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2024 JUN 20 PM 5: 20

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

June 24, 2024

9:00 AM

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), Resendez (VC), Blackmon, Gracey, Ridley, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Arnold (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, *Ridley, *Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
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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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Handgun Prohibition Notice for Meetings of Governmental Entities

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"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

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Call to Order

MINUTES

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

Attachments: [Minutes](#)

BRIEFING ITEMS

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

Attachments: [Presentation](#)

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

Attachments: [Presentation](#)

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

Attachments: [Presentation](#)

BRIEFING MEMOS

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

Attachments: [Memorandum](#)

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

Attachments: [Memorandum](#)

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

Attachments: [Memorandum](#)

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

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

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

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

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

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

Agenda Information Sheet

File #: 24-2035

Item #: A

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

MINUTES OF THE CITY COUNCIL COMMITTEE
FRIDAY, MAY 24, 2024

24-0014

SPECIAL CALLED HOUSING AND HOMELESSNESS SOLUTIONS
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, Mendelsohn, West, Gracey, Willis (**9:09 a.m.)

ABSENT: [0]

The meeting was called to order at 9:07 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 9:34 a.m. and reconvened to open session at 9:39 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 11:53 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

****Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
FRIDAY, MAY 24, 2024

EXHIBIT A

RECEIVED

2024 MAY 21 AM 8:47

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Special Called Meeting

May 24, 2024

9:00 AM

REVISED

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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

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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
FRIDAY, MAY 24, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 24, 2024

MINUTES

Item A: Approval of the April 23, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Willis absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 24, 2024

BRIEFING ITEMS

Item B: Economic Cost of Homelessness in Dallas and Collin Counties

The following individuals briefed the committee on the item:

- Dr. Phillip Haung, MD, MPH, Director Health Authority, Dallas County; and
- Ali Dadpay, Health Economist, Dallas County

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 24, 2024

BRIEFING ITEMS

Item C: Temporary and Alternate Housing Best Practices and Recommendation

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Department of Homeless Solutions; and
- Robert Perez, Assistant City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 24, 2024

BRIEFING ITEMS

Item D: Office of Homeless Solutions - FY 2024-25 Budget Briefing

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Department of Homeless Solutions; and
- Wanda Moreland, Assistant Director, Office of Homeless Solutions

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 24, 2024

MEMORANDUMS

- Item E: Upcoming Agenda Item: Authorize an amendment to the Dallas Housing Resource Catalog to implement proposed development program and policy changes
- Item F: Upcoming Agenda Item: Permanent Supportive Housing NOFA - 1950 Fort Worth Avenue
- Item G: Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development and Dallas Public Facility Corporation Project - The Park at Northpoint to be located at 9999 West Technology Boulevard
- Item H: Upcoming Agenda Item: Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Legacy on Kiest Project
- Item I: Office of Homeless Solutions, Upcoming Agenda Item: FY 2023 TDHCA - Homeless Housing and Services Program Reallocation Fund
- Item J: Office of Homeless Solutions - Master Leasing Program Update
- Item K: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 24, 2024

FORECAST

Item L: 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

The committee did not discuss the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
FRIDAY, MAY 24, 2024

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 24-2036

Item #: B

Department of Housing and Neighborhood Revitalization FY 2024-25 Budget Review and Next Steps
[Cynthia Rogers- Ellickson, Director, Housing & Neighborhood Revitalization]



City of Dallas

FY 2024-25 Budget for Housing and Neighborhood Revitalization

Housing & Homelessness
Solutions Committee
June 24, 2024

Cynthia Rogers-Ellickson, Director
John Smalls, Interim Assistant Director
Department of Housing and
Neighborhood Revitalization
City of Dallas

Purpose



- Provide an overview of the budget for the Department of Housing & Neighborhood Revitalization
- 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



- Mission

Racial and economic inclusion are integral to Dallas' housing growth. Accordingly, through the Dallas Housing Policy 2033, the City seeks to continue to reduce disparities that disproportionately impact historically disadvantaged communities by providing quality affordable mixed-income housing initiatives across the City.





DEPARTMENT GOALS

The Department of Housing and Neighborhood Revitalization (Housing) has multiple goals described in several plans as follows:

1. Dallas Housing Policy 2033 (DHP33) Smartie Goals

- Equity Strategy Target
- Citywide Production
- Citywide Preservation
- Infrastructure
- Collaboration and Coordination
- Engagement
- Education

2. HUD Consolidated Plan (Action Plan)

Programs	FY 2023-24	FY 2024-25
Home Improvement and Preservation Program (HIPP)	40 UNITS	129 UNITS
Homebuyer Assistance Program	16 UNITS	16 UNITS
Housing Development	139 UNITS	139 UNITS



Organizational Chart



Position Overview



Positions	FY 2023-24 Budget	FY 2024-25 Planned	Change
General Fund	26	29	3
Grants	31	31	0
Total	57	60	3

- Seven of the 26 general funded positions are reimbursed by Dallas Public Facilities Corporation (DPFC), Dallas Housing Finance Corporation (DHFC) and Mixed Income Housing Development Bonus (MIHDB); three additional positions will come online as approved in FY 2023-24;
- Two of the additional three positions will be reimbursed by MIHDB and PFC





Staffing by Assignment

General Administration	Client Service & Inspection	Project Management	MIHDB	Corporations
Grants Exec Asst 1 Office Asst 1 Inspections 1 Compliance 4 Budget/Finance 2 Total 9	Grants Housing Cord 7 Inspectors 8 Total 15	Grants Project Manager 7 Total 7	General Fund Reimbursed Senior Coord 1 Project Manager 1 Total 2	General Fund Reimbursed Manager Admin 3 Project Mgr 3 Housing Coord 3 Asset Manager 2 Total 11
General Fund Director 1 Asst. Directors 3 Managers 4 Exec Asst. 1 Agenda Coord 1 Budget Finance 1 Analysts 2 Total 13	General Fund Housing Coord 1 Total 1	General Fund Project Manager 2 Total 2		



Total Budget – All Funds



Service	FY 2023-24 Budget	FY 2024-25 Planned	% Change +/-
General Fund	\$6,920,100	\$5,004,889	
Grant Funds	\$17,858,943	\$15,966,945	
Trust & Other Funds	\$14,096,900	\$3,000,000	
Total	\$38,875,943	\$23,971,834	-38%

- General funds decreased by 7% due to citywide reduction and the one-time amount of \$2,200,000 for senior home repair and equity study for housing needs in FY2023-24
- Merit increases of an average 3% are included in the FY 2024-25 budgets
- The Other Funds are Mixed Income Housing Development Bonus (MIHDB); and TIF for Council Districts 1, 4, 6 and 7. MIHDB is unpredictable and inconsistent therefore there is no projection for the upcoming year.



