

“CORRECTED”
MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 24, 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 9:07 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 12:38 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.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 24, 2024

EXHIBIT A

RECEIVED

2024 JUN 20 PM 5: 20

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

2 4 0 6 2 9

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

June 24, 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 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 Council Committee meeting will be held by video conference and in the Council Chambers, 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 meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallas.tv](https://cityofdallas.tv). 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=m50bc45ef1bc12d08396af3aae6843d09>

Call to Order

MINUTES

- A [24-2035](#) Approval of the May 24, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B [24-2036](#) Department of Housing and Neighborhood Revitalization FY 2024-25 Budget Review and Next Steps
[Cynthia Rogers- Ellickson, Director, Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

- C [24-2037](#) Homeless Response System Quarterly Report
[Christine Crossley, Director, Office of Homeless Solutions]
[Sarah Kahn, President & CEO, Housing Forward]

Attachments: [Presentation](#)

- D [24-2038](#) Homeless Engagement Initiatives at Dallas Public Library
[Jo Guidice, Director, Dallas Public Library]

Attachments: [Presentation](#)

BRIEFING MEMOS

- E [24-2041](#) Consideration and Approval of the Sale of two (2) Land Transfer Program Lots located at 1 South Boulevard to Cornerstone Community Development Corporation, a Qualified Participating Developer
[Cynthia Rogers-Ellickson, Director, Housing & Neighborhood Revitalization;
[Tyrone Wilson, Manager III, Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- F [24-2039](#) Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 2929 S. Hampton Road; 9019 Vantage Point; and 711 S. St. Paul
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- G [24-2049](#) Dallas Housing Needs Assessment and Target Area Action Plans
[Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- H [24-2095](#) Housing and Homelessness Committee Solutions Proposed 2025 Legislative Priorities [Clifford Sparks, State Legislative Director, City Attorney's Office]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- I [24-2042](#) Authorize a contract with Wright Choice Group, LLC for the term of fourteen months for consultant services to include meeting design and facilitation services, plan development, and project recommendations, starting on December 13, 2023, for city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for persons experiencing housing instability or homelessness - Not to exceed \$110,133.00 - Financing: General Fund (This item was deferred on December 13, 2023 and March 27, 2024)

- J [24-2092](#) Authorize (1) the amendment of Resolution No. 23-0543 rescinding all authorizations in favor of UCR Development Services, LLC; (2) the City Manager to (a) execute a conditional grant agreement in an amount not to exceed \$2,345,273.00 for a term of twenty years sourced with 2017 General Obligation Bond, Homeless Assistance J Funds (Prop J); (b) execute a development agreement with forgivable loan and land conveyance in an amount not to exceed \$2,444,727.00 sourced with HOME Investment Partnership Funds for a term of twenty years, each with St. Jude Inc., and/or its affiliates (Developer/Provider), as the top ranking and best qualified Notice of Funding Availability proposer and approved as to form by the City Attorney (a) and (b) for a total amount not to exceed \$4,790,000.00; (c) negotiate and execute a property management and supportive services agreement, that includes a scope of work substantially similar to Exhibit A to the Resolution, with Developer/Provider requiring a Good Neighbor Agreement (to the extent it does not violate the Fair Housing Act, 42 U.S.C. §§ 3601-19), substantially in the form of Exhibit B to the Resolution, approved as to form by the City Attorney, for a minimum of twenty years; and (d) convey the Property to Developer/Provider subject to restrictive covenants, a right of reverter with the right of reentry and recording of all necessary documents pursuant to Texas Local Government Code Section 272.001(g) and applicable laws and regulations, for redevelopment of the real property located at 1950 Fort Worth Avenue, Dallas, Texas - Not to exceed \$4,790,000.00 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,345,273.00) and HOME Investment Partnerships Funds (HOME) (\$2,444,727.00)

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
MONDAY, JUNE 24, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

MINUTES

Item A: Approval of the May 24, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Mendelsohn and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

BRIEFING ITEMS

Item B: Department of Housing and Neighborhood Revitalization FY 2024-25 Budget Review and Next Steps

