

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 25, 2024

24-0014

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

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

ABSENT: [0]

The meeting was called to order at 9:03 a.m. with a quorum of the committee present.

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

After all business properly brought before the committee had been considered, the meeting adjourned at 12:18 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.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 25, 2024

EXHIBIT A

RECEIVED

2024 MAR 21 PM 6:21

**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 pistola 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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2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 25, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

MINUTES

Item A1: Approval of the January 18, 2024 Special Called Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

MINUTES

Item A2: Approval of the January 22, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

BRIEFING ITEMS

Item A: Homeless Response System Quarterly Report

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions;
- Sarah Khan, President and CEO, Housing Forward; and
- Kimberly Tolbert, Deputy City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

BRIEFING ITEMS

Item B: 2929 South Hampton Road: Options and Next Steps

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions;
- Kimberly Tolbert, Deputy City Manager, City Manager's Office;
- Andreea Udrea, PhD, AICP, Assistant Director, Planning and Urban Design;
- Cynthia Rogers-Ellickson, Interim Director Housing and Neighborhood Revitalization;
- Ashley Eubanks, Assistant Director, Public Works Department;
- Consuelo Tankersley, Assistant City Attorney, City Attorney's Office; and
- Kevin Spath, Assistant Director, Economic Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

BRIEFING ITEMS

Item C: Development Program Updates: New Construction and Substantial Rehabilitation Program, Land Transfer and Land Bank Program, and Single-Family Homeownership Development Requirements

The committee did not discuss the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

MEMORANDUMS

- 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
- Item E: Department of Housing & Neighborhood Revitalization FY 2022-23 Performance Measures
- 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
- 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
- Item H: Office of Homeless Solutions - Temporary and Alternate Housing Update

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

FORECAST

Item I: HHS Committee Forecast.

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 25, 2024

UPCOMING AGENDA ITEMS

- 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)
- 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.
- 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.

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 25, 2024

EXHIBIT C