Budget Summary by Service



Service	FY 2022-23 Budget	FY 2022 - 23 Forecast	FY 2023-24 Budget	FY 2024-25 Planned
Administration	\$2,088,370	\$2,063,136	\$2,053,227	\$2,317,182
Housing Preservation	\$867,500	\$867,500	\$767,500	\$767,500
New Development	\$1,695,800	\$1,464,755	\$4,099,373	\$1,920,207
Expense Total	\$4,651,669	\$4,395,391	\$6,920,100	\$5,004,889



General Fund Operating Expense and Revenue



Service/Division	FY 2022-23 Budget	FY 2022-23 Forecast	FY 2023-24 Budget	FY 2024-25 Planned
Personnel Services	\$2,559,308	\$2,197,235	\$2,645,415	\$2,904,487
Supplies - Materials	\$77,270	\$78,814	\$147,905	\$153,308
Contractual – Other Services	\$2,598,744	\$2,702,993	\$4,760,325	\$2,580,639
Expense Total	\$5,235,321	\$4,979,043	\$7,553,645	\$5,638,434
Reimbursements	(\$583,652)	(\$583,652)	(\$633,545)	(\$633,545)
Department Revenue Total	\$4,352,981	\$6,920,100	\$6,944,398	\$5,004,889



CDBG Grant Funding



Funding	Current Budget	Encumbered	Pipeline	Expense	Unobligated
CD19	\$7,700,495	\$80,357		\$7,606,773	\$13,365
CD20	\$9,302,533	\$634,980		\$8,576,304	\$91,249
CD21	\$10,705,290	\$1,583,681	\$2,484	\$8,338,347	\$783,262
CD22	\$10,209,905	\$2,339,666	\$113,575	\$4,676,183	\$3,194,056
CD23	\$10,925,764	\$1,020,784	\$4,370,000	\$1,056,667	\$4,878,313
CD22/R	\$2,845,998	\$2,845,998		\$0	\$0
CD23/R	\$1,654,002	\$653,137		\$0	\$1,000,865
TOTAL	\$53,343,987	\$9,158,603	\$4,486,059	\$30,254,274	\$9,445,051
Percent		17%	8%	57%	18%

Funding	Planned Budget
CD24 - Planned	\$10,388,492



HOME Grant Funding



Funding	Current Budget	Encumbered	Pipeline	Expense	Unobligated
HM16	\$4,957,323	\$1,000,866	\$0.00	\$3,956,457	\$0
HM17	\$5,057,932	\$1,764,081	\$0.00	\$2,659,193	\$634,658
HM18	\$6,119,772	\$1,712,389	\$0.00	\$4,407,383	\$0
HM19	\$5,544,810	\$1,887,576	\$ 112,743	\$2,217,200	\$1,327,291
HM20	\$1,831,410	\$0	\$ 863,063	\$968,347	\$0.00
HM21	\$6,397,968	\$2,185,504	\$1,821,177	\$2,391,287	\$0.00
HM22	\$6,940,498	\$3,247,043	\$3,044,631	\$648,824	\$0.00
HM23	\$6,933,179	\$0	\$5,211,113	\$1,722,066	\$0.00
TOTAL	\$43,782,892	\$11,797,459	\$11,052,727	\$18,970,757	\$1,961,949
Percent		27%	25%	43%	5%

Funding	Planned Budget
HM24 - Planned	\$5,578,453



CDBG – DR Funding



Funding	Current Budget	Encumbered	Pipeline	Expense	Unobligated
CDD1	\$15,946,000	\$11,000,000	\$4,946,000	\$0	\$ 0.00
CDD2	\$13,084,000	\$7,646,555	\$4,138,427	\$0	\$1,299,018
TOTAL	\$29,030,000	\$18,646,555	\$9,084,427	\$0	\$1,299,018
Percent		64%	31%		5%



Revenue Overview



Revenue General Fund	FY 2022-23 Budget	FY 2022-23 Forecast	FY 2023-24 Budget	FY 2024-25 Planned
Housing & Neighborhood Revitalization-Federal and Corporations	\$463,267	\$719,394	\$463,267	\$463,267

Revenue	FY 2022-23 Budget	FY 2022-23 Forecast	FY 2023-24 Budget	FY 2024-25 Planned
Housing & Neighborhood Revitalization-Mixed Income Housing Development Bonus (MIHDB)				UNKNOWN



ARPA Funding



Funding	Current Budget	Encumbered	Pipeline	Expense	Unobligated
FC18	\$23,450,000	\$6,956,029	\$11,205,062	\$4,815,285	\$473,624
FC18 – Varies Districts	\$ 2,405,435	\$ 666,338	\$1,739,097	\$0	\$0
TOTAL	\$25,855,435	\$7,622,367	\$12,944,159	\$4,815,285	\$473,624
Percent		29%	50%	19%	2%



Dallas Public Facility Corporation



	FY 2022-23 Budget	FY 2023-24 Budget
Income	\$2,966,910	\$5,494,632
Expense	\$434,742	\$521,161
Net Income	\$2,532,168	\$4,973,471



Dallas Housing Finance Corporation



	FY 2022-23 Budget	FY 2023-24 Budget
Income	\$3,070,899	\$4,154,292
Expense	\$544,615	\$823,636
Net Income	\$2,526,284	\$3,330,656



Performance Measures



Measure	FY 2022-23 Actual	FY 2023-24 Target	FY 2023-24 Forecast*	FY 2024-25 Target
Average number of days to close DHAP loans	22	45	45	N/A
Percentage of unrestricted market-rate housing developed in majority black and Hispanic neighborhoods	3.2%	19%	N/A	N/A
Average number of days to review HIPP application and prepare contract	96	180	N/A	N/A
Percentage of development funding leveraged by private sources	89.7%	60%	60%	80%
Percentage of all DHAP funding within Equity Strategy Target Areas				50%
Percentage of home repair funding within Equity Strategy Target Area				50%

*FY 2023-24 – 1Qtr Report





Summary of Services, Programs and Activities

Homeowner Programs



Home Repair

- Major Systems Repair Program
- Dallas Tomorrow Fund
- Emergency Home Repair
- ARPA Home Repair and Septic



Homebuyer Assistance

- Dallas Homebuyer Assistance program
- Traditional
- Targeted professions
- DHAP 10



Title Assistance

- Program currently paused



Development



Standing Notice of Funding Availability (NOFA)

- Allows developers to submit funding requests for shovel-ready projects
- Provides gap financing to for-profit, non-profit developers proposing infrastructure improvements, development and rehab of affordable rental, for-sale, and housing for persons experiencing homelessness



Mixed Income Housing Development Bonus (MIHDB)

- Barter zoning requirements for onsite affordability or payment of fee-in-lieu to provide additional affordable housing.



