

Memorandum



CITY OF DALLAS

DATE March 24, 2025

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

SUBJECT **Office of Homeless Solutions Properties Update**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the three (3) properties currently in varying stages be reported on moving forward via a project tracker. Attached, please find a high-level overview of the listed properties with additional financial information, as of today:

- Fort Worth Avenue
- Independence Drive
- Hampton Rd

As the properties continue through the phases, 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.

[Attachment]

Service First, Now!

A handwritten signature in black ink, appearing to read 'Alina Ciocan'.

Alina Ciocan
Assistant City Manager

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

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

1950 Ft Worth Avenue

Purchase Date: December 23, 2020
Estimated Development Completion Date: January-February 2026
Estimated Resident Move-in Date: March 2026
Bed Totals: 71
Appraisal at Acquisition: \$2,060,000.00
Acquisition Costs: \$3,517,596.00
Environmental Costs: \$286,954.00
City Rehab Incentive as approved by Council: \$4,790,000.00
Total Development Costs by Developer: \$10,119,439.00/\$67,464.00 per unit

| Item | Key Dates / Deadline | OHS / HCD Led | Involved Staff, Departments, and / or Orgs (Internal / External) | Updates, Notes, and Next Steps |
|---|----------------------|---------------------------------------|--|--|
| Community liaison committee as required by SUP is being formed with notifications sent to property owners | Underway | St. Jude, Inc. | | Email blast distributed on September 22 with six commitments to date for the committee |
| Design development documents including drawings and specifications are 100% complete. Currently in construction document phase. | Underway | Kirksey Architects and St. Jude, Inc. | HCD | |
| Review drafts of development and conditional grant agreements, and conveyance documents | Underway | HCD, and OHS | St. Jude, ATT, HCD, and OHS | |

| | | | | |
|------------------------------|----------|-----|-------------|--|
| Environmental Review process | Underway | HCD | DHA and BMS | |
|------------------------------|----------|-----|-------------|--|

Adjacent Amenities: Coombs Creek Trail, Lula B's Oak Cliff Antique Shop, Lupita's Restaurant, AutoZone Auto Parts, Yam Wireless, Crown Buffet, Wendy's, 7-Eleven, Exxon, Santos Radiator and Muffler and a DART bus stop at Plymouth and Tarrant less than two tenths of a mile.

4150 Independence Drive

Purchase Date: May 5, 2022
Estimated Development Completion Date: TBD
Estimated Resident Move-in Date: TBD
Bed Totals: minimum of 100 as required by NOFA application
Appraisal at Acquisition: \$3,215,000.00
Acquisition Costs: \$4,964,934.00
Environmental Costs: \$80,580.00
Resident Services Building Renovation Costs: \$1,874,105.00
2022 RFP Rehab Costs: \$7,892,761.00 TDC for 108 units/\$7,392,761.00 gap request/\$69,451.00 per unit
2024 NOFA City Rehab Incentive: \$4,370,876.20
2024 NOFA Proposal Total Development Cost (TDC) Costs:

- \$29,997,762.00 TDC for rehab of 108 units/\$8,950,000.00 gap request/\$277,757.00 per unit
- \$24,214,040.00 TDC for demo (estimated at \$350,000.00) and new construction of 60 units/\$4,950,000.00 gap request/\$403,567.00 per unit

| Item | Key Dates / Deadline | OHS / HCD Led | Involved Staff, Departments, and / or Orgs (Internal / External) | Updates, Notes, and Next Steps |
|---|--|---------------|--|---|
| PSH NOFA pre-submission meeting with interested parties | October 22 | HCD and OHS | | |
| One PSH NOFA submission was received on November 18, 2024 | NOFA application rejected due to financial feasibility and reasonableness; | HCD and OHS | HOU, OHS, Consultants, and Housing Forward | Next steps and options for property to be brought forth during a discussion at HHS in early summer. |

Adjacent Amenities: The VUES Apartments, a newly constructed 102-unit multifamily development, Ari Motel, Royal Inn Motel, Super 7 Inn, Liberty Capital Investments, Shabach Sanctuary and DART bus stop at Camp Wisdom and Independence Drive less than one tenth of a mile.

2929 S. Hampton Road

Purchase Date – September 27, 2022
Development Completion Date – TBD
Estimated Resident Move-in Date – TBD
Bed Totals – TBD
Appraisal at Acquisition: \$6,040,000.00
Acquisition Costs: \$6,529,388.00
Environmental Costs: \$55,615.00
City Incentive: TBD

| Item | Key Dates / Deadline | OHS / HOU Led | Involved Staff, Departments, and / or Orgs (Internal / External) | Updates, Notes, and Next Steps |
|-------------|-----------------------------|----------------------|---|--|
| | | | | Staff is in the process of drafting an RFI anticipated to be issued in April 2025. |

Adjacent Amenities: Nolan Grand Apartments, The Oaks at Hampton, Hampton-Illinois Branch Library, Jimmie Tyler Brashear Elementary School, other medical services office space, DART bus stop at Hampton and McAdams less than one tenth of a mile.