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2024 MAY 21 AM 8:47

**CITY SECRETARY
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

Special Called Meeting

May 24, 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 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.

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Call to Order

MINUTES

- A [24-1648](#) Approval of the April 23, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B [24-1761](#) Economic Cost of Homelessness in Dallas and Collin Counties
[Dr. Phillip Haung, MD, MPH, Director Health Authority, Dallas County]

Attachments: [Presentation](#)

- C [24-1654](#) Temporary and Alternate Housing Best Practices and Recommendation
[Christine Crossley, Director, Department of Homeless Solutions]

Attachments: [Presentation](#)

- D [24-1647](#) Office of Homeless Solutions - FY 2024-25 Budget Briefing
[Christine Crossley, Director, Office of Homeless Solutions]
[Wanda Moreland, Assistant Director, Office of Homeless Solutions]

Attachments: [Presentation](#)

BRIEFING MEMOS

- E [24-1649](#) Upcoming Agenda Item: Authorize an amendment to the Dallas Housing Resource Catalog to implement proposed development program and policy changes
[Darwin Wade, Assistant Director, Department of Housing Development]

Attachments: [Memorandum](#)

- F [24-1612](#) Upcoming Agenda Item: Permanent Supportive Housing NOFA - 1950 Fort Worth Avenue
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]
Attachments: [Memorandum](#)
- G [24-1613](#) 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
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]
[Albert Gonzalez, Dallas Public Facility Corporation Manager, Department of Housing & Neighborhood Revitalization]
Attachments: [Memorandum](#)
- H [24-1643](#) Upcoming Agenda Item: Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Legacy on Kiest Project
[Aaron Eaquinto, Housing Compliance Administrator, Housing & Neighborhood Revitalization]
Attachments: [Memorandum](#)
- I [24-1644](#) Office of Homeless Solutions, Upcoming Agenda Item: FY 2023 TDHCA - Homeless Housing and Services Program Reallocation Fund
[Christine Crossley, Director, Office of Homeless Solutions]
Attachments: [Memorandum](#)
- J [24-1645](#) Office of Homeless Solutions - Master Leasing Program Update
[Christine Crossley, Director, Office of Homeless Solutions]
Attachments: [Memorandum](#)
- K [24-1646](#) Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update
[Christine Crossley, Director, Office of Homeless Solutions]
Attachments: [Memorandum](#)

FORECAST

- L [24-1764](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for June 24, 2024 through October 22, 2024
Attachments: [Forecast](#)

UPCOMING AGENDA ITEMS

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

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

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April 23, 2024

9:00 AM

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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](#)

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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

Economic Cost of Homelessness in Dallas & Collin Counties

Dallas County Health & Human Services

May 2024

Challenge

- How to define and measure the cost components associated with housing the homeless population in Dallas & Collin Counties?

Data Integration

- According to its 2023 Housing Forward State of Homelessness, 4,244 individuals experienced homelessness in Dallas and Colling Counties on a single night in 2023 using a Point-in-Time (PIT) count.
- We use different sources to compile data on the cost components and homelessness characteristics in Dallas and Collin Counties.

Cost Analysis

- Cost Analysis: We estimate the total cost using the following cost components.
- Cost Components
 - Hospitalization
 - Medical Treatment
 - Mental Health
 - Emergency Room Visits
 - Incarceration
 - Emergency Shelters

Hospitalization

- A homeless individual spent, on average, four days longer per hospital visit than a comparable non-homeless individual.
- We use the admission cost of \$23,843 and average cost of \$3,070, with a probability of hospitalization of 0.31.

$$\text{Avg Cost Hospital. per Homeless} = \$23,843 + 4 * \$ 3,070 = \$36,123$$

$$\text{Total Cost of Hospital.} = 4,410 * 0.31 * \$36,123$$

$$= \$ 49,383,753$$

Medical Treatment

- The homeless population requires medical treatment more frequently than the rest of the population
- The most recent estimation of medical treatment among the homeless **\$18,764** based on their Medicaid claims with a 0.73 probability of receiving medical treatment.

*TC of Medical Treatment = Num. of Homeless * Probability of Medical Treatment * Average Cost of Medical Treatment*



Total Cost of Medical Treatment = **4,410 * 18,764 * 0.73 = \$60,406,945**

Mental Health

- We need to ask what the likelihood of a homeless individual using mental health services is; based on available data, we estimate this to be 0.382.
- We use \$10,244 as the cost of mental health per homeless individual seeking mental care.

***Total Cost of Mental Health = 0.382 * Num. of Homeless * Average
Mental Health Cost***



$$= 0.382 * 4,410 * \$10,244 = \$17,257,247$$

Emergency Room Visits

- According to data from the Texas Health and Human Services Department, there were 170 Emergency Room visits per 100 homeless individuals on average in the state of Texas.
- A visit to ER costs, on average, \$2,200. We use this average cost to estimate the total cost of ER visits for the homeless population.

Total Cost of ER Visits = 1.7 * Num. of Homeless * Average Cost of ER Visits



Total Cost of ER Visits = 1.7 * 4,410 * \$2,200 = \$16,493,400

Incarceration

- Estimating the total cost of incarceration for the homeless population in Dallas and Collin counties proved to be the most challenging.
- The likelihood of a homeless individual being arrested is 5.51 times larger than the average person. Based on the available research, we use a probability of 0.09 for the likelihood of incarceration.
- Average day of incarceration in county jails is estimated to be 3 days.
- To estimate the total cost of incarceration associated with homelessness, we estimate the average daily cost of incarceration related to homelessness and then use the average days of imprisonment to calculate the total cost of incarceration related to homelessness.

Incarceration...

2

- Probability of Incarceration = 0.09
- Average Cost per Day = $\$110,132,749 / 6,144 = \$17,925$
- Total Homeless Population = 4,410

*Average Cost of Incarceration per Day = Num. of Homeless * Probability (Incarceration) * Average Cost of Incarceration per Day per capita*

→

$$\text{Average Cost of Incarceration per Day} = 4,410 * 0.09 * \$17,925 = \$7,114,432$$

- Average Days of Incarceration = 3

*Cost of Incarceration = Num. of Homeless * Probability (Incarceration) * Average Cost of Incarceration per Day per Bed * Average Days of Incarceration*

→

$$\text{Cost of Incarceration} = \$7,114,432 * 3 = \$21,342,107$$

Emergency Shelters

- In 2023, Texas Homeless Network (2023) reported that 43% of the homeless individuals were living in either an emergency shelter or transitional housing.
- In 2010, HUD estimated that the average monthly cost of emergency sheltering for an individual in Houston varied from \$853 to \$1,187 in 2006 dollars applying the inflation the rates will be \$1,327 to \$1,846 in January 2024.

Emergency Shelters....2

- We calculate the annual cost of sheltering the homeless in Dallas and Collin counties for a population of 4,410 individuals with a 34% likelihood ratio of using emergency shelters.

- For the lower rate of \$1,327:

$$\text{Average Monthly Cost of Emergency Sheltering} = 4,410 * 0.34 * \$1,327 = \$1,989,704$$

$$\text{Average Annual Cost of Emergency Sheltering} = \text{Average Monthly Cost of Emergency Sheltering} * 12 = \$23,876,446$$

- For the higher rate of \$1,846:

$$\text{Average Monthly Cost of Emergency Sheltering} = 4,410 * 0.34 * \$1,846 = \$2,767,892$$

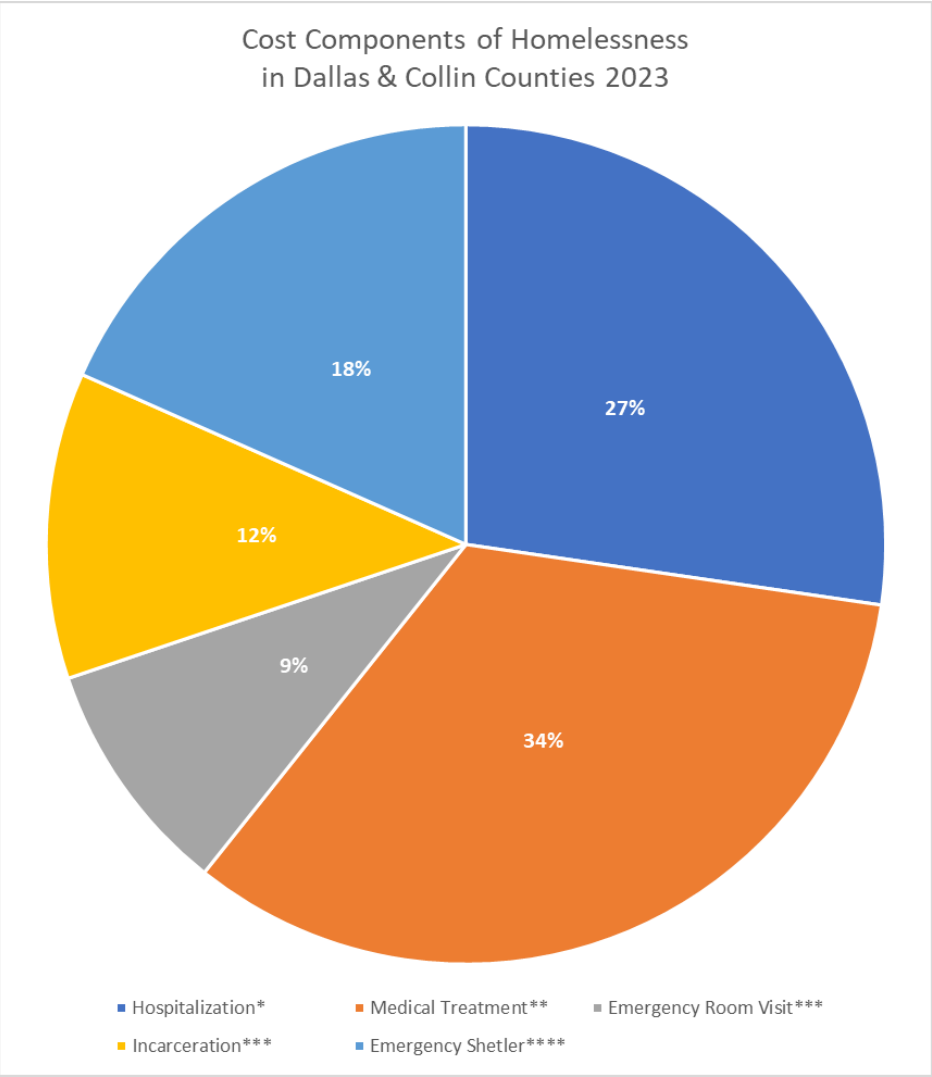
$$\text{Average Annual Cost of Emergency Sheltering} = \text{Average Monthly Cost of Emergency Sheltering} * 12 = \$33,214,709$$

