

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, APRIL 23, 2024

24-0014

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

PRESENT: [5] Moreno, \*Mendelsohn, \*West, Gracey (\*\*9:11 a.m.), Willis

ABSENT: [0]

The meeting was called to order at 9:02 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 11:37 a.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: Members of the Committee participated in this meeting by video conference.**

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, APRIL 23, 2024

EXHIBIT A

**RECEIVED**

**2024 APR 19 PM 4:32**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**2 4 0 4 1 4**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Housing and Homelessness Solutions Committee**

**April 23, 2024**

**9:00 AM**

## 2023 CITY COUNCIL APPOINTMENTS

<b>COUNCIL COMMITTEE</b>	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Moreno (C), Mendelsohn (VC), Gracey, West, Willis	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
<b>PUBLIC SAFETY</b> Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Bazaldua (C), Resendez (VC), Blackmon, Gracey, Ridley, Schultz, Willis
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	<b>WORKFORCE, EDUCATION, AND EQUITY</b> Schultz (C), Arnold (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Atkins (C), Mendelsohn, Moreno, *Ridley, *Stewart	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, West	<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
<b>AD HOC COMMITTEE ON PENSIONS</b> Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> 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](http://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](http://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."*

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](https://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=m2dcb0cd62f8e4b1cdea6476f216be0ee>

### Call to Order

### MINUTES

- A. [24-1409](#) Approval of the March 25, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:** [Minutes](#)

### BRIEFING ITEMS

- B. [24-1363](#) Introduction to the All INside Initiative, a United States Interagency Council on Homelessness initiative to reduce unsheltered homelessness [Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All INside Initiative, U.S. Department of Housing and Urban Development]

**Attachments:** [Presentation](#)

- C. [24-1364](#) Dallas Housing Policy 2033 (DHP33) Implementation Update covering DHP33 Pillars 1-7, the Inclusive Housing Task Force, Neighborhood Revitalization Strategy Areas, Action Plan, and Next Steps [Cynthia Rogers-Ellickson, Interim Director, Housing & Neighborhood Revitalization; Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Presentation](#)

- D. [24-1365](#) Update on Development Programs: New Construction and Substantial Rehabilitation Program, Use of Right-of-Reverter in Land Transfer Program, and Single-Family Homeownership Development Requirements [Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Presentation](#)

**MEMORANDUM**

- E. [24-1366](#) Department of Housing & Neighborhood Revitalization (HOU) FY 2023-2024 Cumulative Performance Measures for HOU programs in Quarters One and Two  
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

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

- F. [24-1370](#) Update on 1,000-unit Housing Challenge: Transit-Oriented Development sites located at 6601 South Lancaster Road, 4515 South Lancaster Road, 1900 Wheatland Road, 3015 Al Lipscomb Way, and 3039 Lancaster Road  
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

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

- G. [24-1367](#) Office of Homeless Solutions and the Department of Housing & Neighborhood Revitalization Properties Update: projects located at Fort Worth Avenue, Independence Drive, Hampton Road, Vantage Point, and St. Paul  
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

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

**UPCOMING AGENDA ITEMS**

- H. [24-1371](#) Office of Homeless Solutions - Upcoming Agenda Item: a public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program and American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L Time Re-Housing Program  
[Christine Crossley, Director, Office of Homeless Solutions]

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



- I. [24-1408](#) Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development Project - Tenison Lofts at Samuell Grand: Authorize the City Manager to execute a development loan agreement with Generation Housing Partners, LLC. and/or its affiliates in the amount of \$11,000,000.00 in Community Development Block Grant Disaster Recovery Funds for the development of Tenison Lofts at Samuell Grand, a 164-unit mixed income multi-family complex to be located at 3500-3632 Samuell Boulevard [Darwin Wade, Assistant Director, Department of Housing & Revitalization]

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

- J. [24-1368](#) Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Bloc House Santa Fe Trail, a 92-unit mixed-income, multifamily development to be located at 4533 Willow Street (Project); and (2) enter into a seventy-five-year lease agreement with Bloc House Santa Fe Trail LLC or its affiliate for the development of the Project [Albert Gonzalez, Dallas Public Facility Corporation Manager, Department of Housing & Neighborhood Revitalization]

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

#### **FORECAST**

- K. [24-1372](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 21, 2024 through October 22, 2024

**Attachments:** [Forecast](#)

#### **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]

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, APRIL 23, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

MINUTES

Item A: Approval of the March 25, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Willis and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

BRIEFING ITEMS

Item B: Introduction to the All INside Initiative, a United States Interagency Council on Homelessness initiative to reduce unsheltered homelessness

The following individuals briefed the committee on the item:

- Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All Inside Initiative, U.S. Department of Housing and Urban Development; and
- Christine Crossley, Director, Office of Homeless Solutions

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

BRIEFING ITEMS

Item C: Dallas Housing Policy 2033 (DHP33) Implementation Update covering DHP33 Pillars 1-7, the Inclusive Housing Task Force, Neighborhood Revitalization Strategy Areas, Action Plan, and Next Steps

The following individuals briefed the committee on the item:

- Cynthia Rogers-Ellickson, Interim Director, Housing & Neighborhood Revitalization;
- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; and
- Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

BRIEFING ITEMS

Item D: Update on Development Programs: New Construction and Substantial Rehabilitation Program, Use of Right-of-Reverter in Land Transfer Program, and Single-Family Homeownership Development Requirements

The following individuals briefed the committee on the item:

- Cynthia Rogers-Ellickson, Interim Director, Housing & Neighborhood Revitalization; and
- Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

MEMORANDUMS

- Item E: Department of Housing & Neighborhood Revitalization (HOU) FY 2023-2024 Cumulative Performance Measures for HOU programs in Quarters One and Two
- Item F: Update on 1,000-unit Housing Challenge: Transit-Oriented Development sites located at 6601 South Lancaster Road, 4515 South Lancaster Road, 1900 Wheatland Road, 3015 AI Lipscomb Way, and 3039 Lancaster Road
- Item G: Office of Homeless Solutions and the Department of Housing & Neighborhood Revitalization Properties Update: projects located at Fort Worth Avenue, Independence Drive, Hampton Road, Vantage Point, and St. Paul

The committee discussed the items.



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

UPCOMING AGENDA ITEMS

- Item H: Office of Homeless Solutions - Upcoming Agenda Item: a public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program and American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L Time Re-Housing Program
- Item I: Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development Project - Tenison Lofts at Samuell Grand: Authorize the City Manager to execute a development loan agreement with Generation Housing Partners, LLC. and/or its affiliates in the amount of \$11,000,000.00 in Community Development Block Grant Disaster Recovery Funds for the development of Tenison Lofts at Samuell Grand, a 164-unit mixed income multi-family complex to be located at 3500-3632 Samuell Boulevard
- Item J: Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Bloc House Santa Fe Trail, a 92-unit mixed-income, multifamily development to be located at 4533 Willow Street (Project); and (2) enter into a seventy-five-year lease agreement with Bloc House Santa Fe Trail LLC or its affiliate for the development of the Project

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

FORECAST

Item K:           Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 21, 2024 through October 22, 2024

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, APRIL 23, 2024

EXHIBIT C