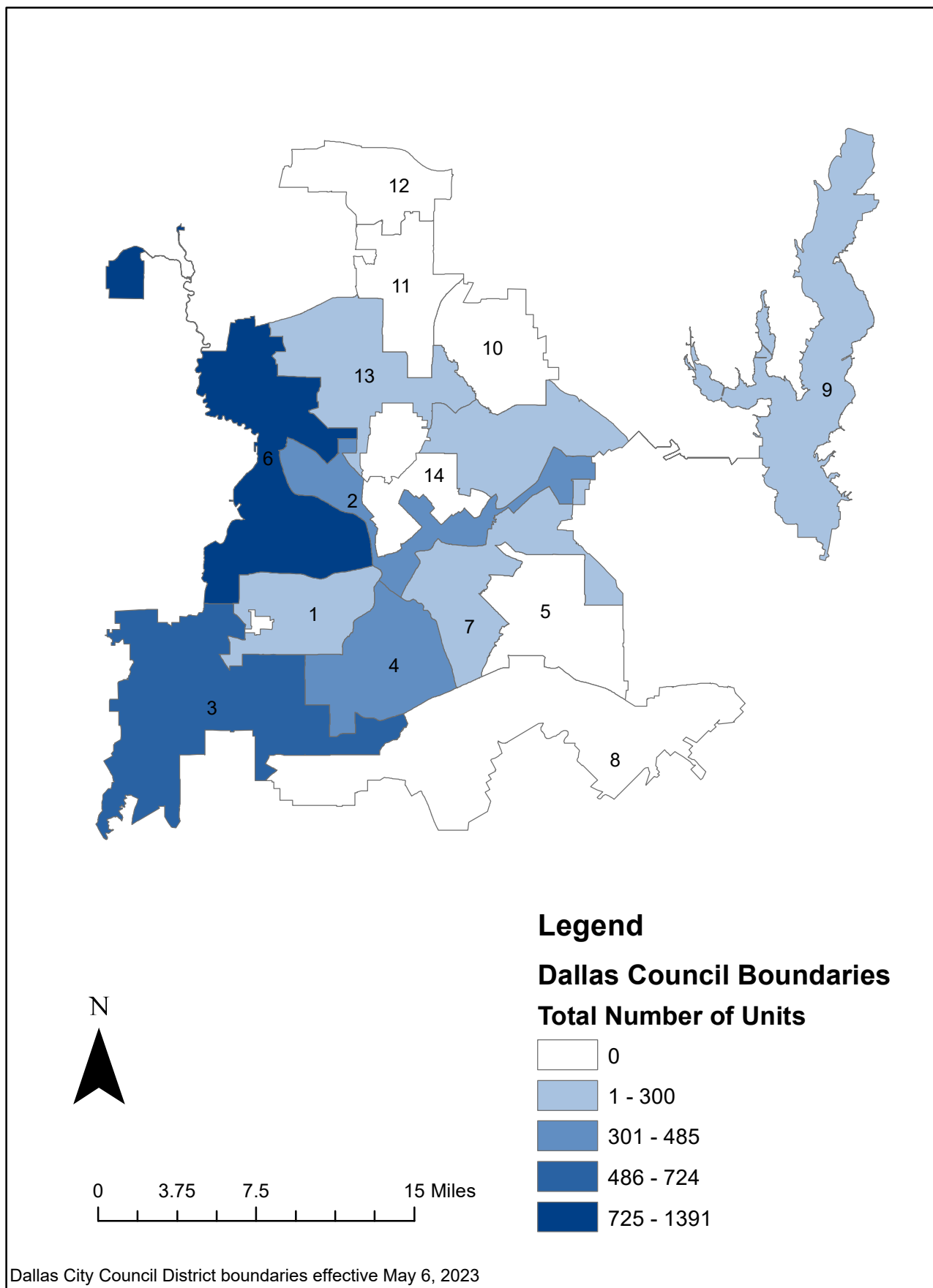
Break Out Affordable Units Vs. Market Rate Units	N/A
Number in Predevelopment	2,002
Number Under Construction	3,188
Number Completed	0
Developer Applications Received	14
Taxes Foregone	N/A
Benefits	N/A
Rental Savings	N/A
Revenue	\$1,209,680.50
Total Development Cost	\$911,636,185.00

FY 2022-2023 BENEFICIARY DETAILS

Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI														
Units 81%+AMI														
FY 2022-2023 M/WBE INFORMATION FOR DEVELOPERS														
Women Owned Business Enterprise														
Minority Owned Business Enterprise														



DPFC Units by Council District, FY 2022-2023 End of Year Totals





Housing and Neighborhood Revitalization

HFC

FY 2022-2023 ACCOMPLISHMENTS/REVENUE

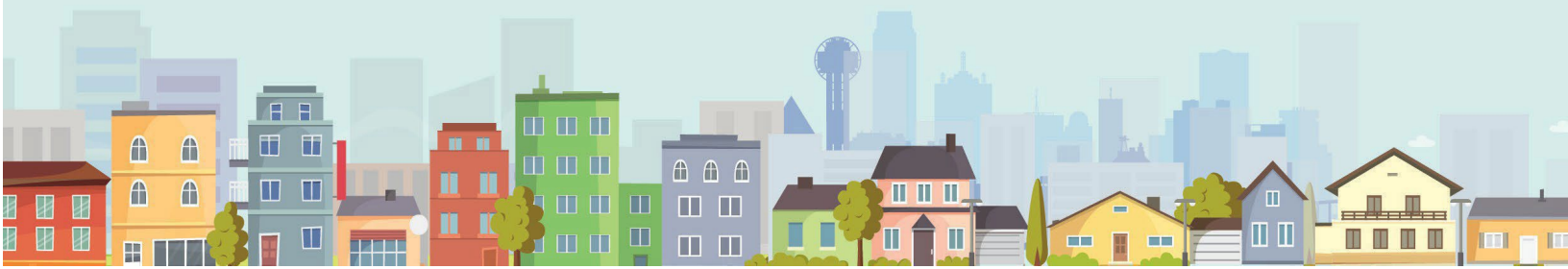
Break Out Affordable Units Vs. Market Rate Units	1,178 Affordable units vs. 202 Market Rate Units
Number in Predevelopment	1,909
Number Under Construction	2,550
Number Completed	1,380
Developer Applications Received	19
Taxes Foregone	\$2,102,292.00
Benefits	N/A
Rental Savings	\$3,193,076.00
Revenue	\$350,273.00
Total Development Cost	\$973,399,772.00

