

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

25-0014

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

PRESENT: [6] Mendelsohn, Blair, Moreno, Gracey (\*\*9:11 a.m.), Bazaldua (\*\*9:05 a.m.), Willis

ABSENT: [1] Resendez

The meeting was called to order at 9:03 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 11:50 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: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

EXHIBIT A

**RECEIVED**

2025 OCT 29 PM 7:47

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

*Public Notice*

250960

POSTED CITY SECRETARY  
DALLAS, TX



**Housing and Homelessness Solutions Committee**

**November 4, 2025**

**9:00 AM**

## 2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>ECONOMIC DEVELOPMENT</b> Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Willis (C), Blair, Cadena, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, Roth, Stewart, West <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>FINANCE</b> West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart <p style="text-align: right;">* Assigned: 07/17/25</p>	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON PENSIONS</b> Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>PUBLIC SAFETY</b> Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
	<b>TRANSPORTATION AND INFRASTRUCTURE</b> Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn <p style="text-align: right;">**Assigned: 08/29/25</p>
	<b>GOVERNMENT EFFICIENCY</b> M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth <p style="text-align: right;">**Assigned: 08/29/25</p>

(C) – Chair, (VC) – Vice Chair

\* Assigned: 07/17/25

\*\*Assigned: 08/29/25

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."*

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This City Council 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 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=mf6f7ed524bb84fb4bc63ddafb8f376d5>

## Call to Order

### MINUTES

1. [25-3123A](#) Approval of the October 21, 2025 Housing and Homelessness Solutions Committee Meeting Minutes

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

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

### BRIEFING ITEMS

- A. [25-3124A](#) Location of Overnight Shelters, Day Shelters and Permanent Supportive Housing (PSH)  
[Thor Erickson, Director, Office of Housing and Community Empowerment]

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

- B. [25-3126A](#) Community First! Village Overview  
[Sarah LeNoir, Director, Community First! Village]

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

- C. [25-3125A](#) New Hope Housing, Inc. Overview  
[Tamara Foster, Executive Vice President, New Hope Housing, Inc.]

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

- D. [25-3178A](#) Encampment Servicing Procedures  
[Kevin Oden, Director, Office of Emergency Management and Crisis Response; Thor Erickson, Director, Office of Housing and Community Empowerment]

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

### BRIEFING MEMOS

- E. [25-3130A](#) Low Income Housing Tax Credit (LIHTC) 9% Application Process  
[M. Elizabeth Cedillo-Pereira, Assistant City Manager]

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

- F. [25-3133A](#) Update on Family Gateway Property Repair  
[Donzell Gipson, Assistant City Manager]

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

### **UPCOMING AGENDA ITEMS**

- G. [25-3143A](#) Upcoming Agenda Item: December 10, 2025, City Council Agenda Item 25-2967  
Substantial Amendment No. 1 to the HUD 5-Year Consolidated Plan, FY 2025-26 Action Plan and Budgets

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

- H. [25-3134A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2630A  
Family Endeavors - Housing and Homeless Assistance for Youth and Adults Twenty-four Years of Age and Younger

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

- I. [25-3135A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2786A  
The Bridge Homeless Recovery Center - Electrical Upgrades and Generator Addition

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

- J. [25-3136A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2953A  
Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing and Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000.00

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

- K. [25-3137A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2157A  
Award Sub-recipient Agreement to Volunteers of America Texas, Inc., to administer Home Improvement and Preservation Program (HIPP)

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

- L. [25-3138A](#) Upcoming Agenda Items: November 12, 2025, City Council Agenda Item 25-2950A and 25-2951A  
2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) for the Dallas Housing Finance Corporation (DHFC) project known as Tabor Village, located at 6200 Baraboo Drive, Dallas, TX 75241, and Westmoreland Townhomes, located at 6600 South Westmoreland Road, Dallas, TX 75228

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

- M. [25-3139A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2952A  
2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) for the Dallas Housing Finance Corporation (DHFC) project known as Torrington Forest, located at 7100 South Great Trinity Forest Way, Dallas, TX 75217

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

- N. [25-3140A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-25-2954A  
2025 Program Year 4% LIHTC Resolution of No Objection (RONO) for the Waters at Waterchase, located at 12365 Plano Rd, Dallas TX 75234