Total Cost of Homelessness in Dallas and Collin Counties

The Cost Components Associated with the Homelessness				
DESCRIPTION	Formula	Initial Cost	Average Total Cost (Homeless)	Cost
Hospitalization*	Average Cost * Num (Homeless) + Days *Daily Expense *Num (Homeless)	\$ 23,843.00	\$ 36,123.00	\$ 49,383,753.30
Medical Treatment**	Average Cost * Num (Homeless)	-	\$ 18,764.00	\$ 60,406,945.20
Emergency Room Visit***	Average Cost ER Visit * Num (ER Vist)	-	\$ 2,200.00	\$ 16,493,400.00
Incarceration***	Average Cost Inc. * Num (Incarcerated Homeless)	\$ -	\$ 17,924.00	\$ 21,342,106.80
Emergency Shelter****	Average Cost of Emergency Shelter	\$ -	\$ 1,846.00	\$ 33,214,708.80
Mental Health	Average Mental Health Cost * Num. of Homeless * Prob (Mental Health Services)	\$ -	\$ 10,244.00	\$ 17,257,247.28
Total Costs				\$ 198,098,161

Per Capita Costs of Homelessness = $\$198,098,161 / 4410 = \$44,920$

Total Cost of Homelessness in Dallas and Collin Counties



Housing Forward R.E.A.L. Time Rehousing

- The Current effort planned to house 2,700 individuals for a budget of \$70 million projects per-capita spending of \$25,925.
- Based on this study, the associated estimated per-capita cost of homelessness for a population of 2700 is \$44,920.
- So, estimated costs associated with homelessness for the 2700 homeless persons is \$121,284,000
- If the \$70 million investment in R.E.A.L. Time Rehousing can save a fraction of the costs associated with homelessness, there is tremendous opportunity for significant cost savings (\$70 million vs. \$121,284,000).

Temporary and Alternate Housing Best Practices and Recommendation

Housing and Homeless Solutions Committee
May 24, 2024

Christine Crossley, Director
Office of Homeless Solutions

Cynthia Rogers-Ellickson, Interim Director
Housing and Neighborhood Revitalization

Andreea Udrea, PhD, AICP, Assistant Director
Planning and Urban Design

Megan Wimer, AICP, CBO, Manager
Planning and Urban Design

City Attorneys Office



City of Dallas

Presentation Overview



- Temporary and Permanent Supportive Housing Codes
- Product Types and Examples of Use
 - Industrialized Housing
 - Manufactured Housing
- Combined Cost Analysis
- Path to Housing
- Policy Considerations
- Items To Consider
- Staff Recommendation
- Next Steps





Dwelling Units are defined by the 2021 International Residential Code (IRC) as "a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation"

Permanent Housing

Industrialized housing

1. Has a permanent foundation
2. Qualifies as SFR, duplex, or multifamily

Tiny Homes: must:

1. Be connected to sewage, water, and electricity
2. Be installed on an engineered foundation
3. Permitted, reviewed, and inspected
4. Permitted in conjunction with all other construction trades, zoning, fire, energy, and engineering requirements
5. Undergo all other Development Services processes

Temporary Housing

Manufactured housing:

1. Only allowed in a manufactured housing district





Product Types and Examples of Use





Product Types and Examples of Use: Industrialized Housing Continued



Product Type:

- Can vary in size and type
 - Can be stick built or modular
 - Can include bathrooms and kitchens (considered permanent housing by HUD if included)
 - Are often mobile but can have permanent foundation



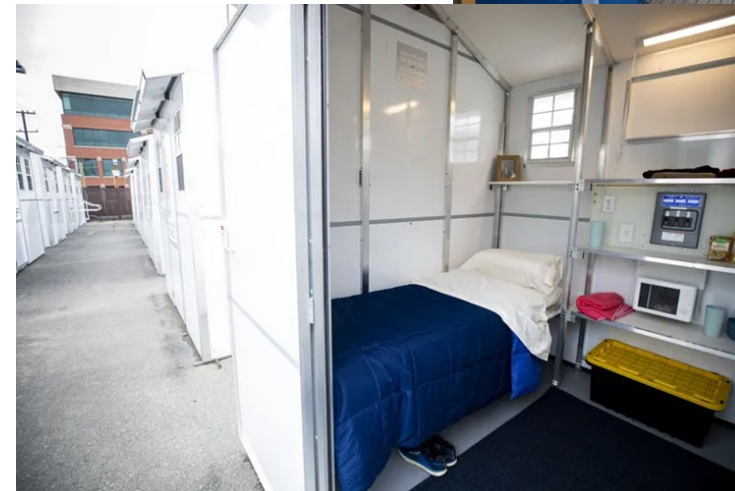
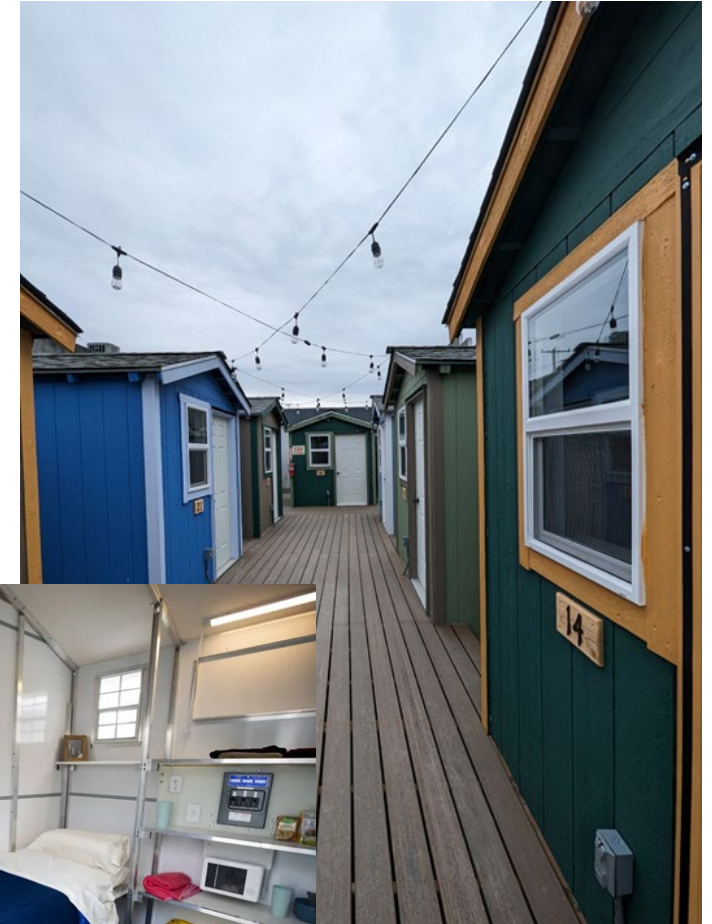


Product Types and Examples of Use: Industrialized Housing



Use Case: Tiny House Villages Seattle

- Stick built
- 8'x12' weatherproof, insulated structures
- Electricity, overhead light, A/C
- 15-75 units per village
- Shared kitchen, hygiene trailers (shower/toilet/laundry), storage
- On-site offices for case managers and security





Product Types and Examples of Use: Industrialized Housing Continued



Cost Analysis

Project	# Units	Capital	Annual Operating*	Cost to Exit**: • 1 vs. 2 people per year served • \$25,184 per client		Total year 1***
Tiny Home Village: TC Spirit Seattle, WA	24	\$350,000	\$464,000	\$604,416	\$1.2 million	\$1.4 million • \$59,100 per unit
Community First Village Austin, TX	225	\$18 million	\$4.8 million	\$5.7 million	\$11.3 million	\$28.5 million • \$126,517 per unit

*Operating expenses include items such as: security, upkeep, food, medical services, behavioral health service, etc...

**Case Management & Housing Navigation

***Includes capital + operating+ cost to exit 1 person per year per unit



Product Types and Examples of Use: Manufactured Housing



Product Type: Pallet Homes S2 Sleeper

The 70 – 120 sq. ft.



Standard Features

- 1 Residential windows with advanced Low-E insulated glass
- 2 Integrated customizable wire shelving system
- 3 120V convenience plugs
- 4 Interior LED lighting
- 5 Smoke/CO detector combo unit
- 6 Pedestal leveling system
- 7 Heater and A/C units

Optional

- Freestanding Twin XL bed frame and mattress with bedbug-resistant cover
- Freestanding desk
- Programmable digital keypad entry