FY 2022-2023 BENEFICIARY DETAILS

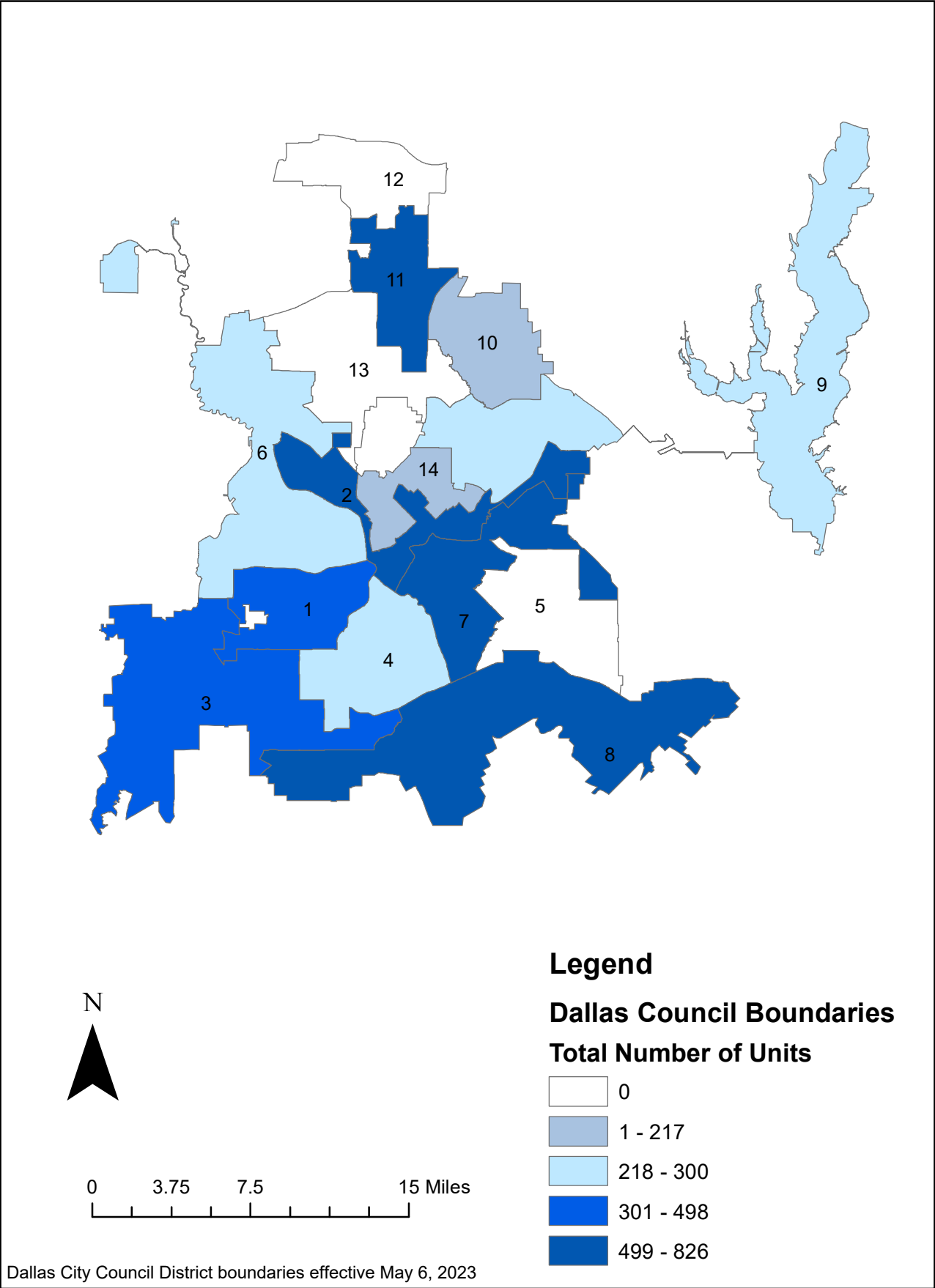
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI			25						4					11
Units 31-50% AMI						12			4		361			45
Units 51-80% AMI			225			51			231		129			55
Units 81%+AMI						62			25		34			106

FY 2022-2023 M/WBE INFORMATION FOR DEVELOPERS

Women Owned Business Enterprise											1			
Minority Owned Business Enterprise									1		1			