The following individuals briefed the committee on the item:

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

BRIEFING ITEMS

Item C: Homeless Response System Quarterly Report

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Department of Homeless Solutions; and
- Sarah Kahn, President & CEO, Housing Forward

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

BRIEFING ITEMS

Item D: Homeless Engagement Initiatives at Dallas Public Library

The following individuals briefed the committee on the item:

- Jo Guidice, Director, Dallas Public Library; and
- Shannon Adams, Library Adult Services Manager, Dallas Public Library

“CORRECTED”

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

MEMORANDUMS
BRIEFING MEMOS

Item E: Consideration and Approval of the Sale of two (2) Land Transfer Program Lots located at 1 South Boulevard to Cornerstone Community Development Corporation, a Qualified Participating Developer

Councilmember Mendelsohn moved to forward the item to city council.

Motion seconded by Councilmember Gracey and unanimously adopted.

Item F: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 2929 S. Hampton Road; 9019 Vantage Point; and 711 S. St. Paul

Councilmember Mendelsohn moved to forward the item to city council with the following recommendation:

- “Sell the 711 S. St. Paul property”

Motion seconded by Councilmember West.

Councilmember Gracey moved a subsidiary motion to:

- “include 2929 S. Hampton Road.”

Motion seconded by Councilmember Mendelsohn.

Chair Moreno called a vote on Councilmember Gracey’s subsidiary motion and declared the motion failed.

Chair Moreno called a vote on Councilmember Mendelsohn’s motion and declared the item amended.

Item G: ~~Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development and Dallas Public Facility Corporation Project – The Park at Northpoint to be located at 9999 West Technology Boulevard~~
Dallas Housing Needs Assessment and Target Area Action Plans

Item H: Housing and Homelessness Committee Solutions Proposed 2025 Legislative Priorities

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 24, 2024

UPCOMING AGENDA ITEMS

Item I: Authorize a contract with Wright Choice Group, LLC for the term of fourteen months for consultant services to include meeting design and facilitation services, plan development, and project recommendations, starting on December 13, 2023, for city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for persons experiencing housing instability or homelessness - Not to exceed \$110,133.00 - Financing: General Fund (This item was deferred on December 13, 2023 and March 27, 2024)

Councilmember Gracey moved to not forward the item to city council.

Motion seconded by Councilmember Mendelsohn.

Chair Moreno called a vote on Councilmember Gracey's motion and declared the motion failed.

Item J: Authorize (1) the amendment of Resolution No. 23-0543 rescinding all authorizations in favor of UCR Development Services, LLC; (2) the City Manager to (a) execute a conditional grant agreement in an amount not to exceed \$2,345,273.00 for a term of twenty years sourced with 2017 General Obligation Bond, Homeless Assistance J Funds (Prop J); (b) execute a development agreement with forgivable loan and land conveyance in an amount not to exceed \$2,444,727.00 sourced with HOME Investment Partnership Funds for a term of twenty years, each with St. Jude Inc., and/or its affiliates (Developer/Provider), as the top ranking and best qualified Notice of Funding Availability proposer and approved as to form by the City Attorney (a) and (b) for a total amount not to exceed \$4,790,000.00; (c) negotiate and execute a property management and supportive services agreement, that includes a scope of work substantially similar to Exhibit A to the Resolution, with Developer/Provider requiring a Good Neighbor Agreement (to the extent it does not violate the Fair Housing Act, 42 U.S.C. §§ 3601-19), substantially in the form of Exhibit B to the Resolution, approved as to form by the City Attorney, for a minimum of twenty years; and (d) convey the Property to Developer/Provider subject to restrictive covenants, a right of reverter with the right of reentry and recording of all necessary documents pursuant to Texas Local Government Code Section 272.001(g) and applicable laws and regulations, for redevelopment of the real property located at 1950 Fort Worth Avenue, Dallas, Texas - Not to exceed \$4,790,000.00 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,345,273.00) and HOME Investment Partnerships Funds (HOME) (\$2,444,727.00)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 24, 2024

EXHIBIT C