

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 10, 2026

26-0014

SPECIALL CALLED HOUSING AND HOMELESSNESS SOLUTIONS
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER MENDELSON, PRESIDING

PRESENT: [6] Mendelson, Blair, Moreno (**10:12 a.m.), Gracey (**9:14 a.m.),
Resendez, Willis

ABSENT: [1] Bazaldua

The meeting was called to order at 9:09 a.m. with a quorum of the committee present.

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

The meeting recessed at 10:55 a.m. and reconvened to open session at 10:56 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:35 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 10, 2026

EXHIBIT A

RECEIVED

2026 FEB -4 PM 4:01

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street,
Council Briefing Room,
Dallas, Texas 75201*

Public Notice

260141

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

February 10, 2026

9:00 AM

SPECIAL CALLED MEETING

2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart **Assigned: 08/29/25	ECONOMIC DEVELOPMENT Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West **Assigned: 08/29/25
AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Willis (C), Blair, Cadena, Mendelsohn, Stewart **Assigned: 08/29/25	PARKS, TRAILS, AND THE ENVIRONMENT Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley **Assigned: 08/29/25
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, Roth, Stewart, West **Assigned: 08/29/25	FINANCE West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis **Assigned: 08/29/25
AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart * Assigned: 07/17/25	HOUSING AND HOMELESSNESS SOLUTIONS Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis **Assigned: 08/29/25
AD HOC COMMITTEE ON PENSIONS Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis **Assigned: 08/29/25	PUBLIC SAFETY Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart **Assigned: 08/29/25
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley **Assigned: 08/29/25	QUALITY OF LIFE, ARTS, AND CULTURE Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis **Assigned: 08/29/25
	TRANSPORTATION AND INFRASTRUCTURE Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn **Assigned: 08/29/25
	GOVERNMENT EFFICIENCY M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth **Assigned: 08/29/25

(C) – Chair, (VC) – Vice Chair

* Assigned: 07/17/25

**Assigned: 08/29/25

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

General Information

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

Reglas de Cortesía

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

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

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

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

This 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:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mae5da0340e532fecc5576a70f1b61c92>

Call to Order

MINUTES

1. [26-285A](#) Approval of the December 9, 2025, Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

The committee may vote to make recommendations to City Council regarding any of the following items on this agenda.

BRIEFING ITEMS

- A. [26-268A](#) The Ladder Project [Laura Miller, Chair, Congregation Shearith Israel]

Attachments: [Briefing Presentation](#)

- B. [26-272A](#) Encampment Servicing Procedures and Discussion on City of Dallas Homeless Encampment Policy [Kevin Oden, Director, Emergency Management and Crisis Response]

Attachments: [Briefing Presentation](#)

- C. [26-270A](#) Overview of Proposed Housing and Homelessness Policy Framework [Thor Erickson, Director, Office of Housing and Community Empowerment; James Armstrong, Deputy Director, Office of Housing and Community Empowerment; Kory Levingston, Fair Housing Administrator, Office of Housing and Community Empowerment]

Attachments: [Briefing Presentation](#)

BRIEFING MEMOS

- D. [26-273A](#) Citizen Homelessness Commission Update [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)
[Attachment](#)

UPCOMING AGENDA ITEMS

- E. [26-275A](#) Upcoming Agenda Items: February 11, 2026 ,City Council Agenda, Authorize Resolution of No Objection (RONO) and TEFRA Hearing Approval for four (4) applications to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 4% Low Income Housing Tax Credit (LIHTC) Applications approved for bond inducement by the Dallas Housing Finance Corporation (DHFC) for the following affordable housing developments: Beltline Flats: 1275 S Beltline Road; Huntington Place Senior Living: 1431 West Camp Wisdom Road; The Henley: 7535 University Hills Boulevard; University Hills: Northwest corner of S. Lancaster Road and E. Wheatland Road. [Thor Erickson, Director, Office of Housing and Community Empowerment; Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

Attachments: [Memorandum](#)
[Attachment A](#)

- F. [26-276A](#) Upcoming Agenda Items: February 11, 2026, City Council Agenda, Authorize Resolution of Support and a \$500.00 line of credit for nine (9) applications to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 9% Low Income Housing Tax Credits (LIHTC) Applications for the following affordable housing developments: Bella Limon: 4311-4329 Belmont Avenue; Rosette Park: 308 E 8th Street and 409 E 9th Street; The Broderick: 12800 Coit Road; The Cottages at Big Cedar: North Quadrant of Mountain Creek Parkway and Eagle Ford Drive; The Pemberton at Dennis: 11301 Dennis Road; The Eleanor: 7030 W Wheatland Road; Apex at Westmount: 1228 Westmount Avenue; Shiloh Lofts: 10810 Shiloh Road; Reserve at Augustine: 115 S St Augustine Road [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)
[Attachment A](#)
[Attachment B](#)