DHFC Units by Council District, FY 2022-2023
End of Year Totals



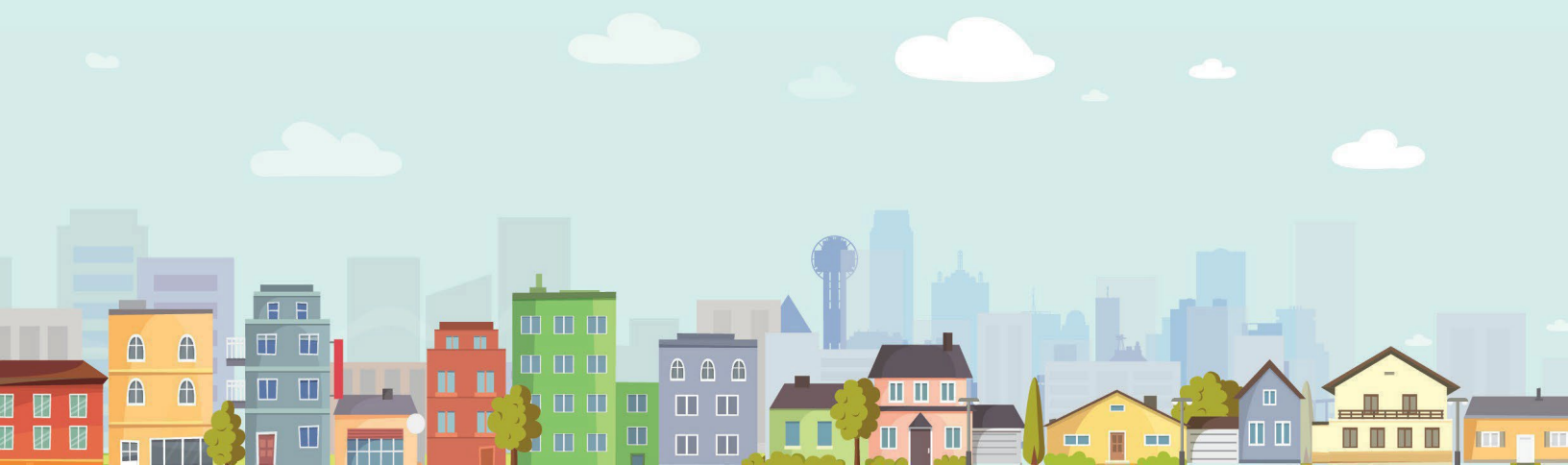


Housing and Neighborhood Revitalization

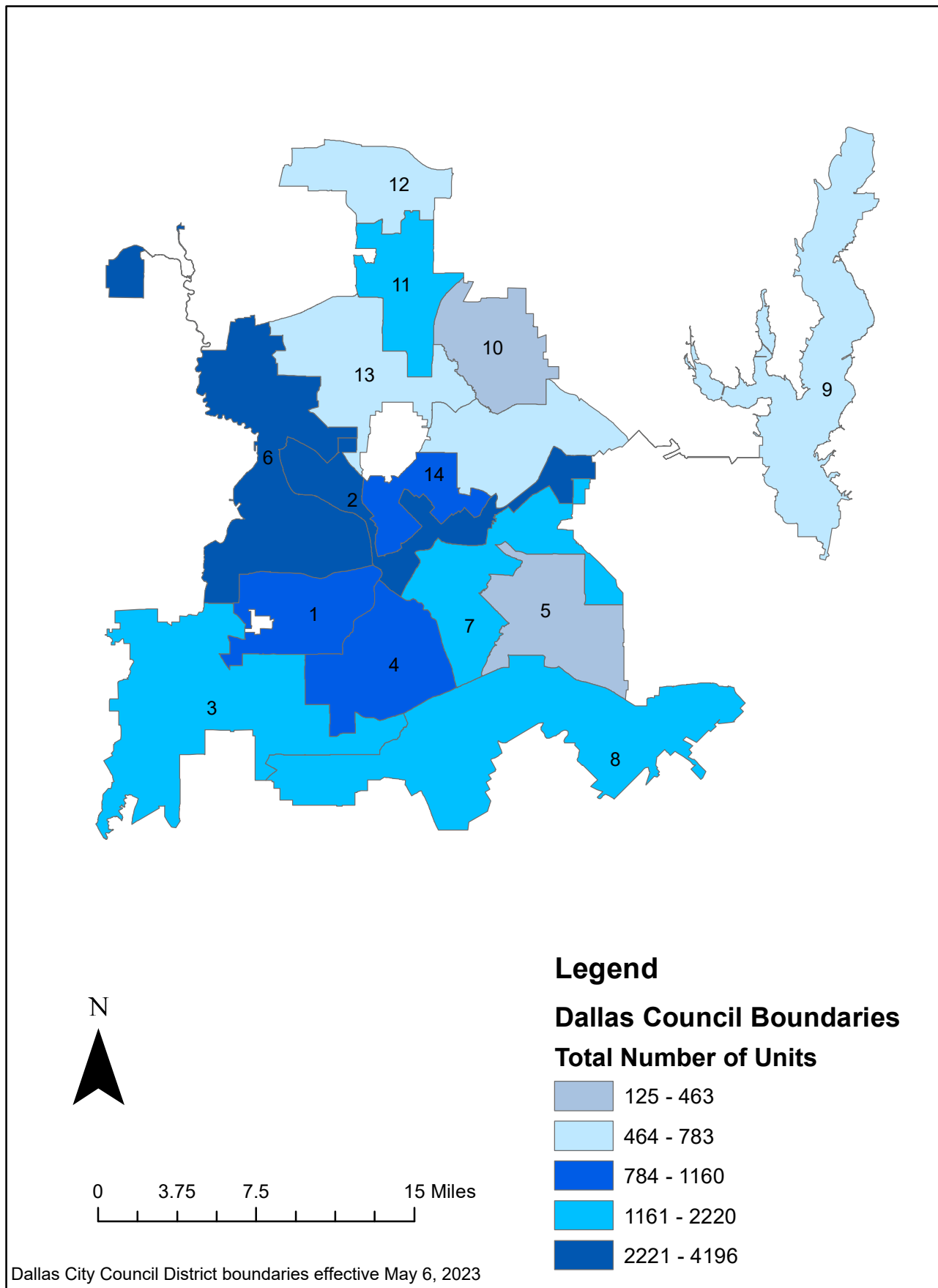
DEVELOPMENT

FY 2022-2023 ACCOMPLISHMENTS/REVENUE	
Number in Predevelopment	9,860
Number Under Construction	9,061
Number Completed	1,967
Developer Applications Received	4
Prior Years Carryover	\$16,581,119.03
Total Budget FY 22-23	\$7,622,770.00
Committed	\$30,920,000.00
Expensed	\$13,093,845.00
Total Remaining to date	\$11,110,044.03

FY 2022-2023 BENEFICIARY INFORMATION														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI			25						4					11
Units 31-50% AMI						12			4					45
Units 51-80% AMI		12	225	13		51	26	2	242		202			55
Units 81%+AMI				20		62	39	4	25		322			106
FY 2022-2023 M/WBE INFORMATION FOR DEVELOPERS														
Women Owned Business Enterprise		1												
Minority Owned Business Enterprise														



Development Units by Council District, FY 2022-2023 End of Year Totals





Housing and Neighborhood Revitalization

MIHDB

FY 2022-2023 ACCOMPLISHMENTS/REVENUE

Number in Predevelopment	4,242
Number Under Construction	5,684
Number Completed	512
Developer Applications Received	19
Number of Affordable versus Market Rate Units	23 affordable units versus 489 market rate units
Fee in Lieu Collected by Number of Projects and Total Dollars	\$5,551,773.70
Types of Reductions Received and Number	Floor area ratio – one, parking reduction – one, density bonus - one