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

- O. [25-3141A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2955A  
Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and own Good Homes Dallas, a mixed-income, multifamily development to be located at 6950 North Stemmons Fwy, Dallas, TX 75247 (Project); and enter into a seventy-five year lease agreement with Good Homes Communities, LLC (Applicant) or its affiliate, for the development of the project

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

### **UPCOMING MEETING**

- P. [25-3179A](#) November 14, 2025 Special-Called Meeting Presentation: Overview of the Dallas Housing Finance Corporation (DHFC) and Dallas Public Facility Corporation (DPFC)

### **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]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

MINUTES

Item 1:           Approval of the October 21, 2025 Housing and Homelessness Solutions  
                          Committee Meeting Minutes

Mayor Pro Tem Moreno moved to adopt the minutes as presented.

Motion seconded by Councilmember Blair and unanimously adopted. (Gracey, Bazaldua absent  
when vote taken; Resendez absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

BRIEFING ITEMS

Item A: Location of Overnight Shelters, Day Shelters and Permanent Supportive Housing (PSH)

The following individual briefed the committee on the item:

- Thor Erickson, Director, Office of Housing and Community Empowerment

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

BRIEFING ITEMS

Item B: Community First! Village Overview

The following individual briefed the committee on the item:

- Sarah LeNoir, Director, Community First! Village

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

BRIEFING ITEMS

Item C: New Hope Housing, Inc. Overview

The following individuals briefed the committee on the item:

- Tamara Foster, Executive Vice President, New Hope Housing, Inc.; and
- Thor Erickson, Director, Office of Housing and Community Empowerment

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

BRIEFING ITEMS

Item D: Encampment Servicing Procedures

The following individuals briefed the committee on the item:

- Kevin Oden, Director, Office of Emergency Management and Crisis Response;
- Thor Erickson, Director, Office of Housing and Community Empowerment; and
- John Hill, Chief External Relations Officer, Housing Forward

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

UPCOMING AGENDA ITEMS

Item E: Low Income Housing Tax Credit (LIHTC) 9% Application Process

Item F: Update on Family Gateway Property Repair

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

UPCOMING AGENDA ITEMS

- Item G: Upcoming Agenda Item: December 10, 2025, City Council Agenda Item 25-2967 Substantial Amendment No. 1 to the HUD 5-Year Consolidated Plan, FY 2025-26 Action Plan and Budgets
- Item H: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2630A Family Endeavors - Housing and Homeless Assistance for Youth and Adults Twenty-four Years of Age and Younger
- Item I: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2786A The Bridge Homeless Recovery Center - Electrical Upgrades and Generator Addition
- Item J: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2953A Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing and Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000.00
- Item K: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2157A Award Sub-recipient Agreement to Volunteers of America Texas, Inc., to administer Home Improvement and Preservation Program (HIPP)
- Item L: Upcoming Agenda Items: November 12, 2025, City Council Agenda Item 25-2950A and 25-2951A 2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) for the Dallas Housing Finance Corporation (DHFC) project known as Tabor Village, located at 6200 Baraboo Drive, Dallas, TX 75241, and Westmoreland Townhomes, located at 6600 South Westmoreland Road, Dallas, TX 75228
- Item M: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2952A 2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) for the Dallas Housing Finance Corporation (DHFC) project known as Torrington Forest, located at 7100 South Great Trinity Forest Way, Dallas, TX 75217
- Item N: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-25-2954A 2025 Program Year 4% LIHTC Resolution of No Objection (RONO) for the Waters at Waterchase, located at 12365 Plano Rd, Dallas TX 75234

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

UPCOMING AGENDA ITEMS (cont.)

Item O:           Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2955A  
Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and  
own Good Homes Dallas, a mixed-income, multifamily development to be located  
at 6950 North Stemmons Fwy, Dallas, TX 75247 (Project); and enter into a seventy-  
five year lease agreement with Good Homes Communities, LLC (Applicant) or its  
affiliate, for the development of the project

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

UPCOMING MEETING

Item P: November 14, 2025 Special-Called Meeting Presentation: Overview of the Dallas Housing Finance Corporation (DHFC) and Dallas Public Facility Corporation (DPFC)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

EXHIBIT C