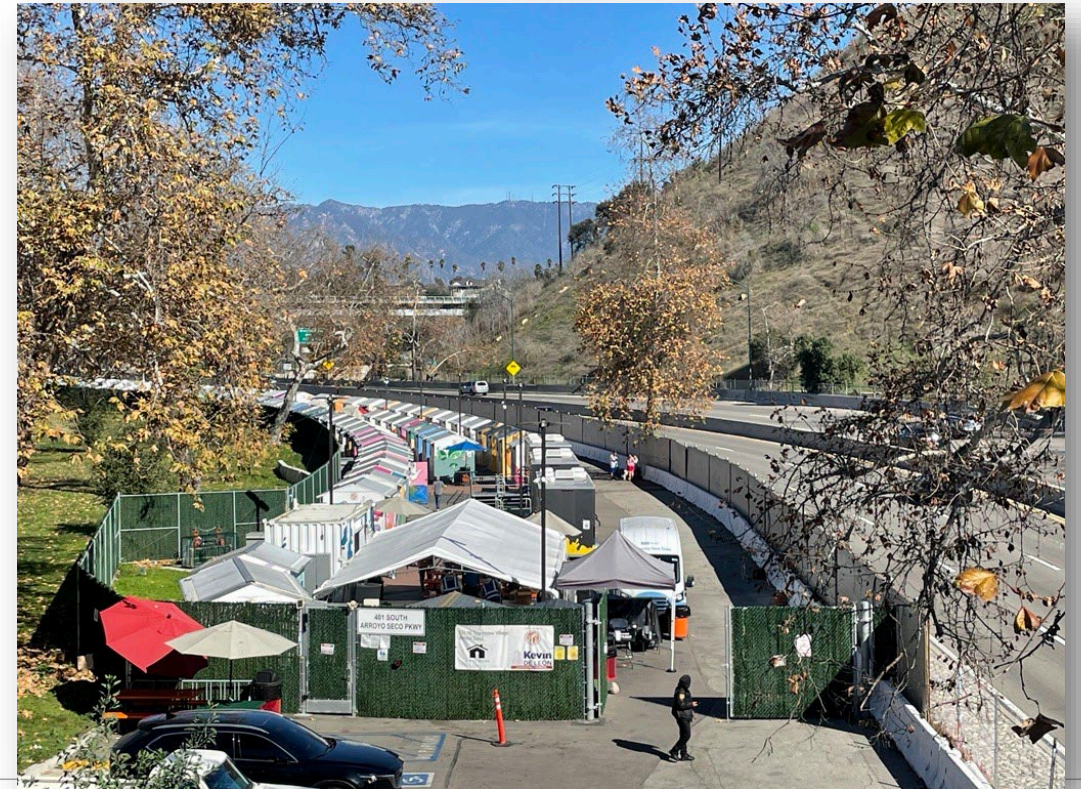


Product Types and Examples of Use: Manufactured Housing Continued



Use Case: Los Angeles, CA: Arroyo Seco

- Site previously been used as a 6.8-acre parking lot
- 123 units, older S1 models, 117 at 64 Sq Ft and 6 at 100 Sq Ft
- ~\$9k per unit: Initial cost for 123 units: \$1,115,000 for units, shipping, tax (site preparation not included)





Product Types and Examples of Use: Manufactured Housing Continued



Cost Analysis

The overall cost for Pallet Shelters is harder to estimate. The per shelter cost is roughly \$10,000 per but does not factor in the building of bathrooms, communal spaces, construction costs (electrical and sewage), installation, case management, and funding an operator to run the pallet village.

For the purpose of this comparison, we are considering 3 separate case studies:

Project	# Units	Capital	Annual Operating*	Cost to Exit**		Total year 1***
				<ul style="list-style-type: none"> • 1 vs. 2 people per year served • \$25,184 per client 		
Pallet shelters Columbia, SC	50	\$800,000,	\$3 million	\$1.3 million	\$2.4 million	\$5.1 million • \$102,000/per unit
Pallet shelters, Baldwin Park, CA	25	\$530,000	\$770,000	\$629,600	\$1.3 million	\$2 million • \$77,184/per unit
Pallet shelters Denver, CO	200	\$7 million	\$9 million (estimated)	\$5 million	\$10 million	\$21 million • \$105,000/per unit

*Operating expenses include items such as: security, upkeep, food, medical services, behavioral health service, etc...

Case Management, Housing Navigation, **12 Months Rental Assistance

***Includes capital + operating+ cost to exit 1 person per year per unit



Product Types and Examples of Use: Manufactured Housing Continued



Product Type: Shipping Containers

\$126 per unit

2 units per shipping container



Product Types and Examples of Use: Manufactured Housing Continued



Use Case: Atlanta, GA: The Melody

- Site previously used as a parking lot for city vehicles
- \$5 million: 20 containers
 - 40 studio apartments built with a bedroom, kitchenette, and bathroom (32 are ADA accessible)



Product Types and Examples of Use: Manufactured Housing Continued



Cost Analysis

- Initial Cost: \$5 million: 20 containers
 - 40 studio apartments built with a bedroom, kitchenette, and bathroom (32 are ADA accessible)
 - Able to utilize HUD vouchers because units are permanent, reducing the operating expenses
- Annual Operating Cost: Underwritten by housing vouchers attached to units
- Transitional Plan Cost: Not applicable
- Half of the studios were repurposed shipping containers donated by the Georgia Emergency Management Agency, with the other half prefabricated to match
- Community building for offices, a kitchenette, and laundry facilities



Combined Cost Analysis



Housing Type (Average of case studies)	# Units	Capital	Annual Operating*	Cost to Exit**	Total year 1***
Industrialized: Tiny Homes	50	\$3.7 million	\$1.1 million	\$1.3 million	\$6.1 million
Manufactured: Pallet Shelter	50	\$1.5 million	\$2.3 million	\$1.3 million	\$5.1 million
Manufactured: Permanent Shipping Containers	50	\$6.3 million	\$0 (federal funding)	\$0	\$6.3 million
Permanent Units (private market)	50	\$0	\$1.3 million (federal funding)	\$0	\$1.3 million

*Operating expenses include items such as: security, upkeep, food, medical services, behavioral health service, etc...

**Case Management & Housing Navigation to exit one individual per year

***Includes capital + operating+ cost to exit 1 person per year per unit



Path To Housing



Current pathway to housing (8 week cycle)

Coordinated Outreach connects with individuals in Encampments and Hotspots

- **Already funded by system through outreach providers**



Housing Navigation Team works with outreach to house individuals & transition to housing readiness case manager

- **Already funded by system: \$25,184 per individual**



Individuals Housed with appropriate subsidy & tailored case management

- **Already funded by system: 12-24 months rent or Voucher subsidy**

Altered pathway to housing including temporary or alternate housing (5+ month cycle)

Street Outreach drop off individuals to temporary or alternate site, based on referral criteria

- **Already funded by system through outreach providers**



New organization operates temporary or alternate site & case manage individuals on site

- **New Funding Needed: \$33,816 - \$101,333* per individual**



Housing Navigation Team works with site case managers to house individuals & transition to housing readiness case manager

- **Already funded by system: \$25,184 per individual**



Individuals Housed with appropriate subsidy & tailored case management

- **Already funded by system: 12-24 months rent or Voucher subsidy**



*Lowest to highest per-unit cost, minus Housing Navigation + Case Management Cost

Policy Considerations



What is/are the preferred use case(s)?

What should the pilot timeline be?

- 12-months

How many units should the pilot contain?

- 50 units with room to expand

How should location(s) be identified?

- Staff works with to develop criteria to determine feasible locations for potential sites in partnership with City Councilmembers

How will the pilot be funded?

- Capital Expenses: \$1M one-time FY24 GF* for sanctioned encampment partnership and 2024 Bond funding
- Sustainable Operating Funds: \$0, Would need to be brought in by outside partners

How does this fit into existing, funded pathway(s) to housing?



*Expires September 30, 2024

Items to consider



Any prefabricated or manufactured structured must be approved by the State prior to use (State-licensed)

Could permanent housing structures be utilized for temporary and permanent uses?

Cost:

- Dictated by the use case and available site conditions
- Lack of sustainable annual operating funds

Use case:

- If short-term housing spaces – What is the planned life span of each site and the project in total?
- Can the units be upcycled into a longer-term use once the project ends?



Staff Recommendation: Industrialized Housing



- **Cost Comparison:** The housing types are relatively similar in expense, ranging from \$59k - \$126k, with cost determined largely by the site preparation needs and planned scale
- **Zoning Comparison:** The zoning of each type will dictate the speed with which a project can be accomplished

Proposed Product Type:

Industrialized Housing with a permanent foundation

Why:

The development code allows industrialized housing as single family, duplex, or multifamily (with special conditions) in several districts, while manufactured housing is only allowed in the MH(A) district and is difficult to zone.

The product type can still have multiple use cases





Project Timeline

Incorporate City Councilmember Feedback

Develop criteria for feasible locations

Meet with City Councilmembers for use case and location feedback

Utilize a NOFA process to identify a developer and operating partner

Cost, Development, and Operations

- Capital Expenses: \$1M one-time FY24 GF* for sanctioned encampment partnership and 2024 Bond funding
- Sustainable Operating Funds: \$0, Would need to be brought in by outside partners
- Project Development and Management: Would need to be developed and operated by a third party, identified via the NOFA

*Expires September 30, 2024



Temporary and Alternate Housing Best Practices and Recommendation

Housing and Homeless Solutions Committee
May 24, 2024

Christine Crossley, Director
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City of Dallas



City of Dallas

Office of Homeless Solutions

**FY 2024-25 Budget Briefing
Housing & Homelessness Solutions
Committee
May 24, 2024**

Christine Crossley, Director
Wanda Moreland, Assistant Director
Office of Homeless Solutions

Purpose



- Provide an overview of the Office of Homeless Solutions
- Highlight department program, services, and activities

- *Briefing reflects FY 2024-25 Planned Budget as developed Summer 2023*
- *The starting point of every Budget Development process (February – September) is the Planned Budget from prior year*
- *Revenue and expenditure assumptions will change prior to CMO recommendation on August 13, 2024*