FY 2022-2023 BENEFICIARY INFORMATION

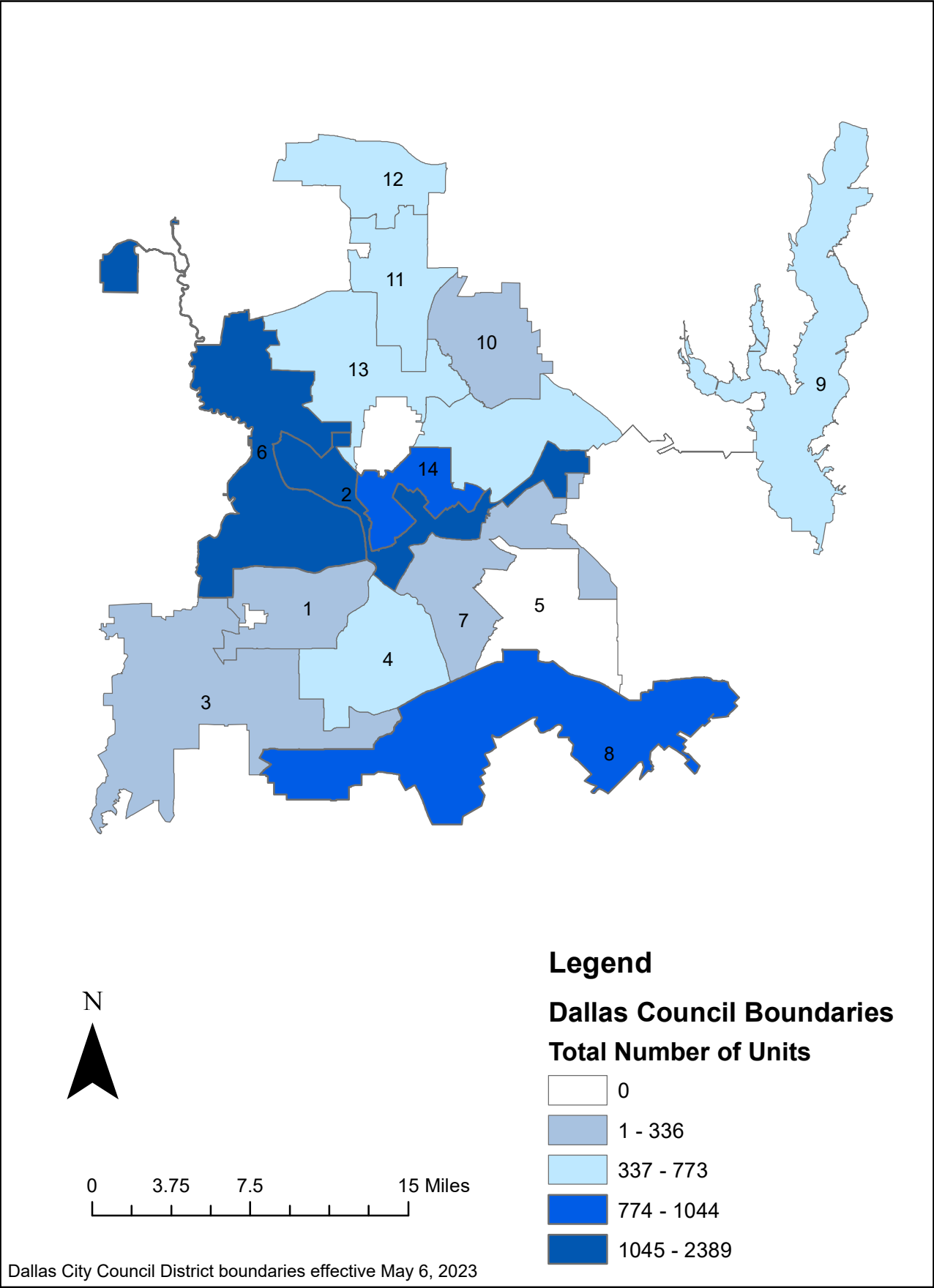
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI		12							11					
Units 81%+AMI														

