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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

September 23, 2024

9:00 AM

Revised

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 *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (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:6/28/24

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."

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/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?TID=mc860309322fc2470fd008b095a129d28>

Call to order

MINUTES

- A. [24-2836](#) Approval of minutes for the corrected June 24, 2024 and August 26, 2024 Housing and Homeless Solutions Committee.

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

BRIEFING ITEMS

- B. [24-2884](#) Dallas Housing Needs Assessment
[Thor Erickson, Assistant Director, Housing & Community Development]

Attachments: [Presentation](#)

- C. [24-2837](#) Office of Homeless Solutions- Bridge Housing Pilot Update
[Christine Crossley, Director, Office of Homeless Solutions; Emily Liu, Director, Planning and Development Department; Cynthia Rogers- Ellickson, Director, Housing & Community Development; Ashley Eubanks, Assistant Director, Facilities and Real Estate Management]

Attachments: [Presentation](#)

CLOSED SESSION

- D. [24-3036](#) Real Estate (Sec. 551.072 T.O.M.A.)

(1) Deliberate the purchase, exchange, lease, or value of real property located at 2929 S. Hampton Road because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of its attorney on this matter (Sec. 551.071 T.O.M.A.).

BRIEFING MEMOS

- E. [24-2854](#) Office of Homeless Solutions and Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road
[Christine Crossley, Director, Office Of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

- F. [24-2855](#) Title Clearing and Clouded Title Prevention Pilot Program Update
[Thor Erickson, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- G. [24-2857](#) October 23, 2024 City Council Agenda Item: Amendment to Council Resolution 19-1495 authorizing payment for legal services provided to DHADC by Linebarger, Goggan, & Sampson, LLP and appropriation of funds to the DHADC
[Darwin Wade, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- H. [24-2858](#) October 23, 2024 City Council Agenda item: Amendment to Council Resolution 19-1497 for DHADC to reallocate unobligated Bond Funds for land acquisition and fees
[Darwin Wade, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- I. [24-2938](#) Inclusive Housing Task Force Update
[Thor Erickson, Assistant Director, Housing & Community Development]

Attachments: [Memorandum](#)

- J. [24-2990](#) October 23, 2024 City Council Agenda item: Authorize the Dallas Public Facility Corporation to acquire, develop, and own Oakhouse Apartment Homes- Phase 2, a mixed -income, multifamily development to be located at 909 E. Colorado Blvd. (Project) and to enter into a 75-year lease agreement with Mintwood Oakhouse II DFW, LLC or its affiliate for the development of the project
[Cynthia Rogers- Ellickson, Director, Housing & Community Development]

Attachments: [Memorandum](#)

- K. [24-2879](#) Office of Homeless Solutions- Give Responsibly Campaign and Communities Foundation of Texas Fund
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- L. [24-2867](#) Office of Homeless Solutions- September 25, 2024, City Council Agenda Items #43, #44, #47 and #77 (see Upcoming Agenda Items section below)
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- M. [24-2865](#) September 25, 2024 City Council Agenda Item #43: Authorize the City Manager to (1) exercise the second of four, one-year renewal options to the facility management services contract with Bridge Steps d/b/a The Bridge, as amended, for facility management and operational services; (2) provide funding for the annual fee during year three of the contract, as amended, in an amount not to exceed \$4,519,000.00 sourced from General Fund; and (3) increase the annual fee during year three of the contract, as amended, from \$4,519,000.00 to an amount not to exceed \$5,798,944.00, with \$164,250.00 sourced from General Fund for an increase for pay-to-stay shelter beds, \$300,000.00 sourced from General Fund for an increase for the facility management services contract, and \$815,694.00 sourced from Texas Department of Housing and Community Affairs (“TDHCA”) Grant Funds - Not to exceed \$5,798,944.00 - Financing: General Fund (\$4,983,250.00) (subject to appropriations), FY 2025 TDHCA-Homeless Housing and Services Program 24-25 Fund (\$701,076.00) and FY 2023 TDHCA-HHSP Youth Set-Aside Reallocation Fund (\$114,618.00).

As the only low barrier shelter and entry point for all adult males and females experiencing homelessness in the city, this agreement is vital to keeping guests sheltered and safe while also helping them exit homelessness. Bridge Steps d/b/a The Bridge Recovery Center is equipped with the required experience and capabilities to successfully provide these services at the City’s homeless shelter and will assist persons experiencing homelessness with innovative solutions to overcome their housing crisis and provides substantial case management services.

Working in consultation with the Housing and Homelessness Solutions Committee, the City Manager will be authorized to negotiate and execute an amendment to the Contract that modifies the Good Neighbor Addendum to the Contract, approved as to form by the City Attorney. The \$300,000 general fund increase for the facility management services contract is the increase within the Interlocal Agreement with Dallas County.

- N. [24-2866](#) September 25, 2024 City Council Agenda Item #44: Authorize the first of two, one-year renewal options to the service contract with Austin Street Center to provide access to homeless recovery services for the Office of Homeless Solutions for the period October 1, 2024 through September 30, 2025 - Not to exceed \$575,000.00 - Financing: General Fund (subject to annual appropriations).

These services focus on meeting the needs of the mentally ill homeless population including the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

- O. [24-3017](#) September 25, 2024 City Council Agenda Item #47: Authorize a one-year service contract, with two one-year renewal options, for housing rental subsidies and supportive services for seniors from October 1, 2024 through September 30, 2025 for the Office of Homeless Solutions with Catholic Charities of Dallas, Inc., the most advantageous proposer of five - Not to exceed \$250,000.00 - Financing: General Fund (subject to annual appropriations).

This service contract will provide for housing rental subsidies and supportive services for eligible homeless seniors residing within the city and aged 55 years and over for the Office of Homeless Solutions. Supportive services include but are not limited to rental assistance, utility payments, operating assistance, case management, transportation, nutrition counseling, financial literacy, social engagement, and mental health services. The goal of this program is to reduce the number of homeless seniors within the city by providing housing rental subsidies and supportive services.

[Christine Crossley, Director, Office of Homeless Solutions]

- P. [24-3021](#) September 25, 2024 City Council Agenda Item #77: Authorize an Interlocal Agreement with Dallas County to accept funds in the amount of \$1,000,000.00, to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge, for the period October 1, 2024 through September 30, 2025 - Estimated Revenue: General Fund \$1,000,000.00. (This item was deferred on August 28, 2024 and September 11, 2024).

Dallas County has been providing funding for homeless assistance services at The Bridge since it opened in 2008. Approval of this item provides a portion of the annual funding for operation of The Bridge for the period October 1, 2024, through September 30, 2025. This item was deferred to allow Dallas County to approve a new amount for the Interlocal Agreement. The revised amount as approved by the Dallas County Commissioners on September 17, 2024, is \$1,300,000.

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]