Role of the Department / Fact Sheet



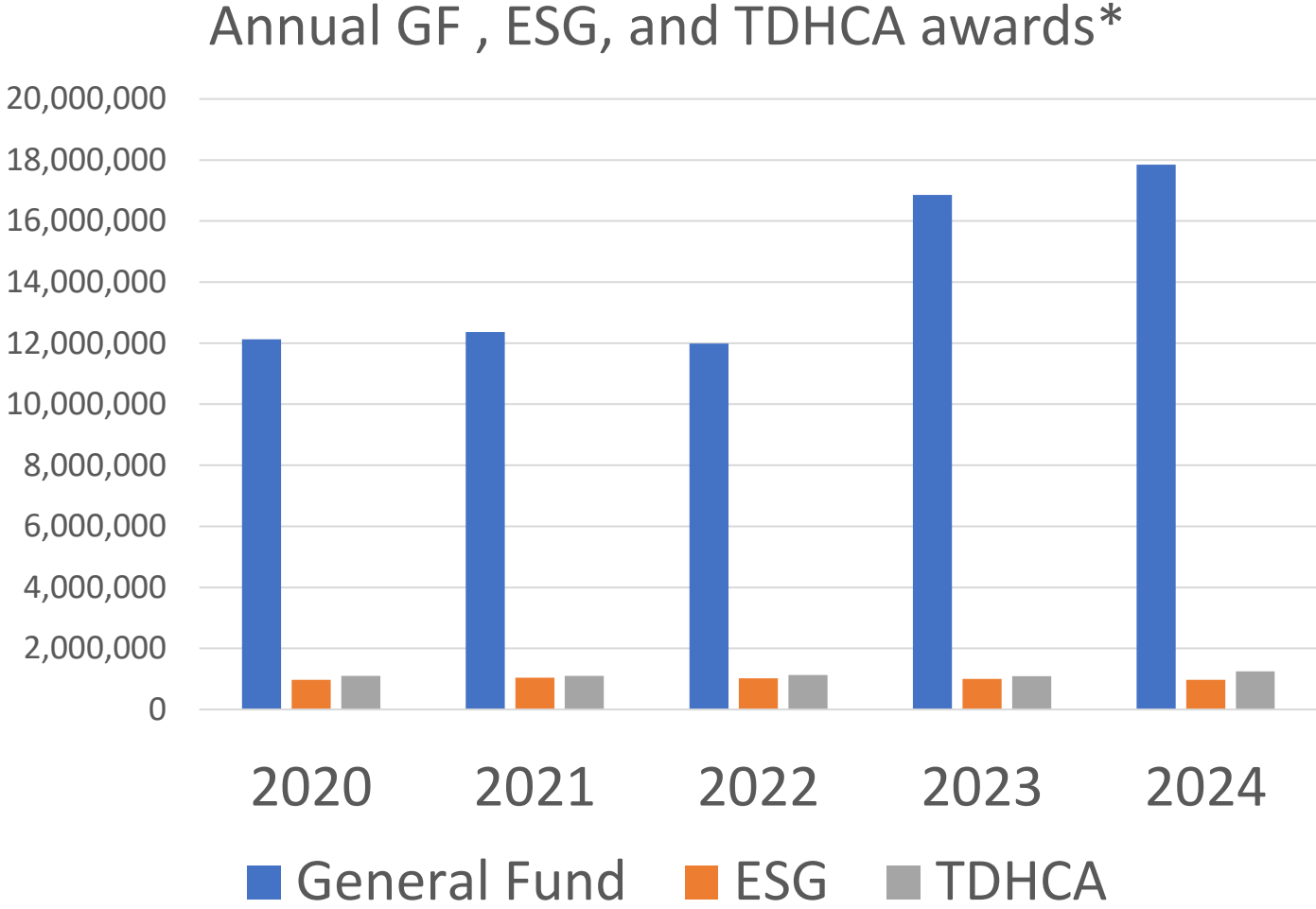
- The Office of Homeless Solutions (OHS) was established on October 1, 2017. The mission of OHS is to positively impact the quality of life in the City of Dallas through innovative, collaborative, and comprehensive solutions to make homelessness rare, brief, and nonrecurring.
- **Department Goals:**
 - In partnership with HOU, OCC, Housing Forward, and Dallas County, OHS, through the local Continuum of Care and the R.E.A.L. Time Rehousing Initiative, has added an additional 248 units to the availability of permanent supportive housing stock and continues to secure additional PSH stock beyond this original goal.
 - In partnership with multiple departments, OHS developed and implemented a “Homeless Action Response Team(s) (H.A.R.T.) concept to address problematic encampment areas and issues across all quadrants of the city as they arise with a quick, decisive, and focused model.



Single-Year Appropriation Funding History



FY	General Fund	ESG	TDHCA
2020	\$12,126,340	\$975,362	\$1,101,611
2021	\$12,364,516	\$1,045,362	\$1,098,489
2022	\$11,987,770	\$1,021,144	\$1,132,300
2023	\$16,851,704	\$999,111	\$1,096,771
2024	\$17,850,149	\$971,924	\$1,248,219



*See Appendix for multi-year funding detail

General Fund increase from FY22-FY23 by \$4.8M

One-Time Funding	On-Going Funding
\$1.63M Emergency Sheltering	\$645k HART Team
\$1M Capacity Building	\$1.5M HCC Program



Single-Year Appropriation Current Funding



Service	FY 2023-24 Budget	FY 2024-25 Planned
General Fund	\$17,850,149	\$16,566,719
Grant Fund - Emergency Solutions Grant	\$971,924	\$971,924
Grant Fund - Texas Dept of Housing & Community Affairs (TDHCA)	\$1,248,219	\$937,885
Total	\$20,070,292	\$18,476,528

- General Fund Budget reduction of 6.64% from FY24 – FY25.
- FY23-24 GF budget included one-time funding: \$1M for sanctioned encampment partnership and \$1M for fencing and cleaning costs for homeless encampment sites; and partial year funding \$801K for the RTR outreach contract services.
- FY24-25 GF budget included \$563K full year funding for the RTR outreach contract service and \$250K increase for various sacred codes.
- FY23-24 TDHCA grant included one-time State reallocated funds for \$268,909. State reduced FY24-25 TDHCA annual allocation by \$41,425.



Positions History



Positions	FY 2020-21 Budget	FY 2021-22 Budget	FY 2022-23 Budget	FY 2023-24 Budget**	FY 2023-24 *Mid-Year Adjustment	FY 2024-25 Planned
General Fund	27	31	43	44	1	45
Grant, Trust, and Other Funds	5	5	3	3	0	3
Total	32	36	46	47	1	48

* OHS FY24 midyear adjustment for one Sr. Grants/Contract Compliance Specialist.

** OHS only has one vacant position which is currently being filled by a temporary employee.



Operating Expense and Revenue



Service	FY 2022-23 Actual	FY 2023-24 Adopted Budget	FY 2023-24 Amended Budget*	FY 2023-24 Forecast**	FY 2024-25 Planned Budget
Personnel Services	\$3,220,018	\$3,510,929	\$3,586,362	\$3,781,243	\$3,671,613
Supplies - Materials	\$222,890	\$264,276	\$267,526	\$231,526	\$267,632
Contractual – Other Services	\$13,677,226	\$14,066,944	\$13,988,261	\$13,849,380	\$12,687,474
Capital Outlay	\$0	\$68,000	\$68,000	\$68,000	\$0
Reimbursements	(\$267,091)	(\$60,000)	(\$60,000)	(\$80,000)	(\$60,000)
Department Expense Total	\$16,853,044	\$17,850,149	\$17,850,149	\$17,850,149	\$16,566,719
Department Revenue Total***	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000

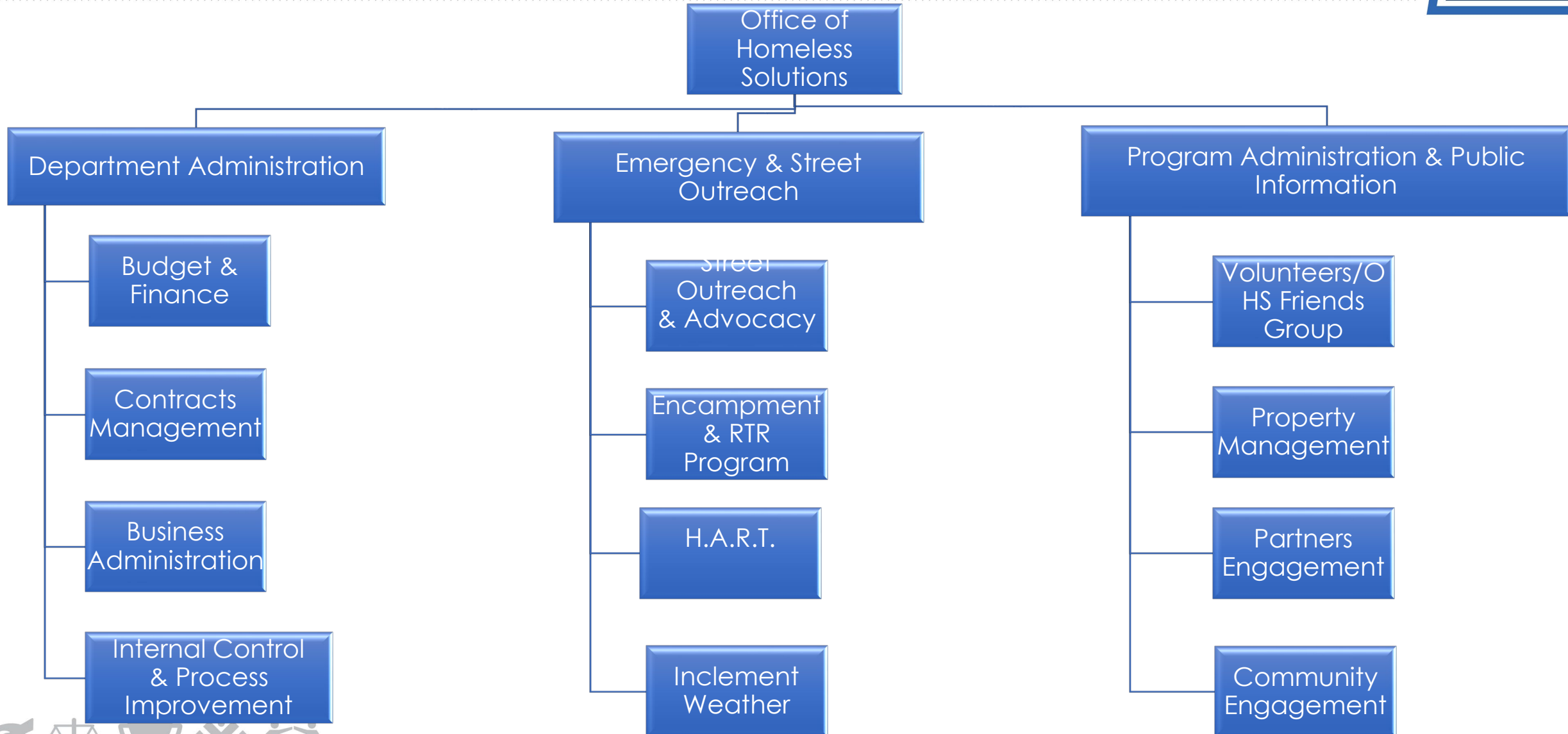
*Amended Budget due to FY24 midyear adjustment for adding one Sr. Grants/Contract Compliance Specialist.

**March 2024 Forecast

***This revenue is pass-through funds from Dallas County to aid the Homeless Assistance Center (HAC).



Organizational Chart





Summary of Services, Programs and Activities

Overview of Programs – Four Track Strategy*



Track 1: Increase Shelter Capacity

Pay-to-Stay Program

- Provides overnight shelter for additional 50 guests per night.
- Day shelter services include meals, showers, laundry, storage of belongings, care management, housing attainment, peer support, a kennel, and other services. Night shelter services include overnight shelter via 249 beds.
 - In FY 2023, 7,537 guests were served.