FY 2022-2023 M/WBE INFORMATION FOR DEVELOPERS

Women Owned Business Enterprise														
Minority Owned Business Enterprise														



MIHDB Units by Council District, FY 2022-2023
End of Year Totals





Housing and Neighborhood Revitalization

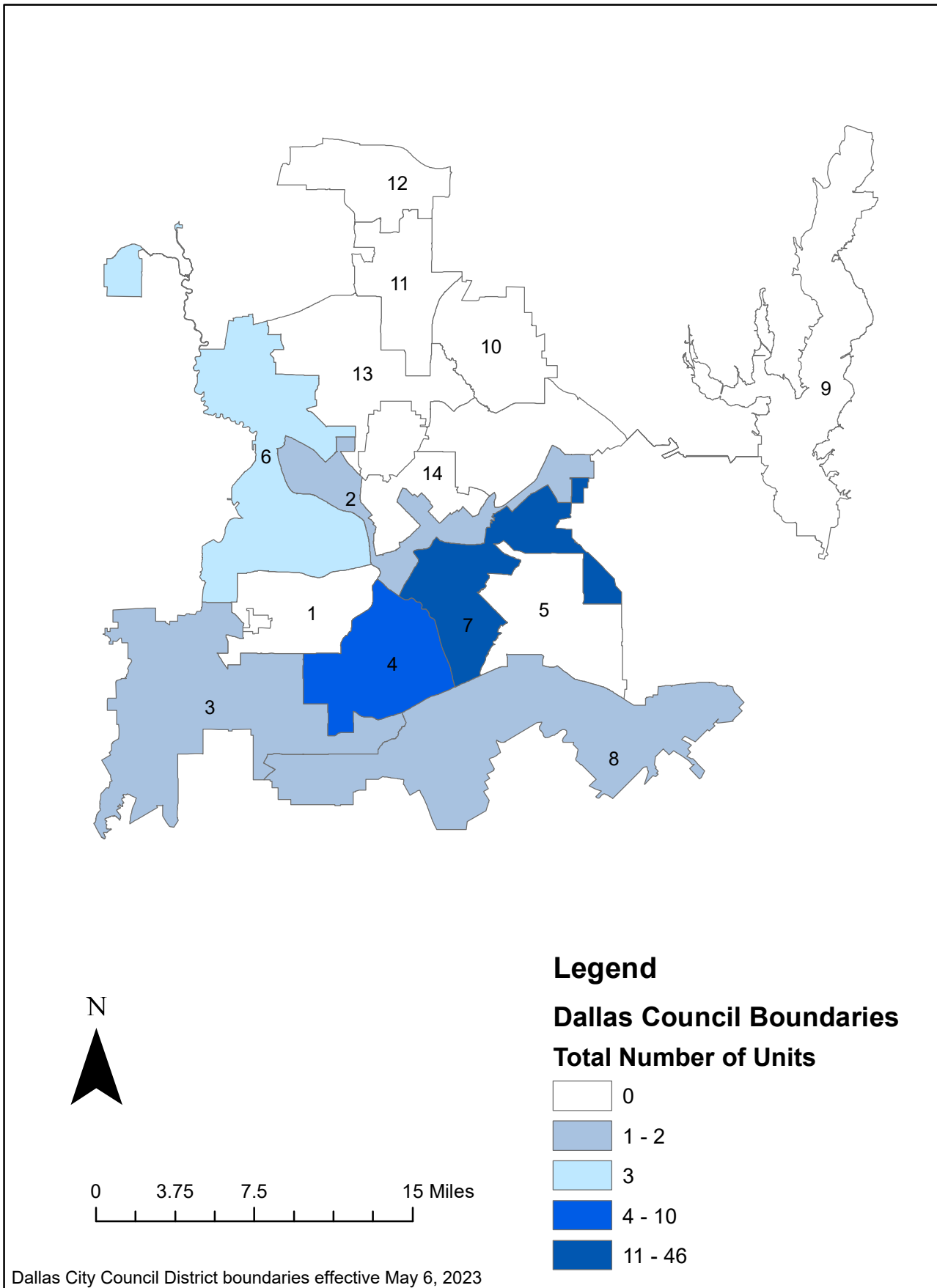
LAND BANK

FY 2022-2023 ACCOMPLISHMENTS AND BUDGETS	
Current Number of Lots Available	118
Lots Sold	32
Lots Built Out	19
All units underway	14
Developer Applications Received	9
Budget FY 22-23	\$1,281,130.00
Committed	0
Expensed	\$105,634.00
Prior Years Carryover	\$1,281,130.00
Total Remaining-to-date	\$730,078.94

FY 2022-2023 BENEFICIARY DETAILS														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI		1	1	7	3		8	1						
Units 81%+AMI			1		4		3	2						
FY 2022-2023 M/WBE INFORMATION FOR CONTRACTORS/DEVELOPERS														
Women Owned Business Enterprise														
Minority Owned Business Enterprise			2	1		1	3							



Land Bank Units by Council District, FY 2022-2023 End of Year Totals





Housing and Neighborhood Revitalization

LAND TRANSFER

FY 2022-2023 ACCOMPLISHMENTS AND BUDGETS

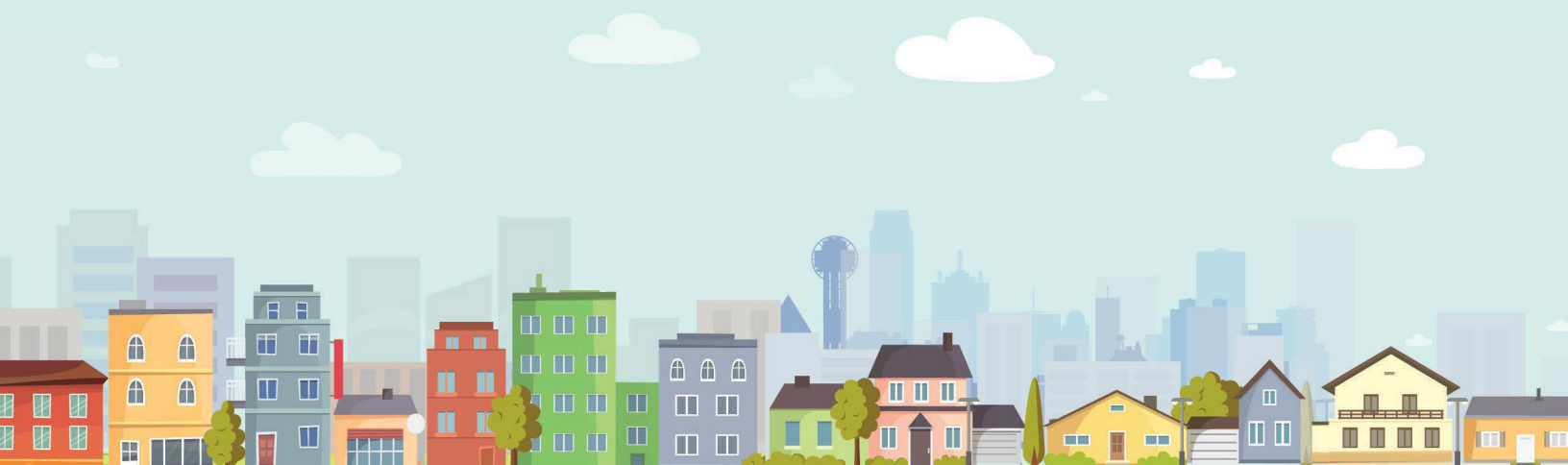
Current Number of Lots Available	2
Lots Sold	104
Lots Built Out	37
Units Under Construction	51
Developer Applications Received	11
Total Budget Remaining	N/A

