

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,



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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