Capacity Building Program

- Helps support and stabilize small emerging nonprofits that make up the homeless provider ecosystem with the goal to grow our non-profits in an equitable way by providing support to small emerging non-profit organizations.
- First set of 15 cohorts are scheduled to graduate July 9, 2024.

Track 2: Inclement Weather Shelters

City Council approval in November 2020 of amendment to Chapter 51A and creation of Chapter 45 for the creation of an Inclement Weather Shelter (IWS) Program in the Dallas City Code.

- 2,231 unique individuals were served during our last activation of IWS in January 2024.

*Detailed description for each track is included in the appendix.



Overview of Programs – Four Track Strategy



Track 3: Subsidized Supportive Housing

Landlord Subsidized Leasing Program

- Provides move-in and rental assistance for eligible individuals, and risk mitigation funds to landlords that reserve units for homeless individuals and families.

Homeless Diversion Program

- Assists people who have lost their housing avoid entering shelter or unsheltered homelessness by helping them identify alternative places to stay.

Supportive Housing for Seniors Program

- Provides housing rental subsidies and supportive services to reduce the number of homeless seniors (ages 55 and over).

Real-Time Rehousing Initiative (RTR)

- Including a component that houses emergency shelter-resistant individuals directly from encampments.
- Encampments are considered sustainably closed when everyone at an encampment has been housed, breaking the cycle of homelessness and displacement.



Overview of Programs – Four Track Strategy



Track 3: Subsidized Supportive Housing Continued	Master Leasing Program <ul style="list-style-type: none">Obtaining housing units, placing units on hold, and providing landlord incentives if necessary. Connecting people experiencing homelessness with available housing units. RTR Outreach Contract Service -16 FTEs <ul style="list-style-type: none">The RTR Outreach Initiative is an expansion of Street Outreach capacity to decommission encampments and reduce unsheltered homelessness. A contractor provides coordinated outreach staff through collaboration with vendors in the Continuum of Care to accomplish the services.
Track 4: Investments in Facilities Combatting Homelessness	Funding for low barrier housing types, to include permanent supportive housing, targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults, ensuring that programs provide seamless wrap-around services.





Completed Efforts

In partnership with HOU, OCC, DHA, Housing Forward, and Dallas County created a city-wide plan for permanent supportive housing (PSH) for residents with no-to-low income.

- OHS has led monthly meetings since the Spring of 2022 with HOU, DHA, Dallas County, and Housing Forward. The resulting community plans played a large role in the success of securing a \$22.8M award from HUD for our CoC to continue our already successful plans for housing people through the RTR and longer-term PSH goals.

In partnership with OGA and OEI, recommend a source of income discrimination legislation by December 2023.

- Recommended legislation that ensures tenant protections for residents at greatest risk of displacement as part of the City's 2023 legislative agenda.



Performance Measures



Measure	FY 2022-23 Actual	FY 2023-24 Target	FY 2023-24 Forecast*	FY 2024-25 Target
Percentage of 311 service requests resolved within 21 days	87%	85%	91%	85%
Percentage of unduplicated persons placed in permanent housing who remain housed after six months	86.6%	85%	85%	85%
Percentage of persons exited to positive destinations through the Landlord Subsidized Leasing Program	82.4%	80%	67%	80%
Percentage of persons connected to services through City of Dallas street outreach team	97.9%	90%	100%	90%
Percentage of beds utilized under the Pay-to-Stay program	100%	90%	118.2%	90%
Number of unduplicated homeless clients with mental illness/co-occurring substance use/primary care health issues receiving services	999	750	750	750
Percentage of service requests responded within 24-48 hours (HART Team)	77%	90%	98.9%	90%
Percentage of service requests resolved within 10 days (HART Team)	91%	90%	98.9%	90%

*FY 2023-24 – 1Qtr Report



Department Administration



Division(s) Services

Manages contracts, grants, and general funding to direct providers of homeless services and complete all budget-related, accounting, and procurement functions.

Provides monthly monitoring of internal programs to ensure federal and local compliance as well as program effectiveness and efficiency through internal controls and process improvements.

Provides administrative support for department including communicating with a wide range of stakeholders. Coordinates Council Agenda items and Board & Commission's meetings.

Optimize resources through data-informed prioritization and processes and maximize the influence of the Department through a competent and culturally-sensitive workforce.





Division(s) Services

Manages properties acquired by OHS and increases the visibility, involvement, and support of community organizations and coalitions engagement in advocacy, homelessness, and other services.

Provides public and private partners with the tools, resources, and opportunities to get involved and help homeless individuals in our community.

Manages the OHS volunteer group to support the City's temporary inclement weather shelters (TIWS), among other events, and to assist other local nonprofits that aid people experiencing homelessness.

Coordinates special projects such as the 2024 Bond, Responsible Giving Campaign, Clergy Summit, and the Seat at the Table (SATT) monthly community events.



Emergency and Street Outreach Services



Title	Date Range	Data
Street Outreach	October 2023 – March 2024	Provides outreach and advocacy services to identify and meet with actively unsheltered individuals and families connecting them to shelter opportunities and resources, respond to 311 requests for encampment cleanup, manage temporary inclement weather activation, and other emergency events for the target population.
311 Service Request	October 2023 – March 2024	Number of service requests resolved by the Street Outreach team: 3,972
H.A.R.T.	October 2023 – March 2024	Number of service request resolved by the HART team: 159
Encampments	October 2023 – March 2024	Number of cleanings across hotspot service requests: 421 Number of encampments decommissioned: 4* Number of emergency encampment closures: 2

Note: This captures some activities that were concluded in April 2024





APPENDIX

APPENDIX 1-1: Multi-Year Funds : RTR



Fund Name	Budget	Remaining Balance as of 4/30/2024	Unobligated Amount
Emergency Solutions Grant-Cares Act (ESG Cares Act)	\$4,396,938	\$0	\$0
City of Dallas - Coronavirus State and Local Fiscal Recovery Funds (SLFRF)	\$1,500,000	\$128,736	\$0
Dallas County - Coronavirus State and Local Fiscal Recovery Funds (SLFRF)	\$23,600,000	\$0	\$0
Home ARPA Grant	\$19,416,679	\$16,639,634	\$0
TOTAL AMOUNT	\$48,913,617	\$16,768,370	\$0



APPENDIX 1-2: Multi-Year Funds : Non - RTR



Fund Name	Budget	Remaining Balance as of 4/30/2024	Unobligated Amount
Emergency Solutions Grant-Cares Act (ESG Cares Act)	\$14,803,999	\$0	\$0
City of Dallas - Coronavirus State and Local Fiscal Recovery Funds (SLFRF)	\$3,827,631	\$3,728,240	\$0
Dallas County - Coronavirus State and Local Fiscal Recovery Funds (SLFRF)	\$2,500,000	\$2,500,000	\$0
Home ARPA Grant	\$1,959,444	\$1,791,138	\$117,527
2017 Bond Fund	\$20,000,000	\$2,571,975	\$0
TOTAL AMOUNT	\$43,091,074	\$10,591,353	\$117,527



APPENDIX 1-3: Four Track Strategy



Track 1: Increase Shelter Capacity	Expand capacity of existing providers through contracted shelter overflow programs.
Track 2: Incremental Weather Shelters	Allow entities with Chapter 45 Temporary Incremental Weather Shelter Permits to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) as led by the City.
Track 3: Subsidized Supportive Housing	Provide security deposits, rent, utilities, incentives, and supportive services to further the alleviation of poverty to tenants, as well as incentives and risk mitigation services to participating landlords.
Track 4: Investments in Facilities Combatting Homelessness	Funding for low barrier housing types, to include permanent supportive housing, targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults, ensuring that program participants are in compliance with the requirements of their housing applications; and Day Centers for seamless wrap-around services.



Memorandum



CITY OF DALLAS

DATE May 24, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay
Donnell Willis, Chad West

SUBJECT **Upcoming Agenda Item – Proposed Development Program Changes**

The purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on June 12, 2024 that will provide proposed changes to the Development Program as described in items 1-4 below.

To-date, the Department of Housing and Neighborhood Revitalization (Housing) presented feedback and summary changes to the policy in the following manner:

- November 14, 2023, briefing to the Housing and Homelessness Solutions Committee (HHSC);
- December 8, 2023, City Manager's Friday Memo;
- January 22, 2024, briefing memorandum on updates to the Development Program Policy;
- February 14, 2024 by Council Resolution 24-0257, City Council approved changes to two developer programs administered by Housing: 1) the Land Transfer Program (LTP), and 2) the Single-Family Homeownership Development Requirements Program (SFHDR);
- April 23, 2024, briefing updates to HHSC; and
- April 30-May 22, individual meetings with HHS Committee Members.

The areas of the Development Policy that are proposed to be revised are as follows:

1. Language will be added to the Land Transfer program statement to allow a Stand-Still of the reverter when contractors/developers are financing the construction of homes through traditional financing with a lender. This provides an opportunity for the lenders to cure defaults on the construction loans before the City exercises its right to revert the property.
2. Add the following preferences for project selection. These changes provide equity and opportunity for more partnerships.
 - Awards to developer partners with no current outstanding housing projects with the City;
 - Apply caps to the amount of gap financing assistance to developers to 25% of the total development cost or up to \$5M, whichever is less. Exceptions will be granted to affordable housing projects in target areas and developments with partnerships for specific project initiatives such as city-owned properties, DART, Dallas Housing Authority, Dallas ISD;
 - Single family and homeownership developments.

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SUBJECT **Upcoming Agenda Item - Proposed Development Program Changes**
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3. Equity Strategy Target Areas are to receive 50% of Housing's funding annually.
4. Revisions to provide consistency in repayment terms throughout the program statement for annual surplus cash payments.

For additional information or questions regarding this matter, please contact me or Cynthia Rogers-Ellickson at Cynthia.rogersellic@dallas.gov or 469-275-8732.