Low-Income Housing Tax Credit Program (LIHTC)

- Provides Resolutions of No Objection or Resolutions of Support for both 9% Competitive and 4% (Non-Competitive) LIHTC projects meeting goals of the DHP33 and TDHCA requirements



Corporations



Dallas Housing Acquisition and Development Corporation (DHADC)

- DHADC administers the Land Bank Program in accordance with state statute and City Council resolution
- Reclaim vacant real property from tax delinquency status
- Use such land to develop affordable housing for low-income households or for commercial purposes



Dallas Public Facility Corporation (DPFC)

- DPFC owns properties, but primarily funds project through property tax exemptions



Dallas Housing Finance Corporation (DHFC)

- DHFC owns properties in partnership with developers, issues private activity bonds to fund affordable housing





Update on Budget Initiatives



Budget Initiatives

FY 2022 - 23

Add funding for Affordable Housing for predevelopment work dedicated to Small Business and Faith – Based Organizations. This establishes the Emerging Developers Fund \$500,000

Addition of one-time fund for Housing Minor Repair Program \$100,000

FY2023 - 24

Add one-time transfer to the Equity Fund for study of housing needs for affordable housing (\$500,000) and Senior Housing Repair Program in priority areas (\$1,700,000), including funding for one Housing Project Manger position to facilitate the three-year program, as part of overall Citywide equity focused initiatives.



FY 2024-25 Budget for Housing and Neighborhood Revitalization

Housing & Homelessness
Solutions Committee
June 24, 2024



City of Dallas

Cynthia Rogers-Ellickson, Director
John Smalls, Interim Assistant Director
Department of Housing and
Neighborhood Revitalization
City of Dallas



City of Dallas

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

Agenda Information Sheet

File #: 24-2037

Item #: C

Homeless Response System Quarterly Report
[Christine Crossley, Director, Office of Homeless Solutions]
[Sarah Kahn, President & CEO, Housing Forward]