FY 2022-2023 BENEFICIARY DETAILS

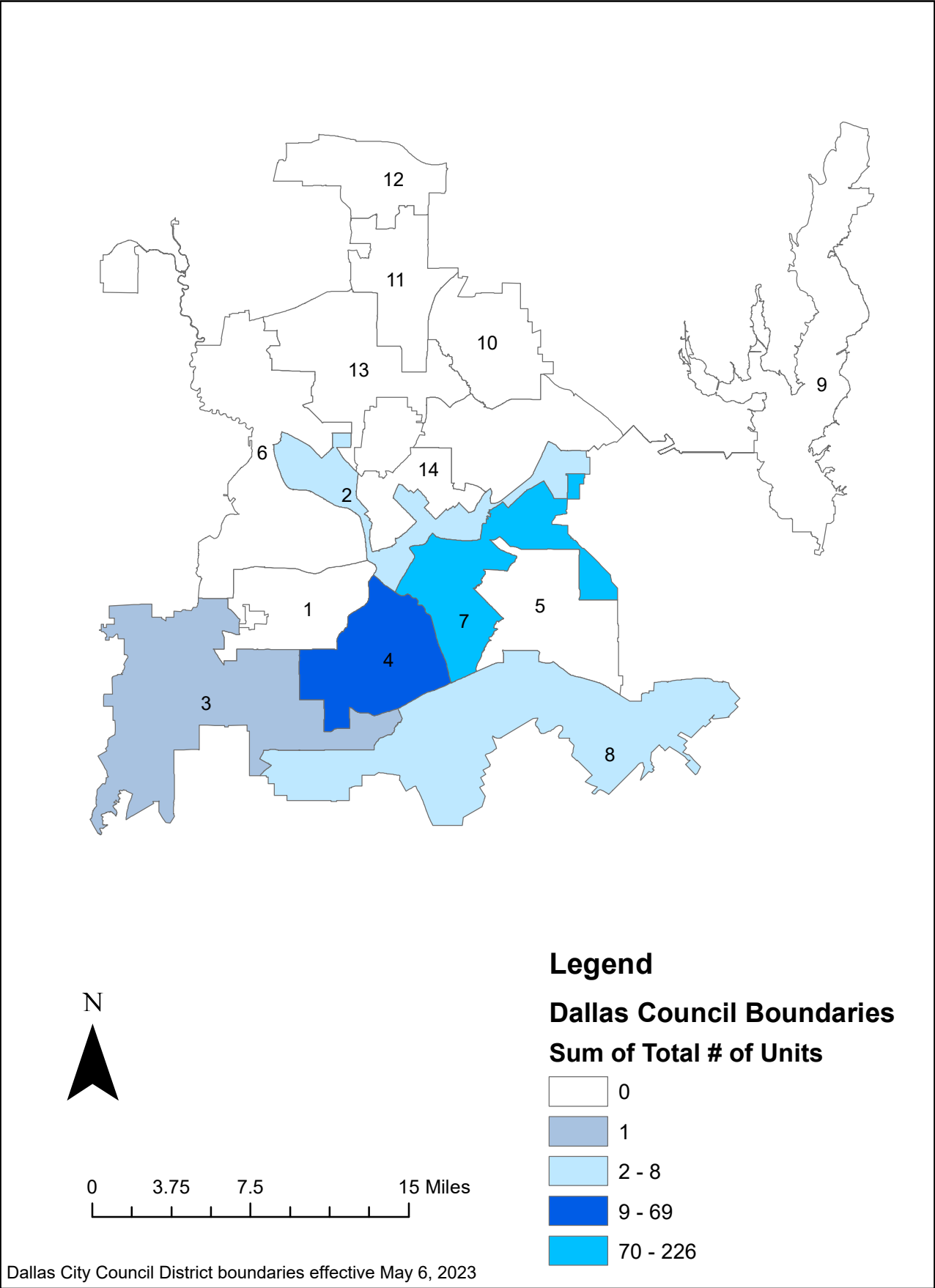
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI				13			26	2						
Units 81%+AMI				20			39	4						

FY 2022-2023 M/WBE INFORMATION FOR DEVELOPERS/CONTRACTORS

Women Owned Business Enterprise														
Minority Owned Business Enterprise							18		9					



Land Transfer Units by Council District, FY 2022-2023 End of Year Totals





City of Dallas

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

Agenda Information Sheet

File #: 24-981

Item #: F.

Action item: Recommend for City Council Consideration of the Sale of one (1) Land Transfer Program Lot located at 2614 Merlin St to South Fair Community Development Corporation, to a Qualified Participating Developer
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE March 25, 2024

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

SUBJECT Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified
Participating Developer

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee on the proposed sale of Land Transfer Program lots to a qualified participating developer.

Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has an inventory of two (2) lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, SouthFair Community Development Corporation for the purchase of (eleven) 11 Land Transfer Program lot. This memorandum provides an overview of the application submitted by SouthFair Community Development Corporation for HHS Committee consideration.

Background

On May 22, 2019, City Council adopted the Land Transfer Program by Resolution No. 19-0824, as amended, for the purpose of incentivizing: (1) the development of quality, sustainable housing that is affordable to the residents of the City and (2) the development of other uses that complement the City's Comprehensive Housing Policy, Economic Development Policy, or redevelopment policy. Specifically, the Land Transfer Program authorizes the City to sell qualifying City-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations, as applicable, in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or City ordinance. The tax foreclosed lots are being sold pursuant to 34.051 of the Texas Property Tax Code.

In November 2021, an eligible developer, submitted an application (proposal) to purchase a total of eleven (11) Land Transfer Program lots. Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a “Qualified Participating Developer” and underwriting the proposal. The application was determined to be “complete” and was assigned a score. Housing staff collaborated with Qualified Participating Developer regarding the terms of sale of the vacant lot(s) as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

The Developer being considered for the sale of one (1) lot is SouthFair Community Development Corporation. The Developer is a domestic 501(C)(3) nonprofit corporation established in 1991, incorporated in 1993, and is based in Dallas. SouthFair has been a nonprofit developer in the area for 30 years.

The lot at 2614 Merlin will be incorporated into the current Merlin Townhomes development due to its proximity to SouthFair’s already owned property. The lot will be replatted to be developed into 2-3 townhomes bringing the total number of townhomes on Merlin to 14-16. These townhomes on this lot will be geared towards those families that fall into the 60-80% AMI. The developer is expected to apply for a certification to become Community Housing Development Organization (CHDO) and request CHDO funding that will allow these 3-4 bedroom, 2-car garage, 1300-1600 square feet houses to sell for \$180,000 - \$228,000.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current HUD HOME homeownership sales price for the Dallas, TX HUD Metro FMR Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** 60-80% AMI
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Restrictive Covenants:** Developer must: (1) sell each lot to an income eligible household and (2) prior to the sale, must provide to Department of Housing and Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household’s principal residence during the entire term of the affordability period.

- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City if Developer does not apply for a construction permit and close on any construction financing within 60 days of purchase from the City or does not complete the construction and sale of the affordable housing unit to an income eligible homebuyer within 2 years.

Issues

The City incurs costs related to maintaining lots in its inventory. If the Committee does not approve forwarding the proposed development to City Council to consider for approval of the sale of the vacant lot to the Qualified Participating Developer, the City will be required to continue expending funds to maintain the unsold inventory. Based on a review of the application, including financials and proposed plans for the parcel, staff is confident that SouthFair CDC will be able to complete construction of affordable housing on the land within 2 years of the date of acquisition.

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$1,972.28. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed two (2) to three (3) housing units the expected property tax revenue is expected to be approximately \$4,680.42 annually. In addition, Exhibit A details the Estimated Foregone Revenues from the release of non-tax City liens: \$507.49. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$30.

Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve of the sale of one (1) vacant lot held by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Next Steps

Upon receiving HHS Committee approval, staff will place this item on the next available City Council agenda.

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



Majed A. Al-Ghafry, P.E.
Assistant City Manager

[Attachment: Project Map]

cc:

T.C. Broadnax, City Manager	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Tammy Palomino, City Attorney	Dr. Robert Perez, Assistant City Manager
Mark Swann, City Auditor	Jack Ireland, Chief Financial Officer
Biliera Johnson, City Secretary	Genesis D. Gavino, Chief of Staff to the City Manager
Preston Robinson, Administrative Judge	Directors and Assistant Directors
Kimberly Bizer Tolbert, Deputy City Manager	
Jon Fortune, Deputy City Manager	

Exhibit A

SOUTHAIR COMMUNITY DEVELOPMENT CORPORATION

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	2614	Merlin	Jeffries-Meyers			\$ 1,972.28	tax foreclosed	60-80%	\$507.49
Total Purchase Price ¹						\$ 1,972.28	Total Non-Tax Lien Amount ²	\$ 507.49	
Total Recording Fees						\$ 30.00			
Total Purchase Price and Recording Fees						\$ 2002.28			

1

Dallas City Code Section 2-26.9

2

DWU Revenue and Business Systems Division



City of Dallas

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

Agenda Information Sheet

File #: 24-982

Item #: G.

Updates on the 1,000 Unit Challenge memorandum entitled "Mixed-Income Housing Challenge to TODs for Post-COVID-19 Economic Development Recovery Efforts" issued on July 1, 2020
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



DATE March 25, 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 **Update on the 1,000-Unit Housing Challenge**

The purpose of this memorandum is to provide an update on the 1,000-Unit Housing Challenge memorandum entitled *"Mixed-Income Housing Challenge to Transit-Oriented Developments for Post-COVID-19 Economic Development Recovery Efforts"* issued on July 1, 2020 by the chairpersons of the Housing and Homelessness Solutions Committee, Transportation and Infrastructure Committee, Economic Development Committee, and Workforce, Education, and Equity Committee of the Dallas City Council.

To combat the ongoing challenge of addressing the lack of workforce housing post-COVID-19, the City of Dallas and DART was tasked to work collaboratively to meet the following objectives: 1) utilize available City or DART land within one-half mile of up to ten DART Transit stations, 2) produce mixed-income housing developments with no less than 1,000 affordable housing units serving individuals with income levels between 30-120% of Area Median Income (AMI), and 3) issue construction permits on all projects by August 30, 2021.

City-owned Sites

For Phase I of the City's efforts to meet the Housing Challenge, after identifying developable City-owned sites in January 2021, the City issued a Request for Proposals (RFP) for five City-owned properties located at 6601 South Lancaster Road, 4515 South Lancaster Road, 1900 Wheatland Road, 3015 Al Lipscomb Way, and 3039 South Lancaster Road. A total of three proposals were submitted and received the highest score: 1) Lavoro Acquisitions, LLC submitted an application for 4515 South Lancaster Road; 2) Brinshore Development, LLC submitted an application for 3015 Al Lipscomb Way; and 3) Innovan Neighborhoods Consulting, LLC submitted an application for 6601 South Lancaster Road. No proposals were received for 1900 Wheatland and 3039 South Lancaster. On May 26, 2021, the Dallas City Council authorized the city manager to enter into and advance negotiations for individual development agreements and interim of final development agreements, execute right of entry and due diligence agreements for each City-owned property related to the 1,000-Unit Housing Challenge.

DATE March 25, 2024
SUBJECT **Update on the 1,000-Unit Housing Challenge**

4515 South Lancaster Road

On June 21, 2022, the Dallas Public Facility Corporation (DPFC) adopted a resolution declaring its intent to enter into a developer agreement and subsequently executed a term sheet with Lavoro Acquisitions, LLC. The developer proposed to develop Trove Valor, a new multifamily development consisting of 332 residential units to include 26 studio units, 193 one-bedroom units, 106 two-bedroom units, and seven three-bedroom units, and Class A common area amenities. Upon completion of the new construction, 40% of the units were planned for households earning less than 80% of AMI, 10% of the units were planned for households earning less than 60% of AMI, and 50% of the units at market rate rents. Currently, this project has been cancelled by the DPFC due to a key principal leaving the firm and subsequent denial of request to assign rights to another entity not allowed under the City's procurement rules.

3015 Al Lipscomb Way

During the 2022 9% Competitive Housing Tax Credit cycles, Brinshore Development, LLC submitted an application for resolution of support and gap financing to develop Malcolm's Point Scholar House, an 80-unit multifamily development to include 60 two-bedrooms and 20 three-bedroom units. Upon completion, 20 units were planned for households earning 0%-30% of AMI, 18 units planned for households earning 31%-50% of AMI, 20 units planned for households earning 51%-60% of AMI, and 12 market rate units. Due to the close proximity to heavy industrial adjacent to a multifamily development, the developer was unable to achieve the required points by the Texas Department of Housing and Community Affairs resulting in the denial of competitive tax credits.

6601 South Lancaster Road

The 6601 S. Lancaster Road development by Innovan Neighborhoods proposes a mixed-income community with 203 units of market rate and workforce housing aligning with the UNT-Dallas Area Plan. The project will include for-sale homes for wealth-building opportunities, an amenity center, scenic views, and is located less than a half mile from the Camp Wisdom DART Station. Additionally, the development will provide much needed housing options to nearby employment centers (e.g., UNT Dallas, Paul Quinn College, and the VA Hospital). The developer has made numerous changes to the original May 2021 proposed site plan based on community feedback. Current product types include 118 two-bedroom/2.5 bath townhomes, 66 three-bedroom/2.5 bath townhomes, and 19 four-bedroom/3.5 bath garden home (single-family detached). Currently, the developer has submitted a zoning application with the requested changes based on community feedback to include at least 10% of greenspace, access to walking path, two-car garages, and a homeowner's association. The developer is constantly working with City staff to ensure all requirements are met in the site plan design to include

DATE March 25, 2024
SUBJECT **Update on the 1,000-Unit Housing Challenge**

contributing to upgrades on Crouch Road that will benefit the community overall. Additional feedback on improvements from the community is ongoing.

Should you have any questions or require additional information, please contact me or Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization cynthia.rogersellic@dallas.gov or 214-670-3601.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



City of Dallas

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Agenda Information Sheet

File #: 24-983

Item #: H.