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizer-Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 24, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay
Donnell Willis, Chad West

SUBJECT **Upcoming Agenda Item: Permanent Supportive Housing NOFA – 1950 Fort Worth
Avenue**

The purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on June 26, 2024 to authorize **(1)** the amendment of Resolution No. 23-0543 by **a)** rescinding Section 1 to revoke authorization of a development agreement for a turnkey project including the design and redevelopment of real property improvements formerly known as the “Miramar Hotel” located at 1950 Fort Worth Avenue, Dallas, Texas 75208 (the “Property”) for permanent supportive housing and services for formerly unsheltered individuals in the amount of \$5,957,631.00 with UCR Development Services, LLC (the Contract) and **b)** rescinding Section 3 to revoke authorization of the Chief Financial Officer to disburse funds in the amount not to exceed \$5,957,631.00 to UCR Development Services, LLC for the Contract; **(2)** the City Manager to execute a conditional grant with a vendor to be selected via procurement based on terms not yet negotiated (Developer) and a development agreement with the same vendor (Provider), each approved as to form by the City Attorney, to rehabilitate, operate and provide supportive services for formerly unsheltered individuals for a minimum of 15 years (the Project); and **(3)** conveyance of the Property to Applicant and/or its affiliates 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 Chapter 272.001(g) and applicable law and regulations - Total 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).

BACKGROUND

According to the most recent annual Point-in-Time Count (PIT) conducted by Housing Forward and the local Continuum of Care (COC), a total of 3,718 individuals are experiencing homelessness on any given night in January 2024 for Dallas and Collin Counties. Of the total households experiencing homelessness, 1,086 were unsheltered during the PIT count. The City of Dallas recognizes this opportunity to better serve our unhoused neighbors by continuing to invest in the affordable housing inventory. Affordable and supportive housing is a cost-effective and evidenced-based intervention

that provides tenants with person-centered, flexible, and voluntary services that enhance the tenant’s quality of life. The City’s goal is to provide affordable and permanent supportive housing for extremely low-income individuals to safely transition into stable housing.

Permanent Supportive Housing (PSH) improves health outcomes and reduces the utilization of costly systems like emergency healthcare and corrections. While PSH is acknowledged as a leading intervention, growth in stock has not kept pace with the current need in Dallas.

On December 9, 2020, the City Council authorized the acquisition of the Property by necessity for the public purpose of providing emergency supportive housing for persons experiencing homelessness (the Project), by Resolution No. 20-1945. The City completed Property acquisition on December 23, 2020; however, the use of the Property for the Project has been delayed due to a myriad of challenges. While the Property has remained vacant, the need for PSH through the R.E.A.L. Time Rehousing Initiative to reach the community-wide goal of significantly reducing unsheltered chronic homelessness persists.

To protect the City’s investment and achieve the original intended public purpose of providing affordable supportive housing options for those who are formerly unsheltered, an emergency procurement for the Project was completed due to the urgent and immediate attention to preserve the asset and to protect the health and safety of area residents. On July 27, 2023, staff utilized an emergency procurement process to select an architect for the Project through a Request for Qualification (RFQ) solicitation to determine the best and most qualified firm. The evaluation committee selected Kirksey Architects as the best and most qualified architectural and engineering firm. Subsequently, a fee negotiation letter was agreed upon, and a professional services contract was executed. Pursuant to RFQ solicitation, Kirksey Architects is required to collaborate with the selected applicant for the redevelopment of the Property. The firm will complete the design of the Property in consultation with the selected applicant. The selected applicant is required to accept and utilize design plans by the design firm pursuant to the City’s Permanent Supportive Housing Development and Operations and Land Conveyance Notice of Funding Availability (PSH NOFA).

The City of Dallas Department of Housing and Neighborhood Revitalization (Housing) administers programs to appropriately incentivize private investment for the development of quality, sustainable housing that is affordable to the residents of the City. Specifically, Housing administers the New Construction and Substantial Rehabilitation Program, which where necessary, seeks to provide financial assistance to new developments or

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SUBJECT **Upcoming Agenda Item: Permanent Supportive Housing NOFA – 1950 Fort Worth Avenue**
PAGE **3 of 4**

substantially rehabilitate existing developments including PSH developments for unsheltered individuals.

On January 9, 2024, Housing issued the PSH NOFA in collaboration with the Office of Homeless Solutions, pursuant to the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog (DHRC) to solicit a developer to undertake a PSH project to serve the City’s housing goals and to: (1) acquire city-owned property (subject to a right of reverter and deed restrictions and pursuant to Texas Local Government Code Chapter 272.001(g)) located at 1950 Fort Worth Avenue, Dallas, Texas 75208; (2) rehabilitate the Property with an initial conditional grant amount of \$2,345,273.00 in 2017 General Obligation Bond Fund Homeless Assistance (J) Fund into a minimum of 40 PSH units requiring the developer to accept and use the City’s selected Architecture and Engineering firm design plans; (3) obtain additional capital funding to complete rehabilitation; and (4) operate the rehabilitated facility as PSH for as long as the City deems it necessary to serve the public purpose. Additionally, the Applicant is required to work in collaboration with the City and Housing Forward to secure operating subsidies and services necessary to operate the facility as PSH. Housing Forward is the designated lead agency for the local Continuum of Care for Collin and Dallas Counties. The PSH NOFA scoring criteria included: (i) readiness; (ii) capacity to operate PSH and support eviction prevention of PSH clients; (iii) target population and project attributes; and (iv) developer experience and capacity.

After the release of the PSH NOFA, a series of pre-submission meetings were held with interested parties and developers to review the PSH NOFA and to answer any questions. Additionally, two site tours were held at the Property. The PSH NOFA submission deadline date was March 11, 2024. Two PSH NOFA applications were received and are under review. This item will be considered on June 26, 2024 by the City Council.

This project is a current open application for public subsidy and is subject to the Dallas City Code Chapter 12A, which prohibits discussions on an open public subsidy matter.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at Cynthia.rogersellic@dallas.gov or 214-670-3601.

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SUBJECT **Upcoming Agenda Item: Permanent Supportive Housing NOFA – 1950 Fort Worth Avenue**
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Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizer Tolbert, City Manager (I)
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 24, 2024

TO Honorable Members of the Housing and Homeless Committee: Jesse Moreno (Chair),
Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Willis

SUBJECT **Upcoming Agenda Item: Authorize an Amendment to Resolution 23-0544 Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own The Park at Northpoint, a Mixed-Income, Multifamily Development to be Located at 9999 Technology Boulevard West (Project) and Enter into a Seventy-Five-Year Lease Agreement with LDG – The Park at Northpoint, LP or its Affiliate, For the Development of the Project**

The purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on June 12, 2024 to authorize an amendment to Resolution 23-0544 which authorized the Dallas Public Facility Corporation's (Corporation) acquisition, development and ownership of The Park at Northpoint, a 615-unit mixed-income multifamily development to be located at 9999 Technology Boulevard West (Project). The amendment will reduce the number of units originally proposed to 426 units. In addition, the number of phases of construction will be reduced from a 2-phase development to a single phase development. The amendment will also include units to serve households at an AMI of 50% and below, which was not an original consideration.

In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). The Project will reserve 41% of the units for residents earning less than 80% AMI, 5% of the units at 60% AMI, 5% of the units at 50% AMI, and the remaining 49% of the units will be non-income restricted. The Corporation's bylaws require Council approval of any development that results in a property tax exemption and staff recommends Council approval of this item.

BACKGROUND

LDG-The Park at Northpoint, LP (Applicant), a Texas limited partnership, submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of The Park at Northpoint, a 426-unit mixed income multifamily development to be located at 9999 Technology Boulevard West (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of

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SUBJECT **Upcoming Agenda Item: Authorize an Amendment to Resolution 23-0544 Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own The Park at Northpoint, a Mixed-Income, Multifamily Development to be Located at 9999 Technology Boulevard West (Project) and Enter into a Seventy-Five-Year Lease Agreement with LDG – The Park at Northpoint, LP or its Affiliate, For the Development of the Project**

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the area median income (AMI). The Project will reserve 41% of these units at 80%-AMI, 5% of these units at 60%-AMI and 5% of these units at 50%-AMI.

The Applicant will be a limited partnership, LDG – The Park at Northpoint LP. The company was founded in 1994 and has successfully completed over 77 multifamily properties totaling 13,673 units and is currently developing other workforce housing developments in partnership with the City of Dallas and the Dallas Housing Finance Corporation as well as the previously approved Legacy at White Rock project with the Dallas Public Facility Corporation. The proposed property manager will be Solidago Residential Services based in Austin, Texas. Currently, Solidago manages 6,600 multifamily units including 6,300 affordable units.

On October 16, 2023, the Applicant submitted a subsequent proposal under the City's Notice of Funding Availability (NOFA), as amended, to adjust the scope of work and unit mix in order to produce a financially feasible development project. The original plan to construct a two phase 615-unit four-story product with elevated slab foundations and elevators was not financially feasible and has negatively affected the yield of potential investors to the point where they are no longer interested in investing the development deal. As a result of these factors, the Applicant has requested revisions, if approved, to reduce the development to a single phase of 426 units switching to a three-story building type with no elevators. The three-story buildings are less dense than the four-story buildings, which causes a reduction in units.

In response to the Applicant's supplemental NOFA application requesting the changes, Housing requested additional consideration in order to bring this item before the Housing and Homelessness Solutions Committee and the City Council. The items agreed upon for additional consideration included the following:

- 1) **Deeper Affordability** – The Developer has agreed to commit to restricting 5% of the total units to 50% AMI.
- 2) **Social Services** – The Developer will provide a number of social services at the Property to include financial literacy, first-time homebuyer's class, after school tutoring, monthly social events, free Wi-Fi, larger swimming pool, two fitness centers, two dog parks, walking trail, yoga studio, and business center. Resident services will be included in the Regulatory Agreement to provide further assurances to the City that these services will be provided.
- 3) **Extended Affordability Period** – The Developer has agreed to the City's request for an extension of the affordability period for its original \$10M investment to the DPFC in CDBG funds from 20 years to 30 years. The additional 10 years will

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further restrict the affordable rents for Dallas residents secured through restrictive covenants on the Property.

The Project is a 426-unit 3-story garden style multifamily development in Northwest Dallas, at the intersection of I-35 and Loop 12. The Project will be situated on approximately 15 acres on Technology Boulevard West. Amenities will include a business center, community room, theater room, walking trail, dog parks, playscape areas, picnic areas, fitness center and swimming pools. In addition, the Project will now include social services not previously considered, such as financial literacy, first time homebuyer's education, after school tutoring services and free Wi-Fi access.