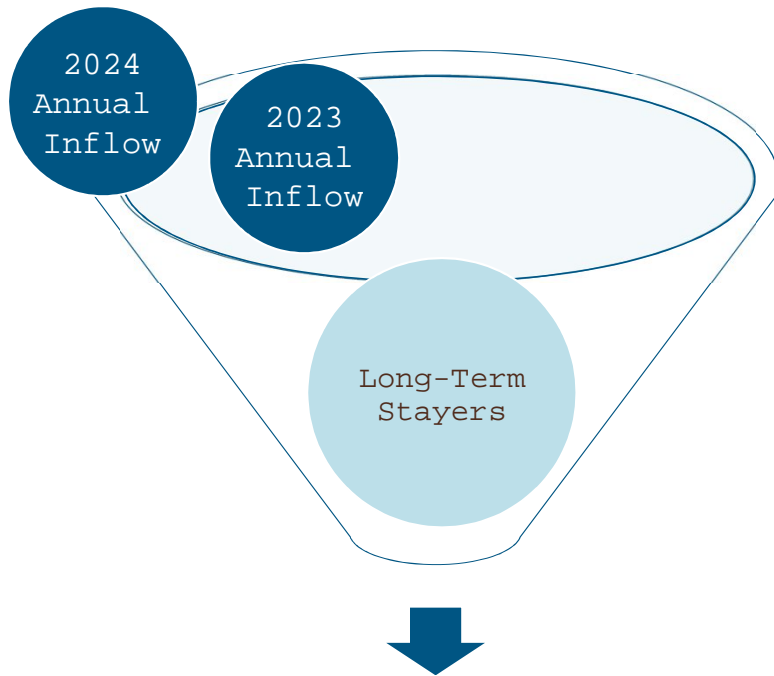


ALL NEIGHBORS COALITION QUARTERLY REPORT: HOUSING AND HOMELESSNESS SOLUTIONS COMMITTEE

JUNE 2024

STRATEGIC & ALIGNED INVESTMENTS IN REHOUSING

Growing Shelter + Inadequate Rehousing

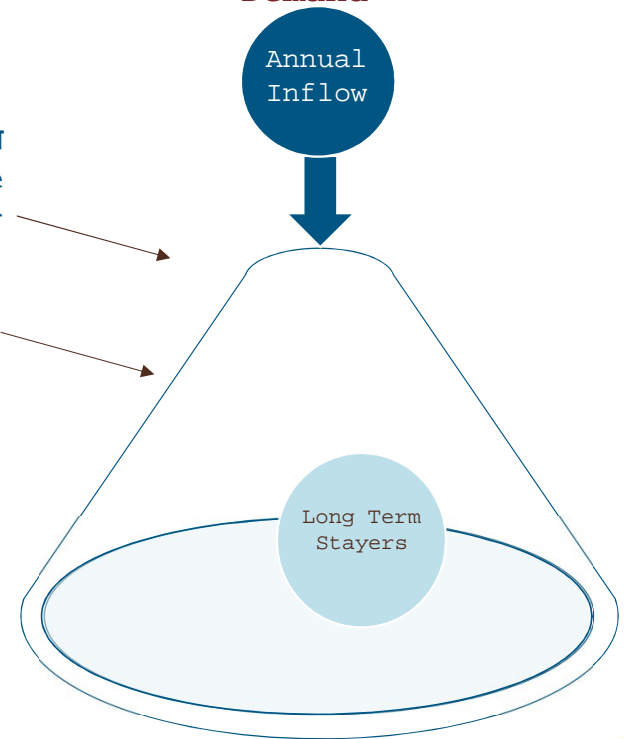


Expand Rehousing/Services to Meet Annual Demand

DIVERSION
to intervene early, free up shelter

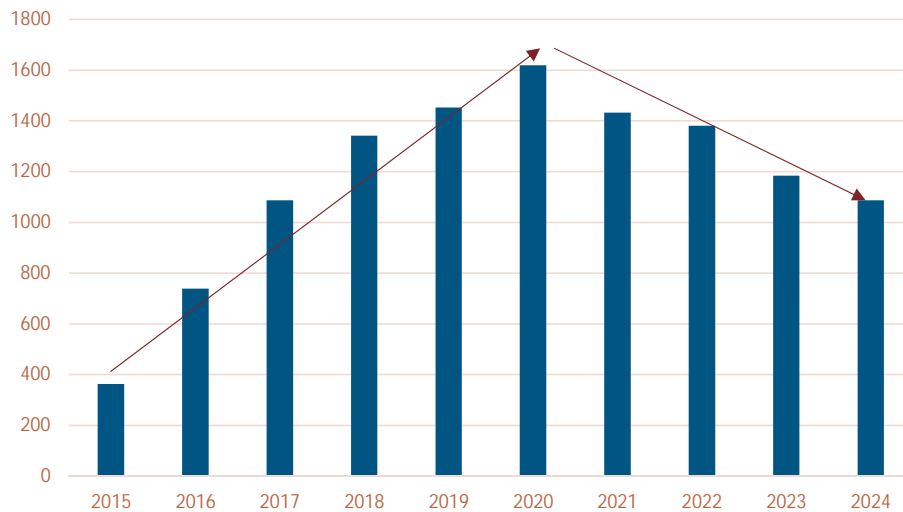
44% Increase in Rehousing Capacity Since 2021
to meet annual inflow and prevent people getting stuck in long-term homelessness

System created capacity to reduce homelessness since 2021



TRANSFORMATION LEADS TO THIRD CONSECUTIVE YEAR OF REDUCTIONS

Trends in Unsheltered Homelessness
Dallas and Collin Counties
Point-in-Time Count Results, 2021-2024



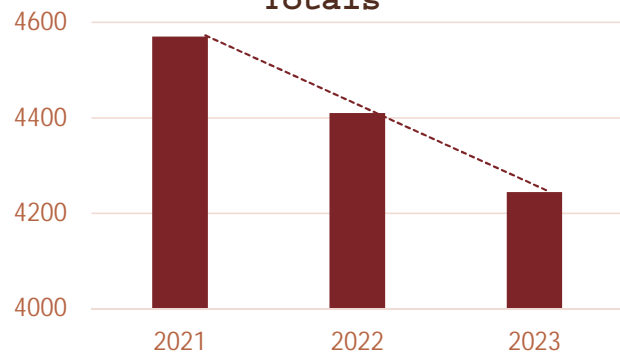
Since 2021 transformation and REAL Time Rehousing launch:

- 19 % Reduction **Overall**
- 24 % decrease in unsheltered homelessness
- 10,137 Individuals Housed
- Lowest count in nearly a decade

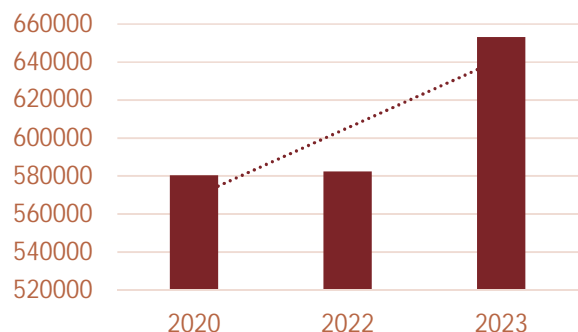


STRATEGIC INVESTMENTS SET US APART FROM OTHER COMMUNITIES

Dallas & Collin Counties, Point in Time Totals



National, Point in Time Totals



* National data not available for 2021

- ✓ Among the 27 % of communities nationally that reduced homelessness last year, while national rates soared to record highs
- ✓ 1 of 6 Communities in White House Unsheltered Initiative (All Inside)
- ✓ Top Performing Community, with over 44% increase in annual HUD Homeless Assistance Funding, 2021-2023



REACHING AN EFFECTIVE END TO VETERAN HOMELESSNESS

KEY BENCHMARKS



Benchmarks launched in 2015 by United States Interagency Council on Homelessness, to support local action toward this goal

STRATEGIES

- ✓ Cross-system coordination to identify all Veterans becoming homeless
- ✓ Streamline access to housing and supportive services
- ✓ Aligned public-private investment to scale rehousing
- ✓ Prioritize Veterans for all system resources
- ✓ Identify and address racial disparities in housing outcomes



