

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 22, 2025

25-0014

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 9:06 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.

The meeting recessed at 11:28 a.m. and reconvened to open session at 11:35 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:39 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
TUESDAY, APRIL 22, 2025

EXHIBIT A

RECEIVED

2025 APR 18 PM 3:14

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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



Public Notice

250413

POSTED CITY SECRETARY
DALLAS, TX

Housing and Homelessness Solutions Committee

April 22, 2025

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.
A quorum of the Dallas Housing Finance Corporation and/or a quorum of the Dallas Public Facility Corporation 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 Housing and Homelessness Solutions 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?MTID=m17ebc808b5a0b77b2ba70d89d5bb5d25>

Call to Order

MINUTES

1. [25-1306A](#) Approval of the March 24, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

PUBLIC HEARING

- A. [25-1461A](#) A public hearing to receive public comments related to Item B. Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements

BRIEFING MEMO/POTENTIAL ACTION ITEM

- B. [25-1301A](#) Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements
[Cynthia Rogers-Ellickson, Director, Housing and Community Development; Keith Pomykal, President, Dallas Public Facility Corporation; Marcy Helfand, President, Dallas Housing Finance Corporation]

Attachments: [Memorandum](#)

BRIEFING MEMOS

- C. [25-1298A](#) Update on Request For Information for Interim Housing with Supportive Services for Unsheltered Adults
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- D. [25-1311A](#) Update on Development Code Amendment #23-857 - Temporary Inclement Weather Shelters
[Emily Liu, Director, Planning and Development Department; Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- E. [25-1315A](#) Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for 1950 Fort Worth Avenue and Summary of Homeless Initiatives by City Council District
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

The committee may vote to make recommendations to City Council regarding any of the following upcoming agenda items.

- F. [25-1331A](#) Upcoming Agenda Item on the April 23, 2025 City Council Agenda: Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- G. [25-1335A](#) Upcoming Items on the May 28, 2025 City Council Agenda: Authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents with TX Illinois 2024, Ltd., an affiliate of Generation Housing Partners, LLC (together, the Applicant) in an amount not to exceed \$2,980,000.00 in HOME Investment Partnerships Funds (HOME) , conditioned upon Applicant, or the entity named by the award, receiving 2024 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Hiline at Illinois, a 200-unit multifamily housing complex located 4710 W Illinois Avenue, Dallas, Texas 75211 (Project); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC) or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the real property located at 4710 W Illinois Avenue, Dallas, Texas 75211 (Property); and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliates(s) for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements
[Darwin Wade, Assistant Director, Department of Housing and Community Development]

Attachments: [Memorandum](#)

- H. [25-1338A](#) Upcoming Items on the May 28, 2025 City Council Agenda: Authorize the execution of a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2017 General Obligation Bond Funds (Proposition I: Economic Development/Housing Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project
[Darwin Wade, Assistant Director, Department of Housing and Community Development]

Attachments: [Memorandum](#)

FORECAST

- I. [25-1342A](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 27, 2025 through October 21, 2025

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 22, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

MINUTES

Item 1: Approval of the March 24, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Gracey and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

PUBLIC HEARING

Item A: A public hearing to receive public comments related to Item B. Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements

The following individuals addressed the committee on the item:

Alan Naul, 3899 Maple Ave.
Katy Slade, 5328 Waneta Dr.
Reinhart Hanson, 9925 Lakedale Dr.
David Ellis, 9035 Clearhurst Dr.
Mariela Estrada, 1636 Cedar Hill Ave.
Karsten Lowe, 9001 Cypress Waters Blvd.
Hunt Neurohr, 6060 N. Central Expy.
Phillip Kingston, 1701 N. Collins St.
Brad Griggs, 550 Hartz Ave.
Nathan Hall, 100 Bayview Cir.
Trey Kostohryz, Not Provided
Summer Greathouse, 125 W. Agarita Ave.
Anthony Page, 3210 Carlisle St.
Jake Walker, 5840 Gould Ave.
Barrett Linburg, 5619 Purdue Ave.
Ben Breunig, 9311 Lanshire Dr.
Michael Williams, 1918 Berwick Ave.
Bryan Tony, 4422 Live Oak St.
Aaron Eaquinto, Not Provided

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

BRIEFING MEMO/POTENTIAL ACTION ITEM

Item B: Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements

The following individuals briefed the committee on the item:

- Cynthia Rogers-Ellickson, Director, Housing and Community Development;
- Keith Pomykal, President, Dallas Public Facility Corporation;
- Marcy Helfand, President, Dallas Housing Finance Corporation; and
- Hanna Peacock, Assistant City Attorney, City Attorney's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

BRIEFING MEMOS

- Item C: Update on Request For Information for Interim Housing with Supportive Services for Unsheltered Adults
- Item D: Update on Development Code Amendment #23-857 - Temporary Inclement Weather Shelters
- Item E: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for 1950 Fort Worth Avenue and Summary of Homeless Initiatives by City Council District

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

UPCOMING AGENDA ITEMS

- Item F: Upcoming Agenda Item on the April 23, 2025 City Council Agenda: Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program
- Item G: Upcoming Items on the May 28, 2025 City Council Agenda: Authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents with TX Illinois 2024, Ltd., an affiliate of Generation Housing Partners, LLC (together, the Applicant) in an amount not to exceed \$2,980,000.00 in HOME Investment Partnerships Funds (HOME) , conditioned upon Applicant, or the entity named by the award, receiving 2024 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Hiline at Illinois, a 200-unit multifamily housing complex located 4710 W Illinois Avenue, Dallas, Texas 75211 (Project); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC) or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the real property located at 4710 W Illinois Avenue, Dallas, Texas 75211 (Property); and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliates(s) for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements
- Item H: Upcoming Items on the May 28, 2025 City Council Agenda: Authorize the execution of a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2017 General Obligation Bond Funds (Proposition I: Economic Development/Housing Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

FORECAST

Item I: Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 27, 2025 through October 21, 2025

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 22, 2025

EXHIBIT C