The Project is in close proximity to Dallas Area Rapid Transit bus stops, a Wal-Mart Supercenter, a Sam's Club, Village at Bachman Lake, Las Colinas Plaza, Texas Health Family Care and William P. Clements Jr. Hospital.

The Project has been re-zoned for multifamily development without any opposition to the request. The Applicant will consult with the Office of Integrated Public Safety Solutions (OIPSS) for security input, community activities and the Crime Prevention Through Environmental Design (CPTED). The Applicant will also provide security features such as a full camera system, controlled gate access with perimeter fencing.

The 426 units will be comprised of 186 one-bedroom units, 198 two-bedroom units and 42 three-bedroom units. All units will include energy efficient appliances, washer/dryer hookups, covered entries/patios and additional Class A features in the unit finish out.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	SF	Rent
1 bedroom	50%	10	650	\$898
1 bedroom	60%	10	650	\$1092
1 bedroom	80%	76	650	\$1479
1 bedroom	Market Rate	90	850	\$1518
2 bedroom	50%	10	850	\$1084
2 bedroom	60%	10	850	\$1316
2 bedroom	80%	80	850	\$1780
2 bedroom	Market Rate	98	850	\$1875
2 bedroom	50%	2	1163	\$1257
2 bedroom	60%	2	1163	\$1525
2 bedroom	80%	18	1163	\$2062
2 bedroom	Market Rate	20	1163	\$2428

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SUBJECT **Upcoming Agenda Item: Authorize an Amendment to Resolution 23-0544 Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own The Park at Northpoint, a Mixed-Income, Multifamily Development to be Located at 9999 Technology Boulevard West (Project) and Enter into a Seventy-Five-Year Lease Agreement with LDG – The Park at Northpoint, LP or its Affiliate, For the Development of the Project**

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The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for individuals and families earning below 60% are included to provide deeper affordability at this property. These incomes range from \$40,920.00 to \$58,440.00 depending on family size. This project also aims to provide a small number of units serving households at 50% AMI and below.

Total development costs are anticipated to be approximately \$93,525,941.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$71,791,960.00, which is 168,525.73 per unit.

Proposed Financing Sources		Amount
Mortgage Loan		\$58,500,000.00
CDBG Loan		\$10,000,000.00
Freddie Mac		\$3,262,100.00
Developer/Investor Equity		\$21,763,841.00
Total		\$93,525,941.00
Proposed Uses		Amount
Development Costs		\$71,791,760.00
Land Acquisition		\$10,000,000.00
Soft Costs/Other Costs		\$11,734,181.00
Total		\$93,525,941.00

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation’s participation in the Project, the Corporation is estimated to receive \$102,907,468.00 in revenues over the 75 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) 25% of the sales tax savings on all construction materials; (3) lease payments starting at \$425,000.00 and increasing by 3% annually upon stabilization; (4) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project; and (5) a 2% sales commission

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SUBJECT **Upcoming Agenda Item: Authorize an Amendment to Resolution 23-0544 Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own The Park at Northpoint, a Mixed-Income, Multifamily Development to be Located at 9999 Technology Boulevard West (Project) and Enter into a Seventy-Five-Year Lease Agreement with LDG – The Park at Northpoint, LP or its Affiliate, For the Development of the Project**

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on all future sales. In the event of a sale during the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Corporation will own the Project free and clear.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The 2023 City tax bill for this property is \$54,072.98 and the 75-year estimate of foregone taxes is \$178,205,551.00. However, the workforce housing rental savings of \$147,011,186.00 over 75 years and the estimated \$102,907,468.00 in revenues provides the City with \$249,918,655.00 in benefits that outweigh the foregone revenue.

The Corporation's estimated revenues were calculated by the Corporation's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs were reasonable for the market. Corporation financial advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

The City is authorized by the Act to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, City Council authorized the creation of the Corporation to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035, which were subsequently amended by Resolution 22-1194 (bylaws). Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the bylaws, any Public Facility related to multifamily residential development of the Corporation shall not proceed unless (1) the development of the Public Facility could not be feasible but for the Corporation's participation, and (2) the development of the Public Facility is in furtherance of the City of Dallas's Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33).

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP, as restated in the DHP33. Staff recommends approval of this item to allow this mixed-income housing development to move forward.

DATE May 24, 2024

SUBJECT **Upcoming Agenda Item: Authorize an Amendment to Resolution 23-0544 Authorizing the Dallas Public Facility Corporation to Acquire, Develop, and Own The Park at Northpoint, a Mixed-Income, Multifamily Development to be Located at 9999 Technology Boulevard West (Project) and Enter into a Seventy-Five-Year Lease Agreement with LDG – The Park at Northpoint, LP or its Affiliate, For the Development of the Project**

PAGE **6 of 6**

On March 26, 2024, the Dallas Public Facility Corporation Board of Directors approved to amend the terms of the project with the Applicant.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at Cynthia.Rogers.Ellic@Dallas.gov or 214-670-3601.



Robin Bentley
Assistant City Manager (I)

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
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Jon Fortune, Deputy City Manager
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Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 20, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay
Donnell Willis, Chad West

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax
Credits – The Legacy at Kiest**

LDG The Legacy on Kiest, LP an affiliate of LDG Development, LLC (Applicant), submitted a Request for a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Legacy on Kiest, a 180-unit multifamily development located at 2621 Southerland Avenue, Dallas, TX 75203 (Property). A resolution of no objection is required for the Applicant to receive 4% Housing Tax Credits from TDHCA. To receive a staff recommendation for a resolution of no objection, the Applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing as described in the Comprehensive Housing Policy (CHP). After review, the Applicant has satisfied all application requirements and staff recommend a resolution of no objection.

Background:

LDG The Legacy on Kiest, LP or its affiliate (Applicant), a to be formed Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2024 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of The Legacy on Kiest, a 180 multifamily complex, located at 2621 Southerland Avenue, Dallas, TX 75203 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comments on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

The Project consists of 180 multifamily residential units. The unit mix includes 36 one-bedroom units, 84 two-bedroom units, and 60 three-bedroom units. The units will be equipped with washer/dryer hook-ups, wiring for cable, Energy-Star rated dishwasher, Energy-Star rated refrigerator, Energy-Star rated lighting, oven, microwave, carpet, vinyl tile, window blinds, 14 SEER HVAC, spacious floor plans, 9' Ceilings, covered entries,

and patios. The property will also have controlled gate access, multipurpose community room, equipped business center, fitness center, swimming pool, theatre room, landscaped grounds with walking paths, children’s playscape. picnic area(s) with grill, gazebo area, and full perimeter fencing. The community will offer laptops to its residents for “check-out” to do schoolwork, tax-preparation, budgeting and/or life-planning, or for simple everyday needs. The site is currently zoned MF-2(A) and will not require rezoning.

The Applicant proposes to provide on-site resident services including:

1. After school tutoring;
2. Financial literacy classes;
3. Food Pantry Services;
4. Annual Health Fair;
5. Annual Flu Shots;
6. Notary Services;
7. Recreational Activities;
8. Social Events.

Total development costs are estimated to be approximately \$38,526,000.00, which includes the acquisition price for the land. The construction budget is estimated to be approximately \$36,326,000.00 which is \$201,811.11 per unit.

Proposed Financing	
Conventional Loan	\$22,690,000.00
LIHTC Syndication Proceeds	\$22,624,163.00
National Housing Trust Fund Funds	\$6,000,000.00
Deferred Developer Fee	\$3,788,635.00
Operating Deficit Reserves	\$605,266.00
Lease-Up Income	\$480,000.00
Bond Re-Investment Income	\$320,000.00
Total	\$56,508,064.00

Proposed Uses	
Land Acquisition	\$2,200,000.00
Construction	\$36,326,000.00
Developer Fee	\$6,450,105.00

Other Fees	\$10,576,693.00
Reserves	\$605,266.00
Other Costs	\$350,000.00
Total	\$56,508,064.00

The current income restrictions will be maintained at the property to ensure no residents are displaced due to increased rents. The current rental restrictions are broken down as follows: 180 of the 180 units are reserved for households earning between 0%-60% of AMI.

If approved, this tax credit and bond issuance will allow the Applicant to implement much needed capital improvements and modernize the property thereby extending its useful life. Without this investment of new capital, the property will either fall into a state of disrepair or be subject to a conversion to market rate units, further eroding the access to affordable housing in the city. The preservation of existing affordable housing is a priority of the City to ensure our residents are provided with safe, decent, and affordable housing and are not displaced due to expiring income restrictions or forced to reside in substandard living conditions. Over the next decade, the income restrictions on almost 10,000 units developed through the Low-Income Housing Tax Credit program will expire unless they are acquired, renovated, or redeveloped by affordable housing preservation developers like Applicant.

The Dallas City Council on May 9, 2018, adopted the Comprehensive Housing Policy (CHP), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits through TDHCA. On June 12, 2019, Resolution No. 19-0884 authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking Housing Tax Credits through TDHCA. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

To receive a staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Elickson, Director, Department of Housing & Neighborhood Revitalization at cynthia.rogersellic@dallas.gov or 214-670-3601.

DATE May 20, 2024

SUBJECT **Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits – The Legacy at Kiest**

PAGE **Page 4 of 4**



Robin Bentley
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert, City Manager (I)
Tammy Palomino, City Attorney
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Dr. Robert Perez, Assistant City Manager
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Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 21, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey,
Chad West, Gay Donnell Willis

SUBJECT **Office of Homeless Solutions – Upcoming Agenda Item: FY 2023 TDHCA-
Homeless Housing and Services Program Reallocation Fund**

The purpose of this memorandum is to provide information regarding the following upcoming agenda item #26 on the May 22, 2024, City Council Agenda.

Due to the successful spend rate of the Office of Homeless Solution (OHS) program, Texas Department of Housing and Community Affairs (TDHCA) notified the City of Dallas on March 21, 2024, of its FY 2023 TDHCA-Homeless Housing and Services Program Reallocation Fund available for reallocation in the amount of \$78,434.00. This funding source is primarily utilized to provide operating assistance for The Bridge Homeless Assistance Center and will be added to the current allotment via an Administrative Action once approved by the City Council.