REACHING AN EFFECTIVE END TO VETERAN HOMELESSNESS

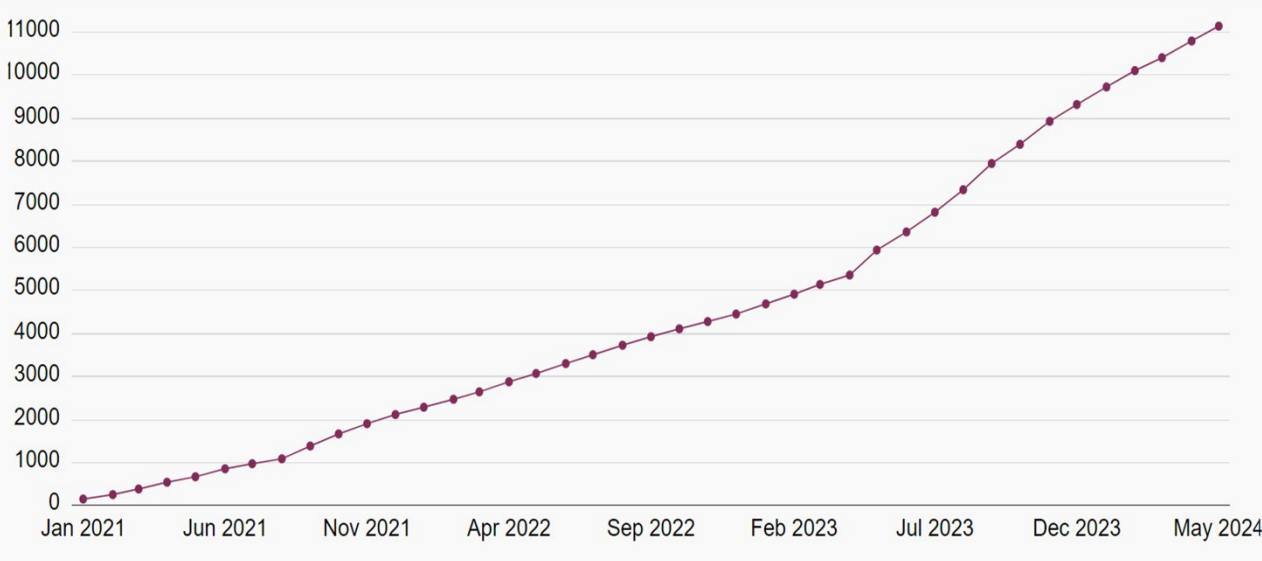
By the Numbers

- ✓ 10 month data submission and validation process
- ✓ Among less than 20% of communities that have received the declaration
- ✓ A total of 2,265 Veterans experiencing homelessness have been housed in Dallas and Collin counties since 2019.



COMMUNITYWIDE PERFORMANCE DASHBOARD LAUNCH

Systemwide Housing Placements 2021-2024



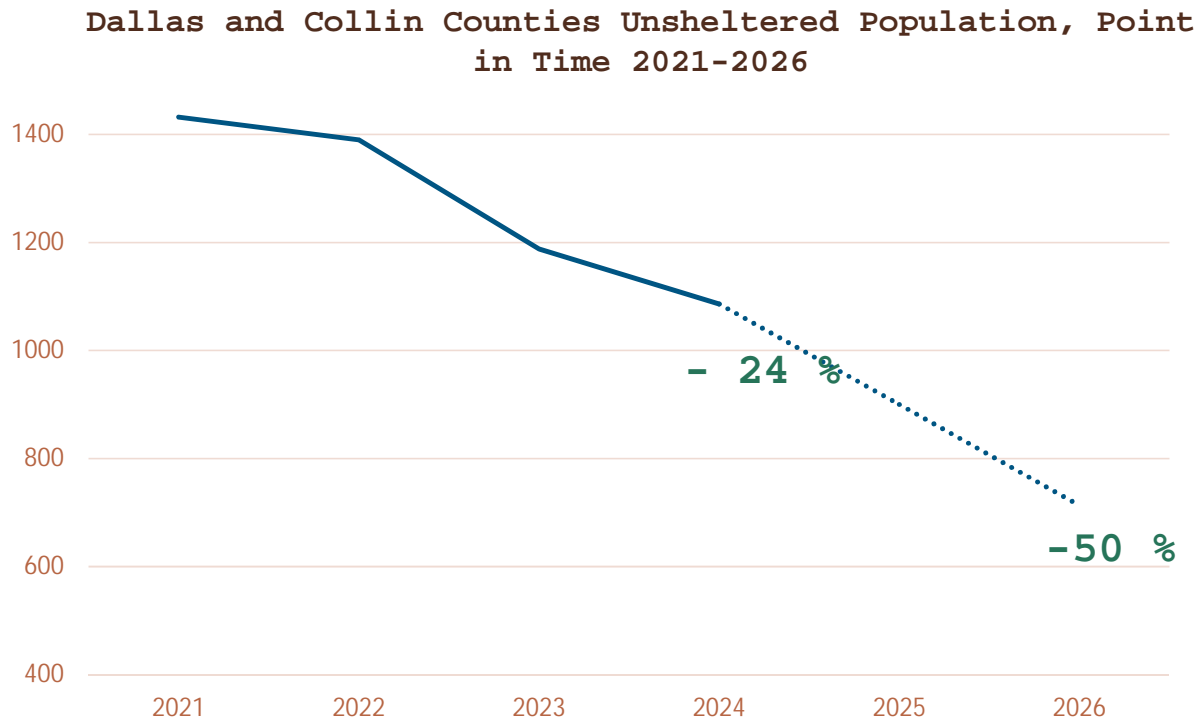
<https://housingforwardntx.org/rtr-dashboard/>

By the Numbers
 **11,128**
Housing Placements

- DIVERSION**
Free up Shelter Space
- RAPID REHOUSING**
End homelessness quickly
- PERMANENT SUPPORTIVE HOUSING**
Integrated Behavioral healthcare



NEXT MILESTONE: 50% REDUCTION IN UNSHELTERED HOMELESSNESS, TARGETING ENCAMPMENTS IN PUBLIC SPACES



What will it take?

1. \$30M Public/Private Investment in Rehousing/Services
2. Enhanced Street-to-Home Encampment Response





City of Dallas

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

Agenda Information Sheet

File #: 24-2038

Item #: D

Homeless Engagement Initiatives at Dallas Public Library
[Jo Guidice, Director, Dallas Public Library]



City of Dallas

Homeless Engagement Initiatives at Dallas Public Library

Housing and Homeless
Solutions Committee
June 24, 2024

Jo Giudice, Director
Dallas Public Library

Presentation Overview



- History of Homeless Engagement Initiative (HEI)
- Focus of HEI
- Operational Impact/Data
- Partnerships
- Next Steps