- G. [26-278A](#) Upcoming Agenda Item: February 11, 2026 City Council Agenda Item #26-259A, Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and own Trinity Basin, a mixed-income, multifamily development to be located at 301 and 808 N Ewing Ave, Dallas, Texas 75203 (Project); and enter into a seventy-five-year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project [Thor Erickson, Director, Office of Housing and Community Empowerment; Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

Attachments: [Memorandum](#)

- H. [26-279A](#) Upcoming Agenda Item: February 11, 2026, City Council Agenda Item #26-256A, Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and own Mockingbird Corner, a mixed-income, multifamily development to be located at 1241 W Mockingbird Ln, Dallas, Texas 75247 (Project); and enter into a seventy-five-year lease agreement with GHN Holdings, LLC (Applicant) or its affiliate, for the development of the Project [Thor Erickson, Director, Office of Housing and Community Empowerment; Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

Attachments: [Memorandum](#)

- I. [26-284A](#) Upcoming Agenda Item: February 25, 2026, City Council Agenda Item #26-291A; Award Subrecipient agreement to Business and Community Lenders (BCL) of Texas to administer the Dallas Homebuyer Assistance Program (DHAP) [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 10, 2026

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 10, 2026

MINUTES

Item 1: Approval of the December 9, 2025, Housing and Homelessness Solutions
 Committee Meeting Minutes

Deputy Mayor Pro Tem Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember Resendez and unanimously adopted. (Moreno, Gracey
absent when vote taken; Bazaldua absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 10, 2026

BRIEFING ITEMS

Item A: The Ladder Project

The following individual briefed the committee on the item:

- Laura Miller, Chair, Congregation Shearith Israel

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 10, 2026

BRIEFING ITEMS

Item B: Encampment Servicing Procedures and Discussion on City of Dallas Homeless
 Encampment Policy

The following individuals briefed the committee on the item:

- Kevin Oden, Director, Emergency Management and Crisis Response; and
- Thor Erickson, Director, Office of Housing and Community Empowerment

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 10, 2026

BRIEFING ITEMS

Item C: Overview of Proposed Housing and Homelessness Policy Framework

The following individuals briefed the committee on the item:

- Thor Erickson, Director, Office of Housing and Community Empowerment;
- James Armstrong, Deputy Director, Office of Housing and Community Empowerment; and
- Kory Levingston, Fair Housing Administrator, Office of Housing and Community Empowerment

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 10, 2026

BRIEFING MEMOS

Item D: Citizen Homelessness Commission Update

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 10, 2026

UPCOMING AGENDA ITEMS

- Item E: Upcoming Agenda Items: February 11, 2026 ,City Council Agenda, Authorize Resolution of No Objection (RONO) and TEFRA Hearing Approval for four (4) applications to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 4% Low Income Housing Tax Credit (LIHTC) Applications approved for bond inducement by the Dallas Housing Finance Corporation (DHFC) for the following affordable housing developments: Beltline Flats: 1275 S Beltline Road; Huntington Place Senior Living: 1431 West Camp Wisdom Road; The Henley: 7535 University Hills Boulevard; University Hills: Northwest corner of S. Lancaster Road and E. Wheatland Road.
- Item F: Upcoming Agenda Items: February 11, 2026, City Council Agenda, Authorize Resolution of Support and a \$500.00 line of credit for nine (9) applications to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 9% Low Income Housing Tax Credits (LIHTC) Applications for the following affordable housing developments: Bella Limon: 4311-4329 Belmont Avenue; Rosette Park: 308 E 8th Street and 409 E 9th Street; The Broderick: 12800 Coit Road; The Cottages at Big Cedar: North Quadrant of Mountain Creek Parkway and Eagle Ford Drive; The Pemberton at Dennis: 11301 Dennis Road; The Eleanor: 7030 W Wheatland Road; Apex at Westmount: 1228 Westmount Avenue; Shiloh Lofts: 10810 Shiloh Road; Reserve at Augustine: 115 S St Augustine Road
- Item G: Upcoming Agenda Item: February 11, 2026 City Council Agenda Item #26-259A, Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and own Trinity Basin, a mixed-income, multifamily development to be located at 301 and 808 N Ewing Ave, Dallas, Texas 75203 (Project); and enter into a seventy-five-year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project
- Item H: Upcoming Agenda Item: February 11, 2026, City Council Agenda Item#26-256A, Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and own Mockingbird Corner, a mixed-income, multifamily development to be located at 1241 W Mockingbird Ln, Dallas, Texas 75247 (Project); and enter into a seventy-five-year lease agreement with GHN Holdings, LLC (Applicant) or its affiliate, for the development of the Project
- Item I: Upcoming Agenda Item: February 25, 2026, City Council Agenda Item #26-291A; Award Subrecipient agreement to Business and Community Lenders (BCL) of Texas to administer the Dallas Homebuyer Assistance Program (DHAP)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 10, 2026

EXHIBIT C