The City of Dallas has received HHSP funding since 2010 and has used the funding primarily to provide operating assistance for The Bridge Homeless Assistance Center as leverage for the City of Dallas and Dallas County operational funding. On average, this accounts for 1.3% of the City's funding support for The Bridge.

The purpose of the HHSP Program is to provide housing and services for individuals and families who are homeless or at risk of homelessness. Eligible activities are administrative costs, case management, construction/conversion/rehabilitation, essential services, homelessness prevention, homelessness assistance (like rapid re-housing), operation of emergency shelters, and other local programs approved by TDHCA.

Beginning in 2009, the State Legislature has appropriated funding to be administered by the TDHCA for the Homeless Housing and Services Program (HHSP), to provide funding to the largest cities in Texas (with a population greater than 285,500), in support of services to homeless individuals and families. There are currently nine cities receiving HHSP funding: Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano, and San Antonio.

DATE May 21, 2024
SUBJECT **Office of Homeless Solutions – Upcoming Agenda Item: FY 2023 TDHCA-
Homeless Housing and Services Program Reallocation Fund**
PAGE 2 of 2

Agenda Item #26

Authorize the (1) acceptance of a grant from the Texas Department of Housing and Community Affairs (“TDHCA”) in the amount of \$78,434.00 to provide services to the homeless through the Homeless Housing and Services Program for the period April 1, 2024 through August 31, 2024; (2) establishment of appropriations in an amount not to exceed \$78,434.00 in the FY 2023 TDHCA-Homeless Housing and Services Program Reallocation Fund; (3) receipt and deposit of funds in an amount not to exceed \$78,434.00 in the FY 2023 TDHCA-Homeless Housing and Services Program Reallocation Fund; (4) City Manager to enter into, represent the City with respect to, and execute, the contract with TDHCA for the FY 2023 TDHCA-Homeless Housing and Services Program Reallocation Fund; and (5) execution of the grant agreement with TDHCA and all terms, conditions, and documents required by the agreement - Not to exceed \$78,434.00 - Financing: FY 2023 TDHCA-Homeless Housing and Services Program Reallocation Fund.

Should you have any questions, please reach out to me or Christine Crossley, Director of the Office Homeless Solutions at Christine.Crossley@dallas.gov.

Service First,



Dr. Robert Perez
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
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Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 2, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey,
Chad West, Gay Donnell Willis

SUBJECT **Office of Homeless Solutions – Master Leasing Program Update**

The purpose of this memorandum is to provide an update on the Master Leasing Program approved by City Council during the FY 2023-24 budget development process. The goal of the Program was to work with a 3rd party organization to utilize up to \$3 million held in reserve for this purpose, as needed to secure vacant units until they can be filled by tenants through existing funding mechanisms, like the Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative, now known as the R.E.A.L. Time Rehousing (RTR) Initiative. Housing Forward was the single proposer. The contract was approved by the City Council on June 28, 2023, with a contract term of June 28, 2023, through June 27, 2024, with a possible one-year extension.

Throughout the DRTRR and RTR process, Housing Forward has built a strong Housing Location Team, securing partnerships with over 400 landlords and secured holds on 1,051 private market units in the last 12 months. Due to this teams' abilities, units have been largely secured without having to access the Master Leasing funds.

Prior to October 2023, Housing Forward was utilizing private funding to assist with strengthening the systems' unit acquisition strategy, which includes quickly acquiring affordable units and cultivating partnerships with landlords and property managers through an incentive plan. In addition to funding essential costs such as security deposits, application fees and administration fees, the incentive plan allows the funding of landlord incentives, hold fees, risk fees and damage mitigation fees. These costs fall within the scope of the Master Leasing contract with the City of Dallas, and after absorbing costs with private funds through September 2023, Housing Forward will now begin charging the Master Leasing contract for these costs beginning October 2023 through the remainder of the contract including the extension of the contract to June 27, 2025. Total amount obligated for October 2023 expenses is \$17,011, with an estimated projection through the end of the contract extension of an estimated ~\$1M.

Housing Forward has four (4) Housing Locators who engage new and existing landlords to expand and diversify the portfolio of units available to clients referred through the All Neighbors Coalition Coordinated Access System. Housing Locators negotiate with

landlords by seeking to reserve blocks of vacancies and setting those units aside for the homeless rehousing system.

The Housing Location Team leverages ‘ALN Apartment Data’ platform, high level partnerships with the Apartment Association and community leaders, and information fairs to seek out landlords and property managers. Through the ALN platform, Team members determine who has low occupancy rates and reaches out to those landlords and property managers to promote the benefits of partnering with the system. For information sessions, communication is new and existing landlord partners. During the information fair sessions, the Housing Location team communicates the benefits of partnering with the system to prospective partners.

There are several activities that contribute to the success of this project which include:

1. Landlord engagement
2. Communicating
3. Unit Inventory Management

Program workplan:

Major Activity	Timeline
Landlord Engagement	
• Expand Units w/ New landlords	Weekly Field Outreach
• Expand units w/ existing landlords	Weekly Field Outreach
• Implement Landlord Retention Program w/ new properties (ongoing support to landlords, tenants, and case managers to support successful tenancies)	Ongoing
• High-level engagement w/ top 20 largest properties	Quarterly
Communication	
• Landlord Engagement Marketing	Quarterly
• Landlord Information Sessions	Quarterly
Unit Inventory Management	
• Maintain current unit specs in Padmission	Ongoing
• Manage unit applications w/ tenants and landlords	Ongoing
• Manage ‘held units’ to ensure units are leased within contracted timespan	Ongoing

Should you have any questions, please reach out to me or Christine Crossley, Director of the Office Homeless Solutions at Christine.Crossley@dallas.gov.

DATE May 24, 2024
SUBJECT **Office of Homeless Solutions – Master Leasing Program Update**
PAGE **3 of 3**

Service First,



Dr. Robert Perez
Assistant City Manager

c: Kimberly Bizer Tolbert, Interim City Manager
Tammy Palomino, City Attorney
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Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 24, 2024

TO Honorable Members of the City Council Housing and Homelessness Solutions Committee:
Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey, Chad West, Gay
Donnell Willis

SUBJECT **Office of Homeless Solutions and the Department of Housing and Neighborhood
Revitalization Properties Update**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the five (5) properties currently in varying stages of development be reported on moving forward via a project tracker. Attached, please find a high-level overview of the listed properties, as of today:

- Fort Worth Avenue
- Independence Drive
- Hampton Road
- Vantage Point
- St Paul

As the properties continue through the phases of development the tables will be revised monthly with most current information. Should you have any questions, please contact me or Christine Crossley, Director, Office of Homeless Solutions, or Cythnia Rogers-Ellickson, Director of the Department of Housing and Neighborhood Revitalization.

[Attachment]

A handwritten signature in black ink, appearing to read 'Rob Pury'.

Assistant City Manager

c: Kimberly Bizer Tolbert, Interim City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
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Ft Worth Ave.				
Purchase Date - 12/23/2020				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Council consideration to award contract for rehabilitation, operations, and conveyance of property	June 26, 2024	HOU and OHS		
Public hearing and Council consideration of SUP renewal	June 26, 2024	PUD and OHS		Public hearing notices will be mailed to affected property owners on June 7, 2024
Estimated Completion Date – November 2025				

Independence Rd				
Purchase Date – 3/31/2022				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Revising PSH NOFA application for release	June 2024	OHS and HOU	OHS, HOU, Consultants, and Housing Forward	Summer 2024 release of PSH NOFA
Estimated Completion Date - TBD				

Hampton Rd				
Purchase Date – 9/24/2022				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
This item is pending action by Councilmember Gracey, to include but not limited to community outreach feedback on next steps.				
Estimated Completion Date - TBD				

Vantage Point				
Purchase Date - 08/23/2023				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Acquisition/Rehabilitation Completion	August 2023- July 2024	HOU	HOU	
Estimated Completion Date – 60% complete, remaining 54 rooms to be completed by June and common areas/office spaces to be completed by July 31, 2024				

St Paul

Purchase Date – 08/19/1987

Item	Key Dates / Deadline	OHS / Real Estate Performed on behalf of OHS	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
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Currently working to obtain appraisal on property

Estimated Completion Date - TBD

Housing & Homelessness Solutions Committee Forecast

Committee Date	Briefing Item/ Report	Presenter(s)
June 24 th	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, President & CEO, Housing Forward
	Briefing Presentation: Central Library Activities for the Unsheltered Population (tentative title)	Jo Guidice, Director, Dallas Public Libraries
	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: Office of Homeless Solutions – Update: The Bridge Homeless Recovery Center Good Neighbor Agreement	Christine Crossley, Director, Office of Homeless Solutions
	Briefing Memorandum: Upcoming Agenda Item – The Wright Choice Group (<i>tentative title</i>)	Christine Crossley, Director, Office of Homeless Solutions
	Briefing Memorandum: CHC Annual Report	Christine Crossley, Director, Office of Homeless Solutions
	Briefing Presentation: Property Update – 1950 Fort Worth Avenue	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: PFC Overview	Cynthia Rogers-Ellickson, (I) Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: General Fund Budget	Cynthia Rogers-Ellickson, (I) Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Cornerstone	Tyrone Wilson, DHADC Manager III, Department of Housing & Neighborhood Revitalization
Briefing Memorandum: Bond Amendment	Tyrone Wilson, DHADC Manager III, Department of Housing & Neighborhood Revitalization	
	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of

August 26 th	Properties Update	Housing & Neighborhood Revitalization
	Briefing Presentation: DHP33 Update Quarterly Report	Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Housing & Neighborhood Revitalization Quarterly Report	Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Dashboard	Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Community Land Trust	Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; TREC
	Briefing Memorandum: HFC Overview	Cynthia Rogers-Ellickson, (I) Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: HFC Paradise Gardens (RONO)	Aaron Eaquinto, Housing Finance Corporation Administrator, Department of Housing & Neighborhood Revitalization
September 23 rd	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Presentation: Dallas Homebuyer Assistance Program (DHAP)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Land Bank Annual Plan	Tyrone Wilson, DHADC Manager III, Department of Housing & Neighborhood Revitalization
October 22 nd	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, President & CEO, Housing Forward
	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization

	Properties Update	
	Briefing Presentation: State of Housing & Yearly Update	Cynthia Rogers-Ellickson, (I) Director, Department of Housing & Neighborhood Revitalization