Background/History

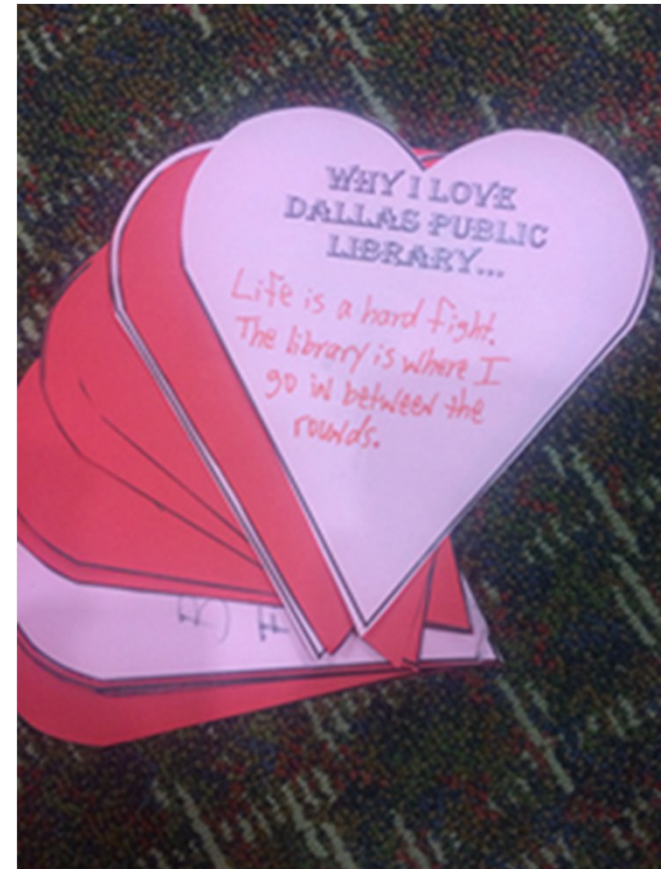


- As with downtown in general, homelessness has been associated with the J. Erik Jonsson Central Library since it opened in 1982
- In 2013 with grant funding, the Library launched its Homeless Engagement Initiative building on the Library's core service of information navigators and resource providers



Background/History

- Focused on efforts to connect customers with resources and intentionally build relationships
 - Greeting customers
 - HELP Desk – information and referral to social services, benefits, job seeking focused on homeless population
 - Coffee & Conversation
 - Homeless Engagement Coordinator
 - Streetview podcast
 - Central Library's 1st floor can transition to inclement weather shelter
 - First served as shelter in 2019



Focus of HEI

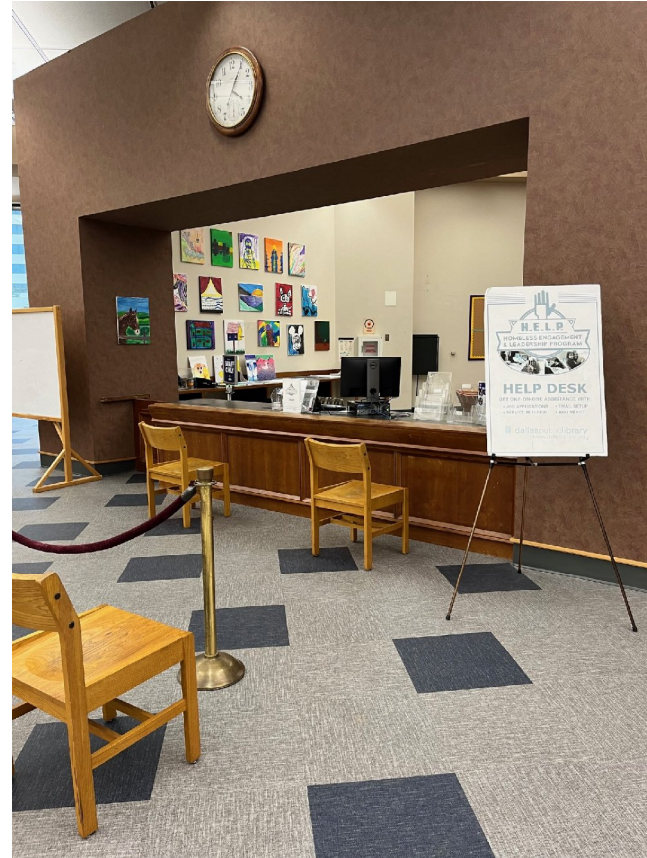


- Referral Connections
- Engagement and Relationship Building
- Awareness



Referral Connections

- HELP Desk - connecting resources and information for emergency shelter, housing information, connecting with family, resume and job application assistance, connection to other available resources or wrap around services in the community.
 - Branch staff are trained to provide similar services
- Wraparound service provider information sessions
- Staff training and support



Engagement and Relationship Building



- Programs to engage unhoused patrons, providing positive social interactions and inclusion
 - Coffee & Conversation
 - Artful Fridays
 - Game Days
- Volunteer opportunities for the unhoused
- Maintaining partner relationships to encourage customers to engage with wraparound services and make appropriate referrals



Awareness



- “On the Block” podcast featuring the unhoused and providers
- Active participation in coalition meetings to stay abreast of supportive services and initiatives for the unhoused population
- Partnering with OHS in target neighborhoods to host meetings about OHS’s role and community effort to address homelessness
- Creating programs that naturally blend customers that are housed and unhoused
- Recruiting volunteers to help with HEI services



Operational Impact/Data FY '23

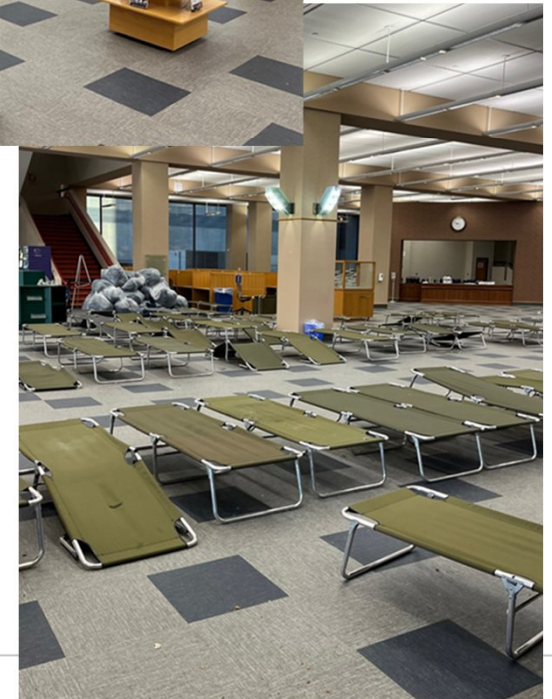


HEI Program	Program Attendance
Artfull Fridays	312
CARDboard Project and Downtown Dallas Inc. Job Assistance	137
Coffee & Conversation	1,095
Movie Saturdays	555
Game Day	41



Partnerships

- Office of Homeless Solutions
- Office of Integrated Public Safety
- Office of Community Care
- Downtown Dallas, Inc.
- Housing Forward
- The Bridge Homeless Recovery Center
- Our Calling
- CARDBoard Project
- Austin Street Shelter
- Dallas Life Shelter
- Union Gospel Mission



Next Steps



- Continue engagement with OHS
 - Sharing homeless hotspots at branch locations bi-weekly
- Develop library staff training
- Increased volunteer recruitment to help with HEI services and efforts
- Community engagement to support programs and initiatives
 - Summer giveaway – water bottles
 - Coffee & Conversation