Office of Homeless Solutions - Temporary and Alternate Housing Update
[Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



CITY OF DALLAS

DATE March 25, 2024

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

SUBJECT **Office of Homeless Solutions – Temporary and Alternative Housing Update**

The following memorandum is in response to inquiries from the City Council concerning best practices for intermediate housing and providing an outline of prior staff communications, and next steps. The request for information results from the special called meeting, held on January 18, 2024, by the Housing and Homelessness Solutions (HHS) Committee to discuss the [Task Force on Homelessness, Organizations, Policies, and Encampments \(HOPE\) Report](#).

Current Progress

The Office of Homeless Solutions (OHS) staff, in partnership with relevant City departments, is compiling national best practices for temporary and alternative housing, to determine overall needs for a proposed initiative. Recent actions include:

- Meeting with peer cities running successful programs, through presentations via the United States Interagency Council on Homelessness (USICH) ALL INside initiative
- In January of 2024, several councilmembers and staff traveled to Los Angeles, California, to visit sites related to the provision of temporary and alternative housing for area unsheltered individuals. The following sites were toured: Los Angeles Pallet Homes, Volunteers of America Facility, and Bienstar Harm Reduction Center

Next Steps

Staff is continuing to compile best practice data and models on bridge and alternative housing based on White House data and lessons learned from other major, urban cities, including an upcoming trip to view additional models. Later this spring, staff will present to HHS on the best path(s) forward, seeking Committee feedback and input.

Prior Action Chronology

- September 19, 2023 – A presentation was given to HHS that went over a proposed pilot project for temporary housing. This presentation covered the Aids Healthcare Foundation (AHF) presence in Dallas and their purchase of a former hotel. This site includes 200 turnkey units, of which 28 - 48 are being renovated and reserved

DATE March 22, 2024
SUBJECT **Temporary and Alternative Housing Update**

for permanent supportive housing through collaboration with the local Continuum of Care (CoC), at no cost to the City

- August 8, 2023 – A briefing was requested by the City Council on temporary housing in relation to tiny/pallet homes
- April 7, 2023 – Staff sent a memorandum to the City Council to recap and add additional clarity to the presentation made on April 4, 2023; an overview of the Community Development Block Grants – Disaster Recovery (CDBG-DR) Funds and Tiny Homes findings
 - Staff recommended that funding be used to support existing projects in the Housing and Neighborhood Revitalization portfolio with financial needs that could be met with these CDBG-DR funds
 - Staff also recommended devoting attention and finances to increasing permanent supportive housing through public/private partnerships on adaptive reuse projects, per the homelessness system's best practices
- April 4, 2023 – Staff presented their findings on the feasibility of using Community Develop Block Grant – Disaster Recovery (CBDG-DR) funds to support a proposed tiny homes project to house unsheltered individuals at the City Council Briefing, but due to loss of a quorum, were unable to answer questions from councilmembers at that time
- March 8, 2023 – A briefing was requested by the City Council on the feasibility of using CBDG-DR funds to support a proposed tiny homes project to house unsheltered individuals

In the meantime, if you have any questions, please contact me or Christine Crossley, Director of the Office of Homeless Solutions.

Service First,



Kimberly Bizer Tolber
Deputy City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
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Agenda Information Sheet

File #: 24-988

Item #: I.

HHS Committee Forecast

Housing & Homelessness Solutions Committee Forecast		
Committee Date	Briefing Item/ Report	Presenter(s)
April 23rd	Briefing Presentation: Dallas Homebuyer Assistance Program (DHAP)	HOU – Darwin Wade, Assistant Director, Housing
	Briefing Memorandum: Master Lease Update	Christine Crossley, Director, Office of Homeless Solutions
	Briefing Memorandum: Housing and Neighborhood Revitalization Quarterly Report	HOU – Thor Erickson, Assistant Director, Housing
	Briefing Presentation: DHP33 Update Quarterly Report	HOU – Thor Erickson, Assistant Director, Housing
	Briefing Memorandum: Tennison Lofts	HOU - Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Property Updates	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Neighborhood Revitalization
	Briefing Presentation: Introduction to the All INside Initiative	Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All INside Initiative, U.S. Department of Housing and Urban Development
May 21st	Briefing Memorandum: Park at North Point	HOU - Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, President & CEO, Housing Forward

June 24 th	Briefing Memorandum: Property Updates	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Neighborhood Revitalization
	Briefing Memorandum: PFC Update	HOU – Cynthia Rogers-Ellickson, (I) Director, Housing
	Briefing Memorandum: Housing and Neighborhood Revitalization Dashboard	HOU – Thor Erickson, Assistant Director, Housing



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Agenda Information Sheet

File #: 24-984

Item #: J.

Office of Procurement Services - Upcoming Agenda Item #25 (March 27, 2024): Authorize a one-year service contract for encampment clean-up for the Office of Homeless Solutions - The Cleaning Guys LLC dba CG Environmental, most advantageous proposer of eight - Not to exceed \$212,447.06 - Financing: General Fund (subject to annual appropriations)
[Christine Crossley, Director, Office of Homeless Solutions]



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Agenda Information Sheet

File #: 24-985

Item #: K.

Upcoming Agenda Item File # 24-763 (March 27, 2024): A public hearing to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development to reprogram unspent prior year CDBG funds in the total amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program; and, at close of the public hearing, authorize final adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan - Financing: No cost consideration to the City.

[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]



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Agenda Information Sheet

File #: 24-986

Item #: L.

Upcoming Agenda Item File # 24-762 (March 27, 2024): Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) as described in the attached Exhibit A to: (1) amend the terms and conditions of the Home Improvement & Preservation Program to (a) remove the Minor Home Rehabilitation Program, Major Home Rehabilitation Program, Home Reconstruction Program, and Rental Rehabilitation Program; and (b) provide grant-based emergency home repair, Dallas Tomorrow Fund for exterior code violations, and forgivable loans for major systems repair; and (2) remove from the DHRC the (a) Targeted Rehabilitation Program; (b) Targeted Rehabilitation Program - West Dallas sub-program module; (c) Targeted Rehabilitation Program Tenth Street Historic District Sub-program module; (d) Dallas Tomorrow Fund; (e) Lead Hazard Reduction Demonstration Grant; and (f) Senior Home Rehabilitation Program - Financing: No cost consideration to the City.

[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]