City of Dallas

Homeless Engagement Initiatives in Dallas Public Library

Housing and Homeless
Solutions Committee
June 24, 2024

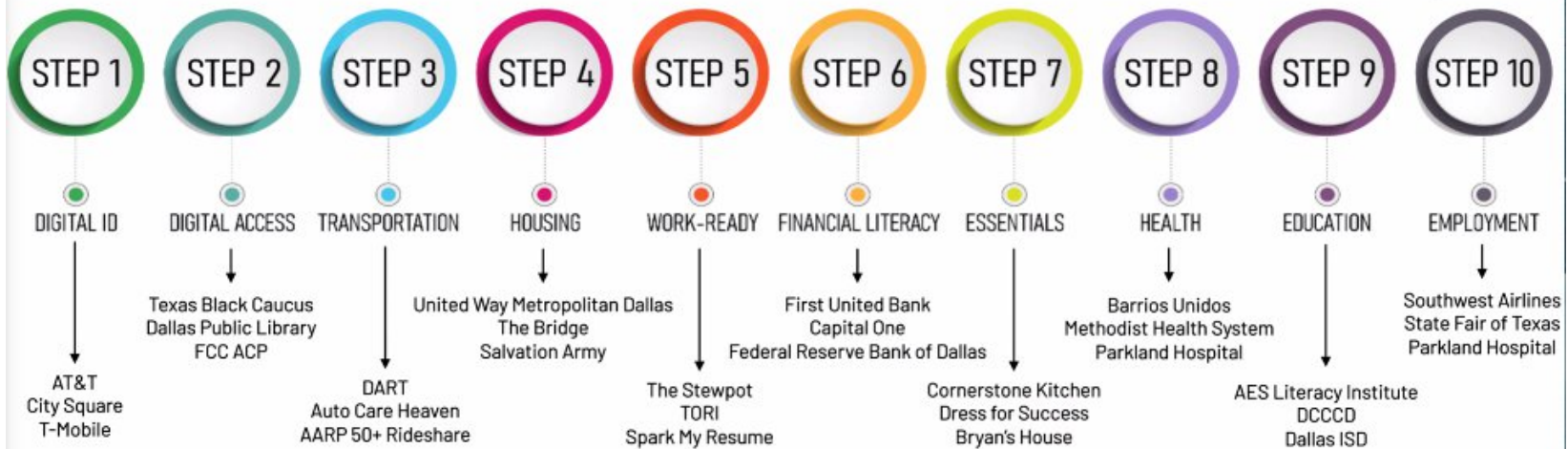
Jo Giudice, Director
Dallas Public Library

Appendix – Additional Partner Info



VIRTUAL CALL CENTER: CBP 10 Step Roadmap

CARDBOARD PROJECT 10 Step Roadmap to Self-Sufficiency



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City of Dallas

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

Agenda Information Sheet

File #: 24-2041

Item #: E

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

Memorandum



CITY OF DALLAS

DATE June 17, 2024

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

SUBJECT **Upcoming Agenda Item for Consideration and Approval of the Sale of Land
Transfer Program Lots to a Qualified Participating Developer-Cornerstone
Community Development Corporation**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee (HHS Committee) on an upcoming Dallas City Council agenda item for a proposed sale of Land Transfer Program lots to a qualified participating developer, Cornerstone Community Development Corporation (Cornerstone).

The City of Dallas Land Transfer Program, which was established by City Council on May 22, 2019 and is administered by the Department of Housing & Neighborhood Revitalization (Housing), currently has two (2) lots in inventory that are offered for sale. Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Cornerstone, for the purchase of (two) 2 Land Transfer Program lots. This memorandum provides an overview of the application submitted by Cornerstone for HHS Committee consideration.

The application for the Land Transfer Program requires (1) the development of quality, sustainable housing that is affordable to the residents of the City and (2) the development of other uses that complement the City's Comprehensive Housing Policy, Economic Development Policy, or redevelopment policy. Specifically, the Land Transfer Program authorizes the City to sell qualifying City-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations, as applicable, in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or City ordinance. The tax foreclosed lots are being sold pursuant to 34.051 of the Texas Property Tax Code.

In January of 2022, Cornerstone a non-profit 501(C)3 in Dallas for 30 years, submitted an application (proposal) to purchase a total of two (2) Land Transfer Program lots. Housing staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a "Qualified Participating Developer" and underwriting

the proposal. The application was determined to be “complete” and was assigned a score. Housing staff collaborated with Qualified Participating Developer regarding the terms of sale of the vacant lot(s) as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

The lots at 1 South Blvd will be combined with Cornerstone’s already owned property to produce a building with (six) 6 single family housing units. These townhomes on this lot will be sold to families at 60-80% AMI. The developer will sell these 3 bedroom, 2 bath, 1590-1640 square feet homes for a maximum of \$228,000. Each unit will have a minimum of a one car garage.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as Exhibit A.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the current HUD HOME homeownership sales price for the Dallas, TX HUD Metro FMR Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** 60-80% AMI
- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Restrictive Covenants:** Developer must: (1) sell each lot to an income eligible household and (2) prior to the sale, must provide to Department of Housing and Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household’s principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household’s principal place of residence for at least five years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City if Developer does not apply for a construction permit and close on any construction financing within 60 days of purchase from the City or does not complete the construction and sale of the affordable housing unit to an income eligible homebuyer within 2 years.

DATE June 17, 2024

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The City of Dallas will receive revenue from the sale of the lots, see attached Exhibit A, in the amount of \$5,637.28. The sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Upon completion of the proposed (six) housing units the expected property tax revenue is expected to be approximately \$10,584.14 annually. There are no delinquent taxes or non-tax City liens associated with either lot. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded in the amount of \$60.

Staff Recommendation

Staff recommends that the Housing and Homelessness Solutions Committee move this item forward to City Council so that it may consider and approve the sale of the two (2) vacant lots to Cornerstone Community Development Corporation pursuant to the terms of development set forth in this memorandum.

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



Robin Bentley
Assistant City Manager(I)

[Attachment: Project Map]

C: Kimberly Bizer Tolbert, Deputy City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

DATE June 17, 2024

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**Exhibit A
SOUTHFAIR COMMUNITY DEVELOPMENT CORPORATION**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non-Tax Lien Amount
1	1A	South	Edgewood	7	43,560	\$4,637.28	Tax foreclosed	60-80%	\$0
2	1B	South	Edgewood	7	2,178	\$1,000.00	Tax foreclosed	60-80%	\$0
Total Purchase Price¹						\$5,637.28	Total Non-Tax Lien Amount²	\$0	
Total Recording Fees						\$60.00			
Total Purchase Price and Recording Fees						\$5,697.28			

¹ Dallas City Code Section 2-26.9

² DWU Revenue and Business Systems Division



City of Dallas

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

Agenda Information Sheet

File #: 24-2039

Item #: F

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

Memorandum



CITY OF DALLAS

DATE June 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 under the purview of the Office of Homeless Solutions, the Department of Housing and Neighborhood Revitalization, and the Department of Public Work's Real Estate Division, be reported on moving forward via a project tracker. Attached, please find a high-level overview of the listed properties, as of today:

- 1950 Fort Worth Avenue
- 4150 Independence Drive
- 2929 S Hampton Road
- 9019 Vantage Point
- 711 S 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.

Service First, Now!

Alina Ciocan

Assistant City Manager

[Attachment]

c: Kimberly Bizer Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement and Alignment (I)
Directors and Assistant Directors

1950 Fort Worth Avenue

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
Execution of term sheet with selected vendor	June 13, 2024	HOU		
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

4150 Independence Drive				
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				

2929 S Hampton Road				
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				

9019 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 – Renovations are complete in 118 of 136 rooms (87% complete), remaining 18 rooms to be completed by June 30, 2024. Common areas/office space completion is extended to August 15 due to weather related delays.				

711 S St Paul Street				
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
Real Estate is currently working to obtain appraisal on property. Next steps are forthcoming once appraisal is completed.				
Estimated Completion Date - TBD				



City of Dallas

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

Agenda Information Sheet

File #: 24-2049

Item #: G

Dallas Housing Needs Assessment and Target Area Action Plans
[Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE June 20, 2024

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

SUBJECT **Dallas Housing Needs Assessment & Target Area Action Plans**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee on the scope of work underway with HR&A Advisors (HR&A) on the Equity Strategy Target Area Action Plans and Housing Needs Assessment for the Department of Housing & Neighborhood Revitalization (Housing).

On April 13, 2023, the Dallas City Council approved Dallas Housing Policy 2033 (DHP33) that uses seven pillars of housing equity promoting cross-departmental collaboration, using a data-driven process to focus resources, setting goals for city-wide production and preservation, and integrating education and community engagement into all Housing activities.

HR&A has been engaged to develop three (3) Action Plans for each of the target areas that will guide an 18-month and 5-year set of milestones. The Action Plans will strengthen Housing's engagement with the activities that are inherent to Housing's mission. This analysis will present work needed to meet production, preservation and collaboration goals for neighborhood revitalization. Housing and HR&A will brief on the draft Action Plans on August 26, 2024.

HR&A is also working on a housing needs assessment for the city limits of Dallas to provide data that will inform and guide the actions for future housing production by Housing. This analysis will be briefed by the end of the calendar year.

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

A handwritten signature in blue ink, appearing to read 'Robin Bentley'.

Robin Bentley
Assistant City Manager (I)

DATE **June 20, 2024**
SUBJECT **SUBJECT**
PAGE **2 of 2**

c: Kimberly Bizer Tolbert, Deputy City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 24-2095

Item #: H

Housing and Homelessness Committee Solutions Proposed 2025 Legislative Priorities [Clifford Sparks, State Legislative Director, City Attorney's Office]

Memorandum



CITY OF DALLAS

DATE January 8, 2024

TO Honorable Chair and Members of the Ad Hoc Committee on Legislative Affairs

SUBJECT **Housing and Homelessness Committee Solutions Proposed 2025 Legislative Priorities**

As the City of Dallas prepares for the 89th Texas Legislature and 119th Congress, both set to convene in 2025, the Housing and Homelessness Solutions Committee worked with the Office of Government Affairs and stakeholders to develop the City's legislative programs for consideration by the City Council.

Preliminary legislative priorities pertaining to housing and the unsheltered include:

- Preserve owner prosperity for the elderly in rapidly developing communities. **(State)**
- Protect rental subsidies from landlord discrimination. **(State)**
- Support tenant protections, including a right to cure, throughout the eviction process. **(State)**
- Remove barriers to growing the housing stock, including availability of condos. **(State)**
- Continue expanding funding for the Community Development Block Grant Program and the HOME Investment Partnerships Program **(Federal)**
- Expand the Low-Income Housing Tax Credit Program to include blight remediation **(Federal)**
- Enhance Point-in-Time standards on number of hours to search to ensure homeless threshold is accurately reflected **(Federal)**
- Seek funding for homelessness services, including cost recovery for unsheltered services provided by certain municipalities. **(Both)**

In addition to the items above, we urge legislative efforts include maintaining existing funding streams at both the state and federal levels.

We understand additional items may arise between now and the start of the next legislative session, and we understand City Councilmembers can bring forward items as desired through the Ad Hoc Committee on Legislative Affairs at any time.

Should you have any questions or comments please contact Carrie Rogers, Director of Government Affairs, at Carrie.Rogers@dallas.gov.

DATE June 3, 2024
SUBJECT **Housing and Homelessness Committee Solutions Proposed 2025
Legislative Priorities**
PAGE **2 of 2**

Sincerely,



Jesse Moreno
Chairman, Housing and Homelessness Solutions
Council District - 2

- c: T.C. Broadnax, City Manager
- Tammy Palomino, City Attorney
- Mark Swann, City Auditor
- Biliera Johnson, City Secretary
- Preston Robinson, Administrative Judge
- Kimberly Bizer Tolbert, Deputy City Manager
- Jon Fortune, Deputy City Manager
- Majed A. Al-Ghafry, Assistant City Manager
- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
- Dr. Robert Perez, Assistant City Manager
- Carl Simpson, Assistant City Manager
- Jack Ireland, Chief Financial Officer
- Genesis D. Gavino, Chief of Staff to the City Manager
- Carrie Rogers, Director, Office of Government Affairs
- Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 24-2042

Item #: I

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



Agenda Information Sheet

File #: 24-2092

Item #: J

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