

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 21, 2025

25-0014

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

PRESENT: [7] Mendelson, Blair, Moreno, Gracey (**9:24 a.m.), Bazaldua, Resendez, Willis

ABSENT: [0]

The meeting was called to order at 9:14 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 to closed session at 10:23 a.m. and reconvened to open session at 10:32 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:02 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 21, 2025

EXHIBIT A

RECEIVED

2025 OCT 15 PM 5:16

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250915

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

October 21, 2025

9:00 AM

2025 CITY COUNCIL COMMITTEE APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

* Assigned: 07/17/25

**Assigned: 08/29/25

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

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

This City Council Housing and Homelessness Solutions Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The Housing and Homelessness Solutions Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at [bit.ly/cityofdallastv](https://cityofdallas.tv).

The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m70844f5121c8337a319608671877aff1>

Call to Order

MINUTES

1. [25-2971A](#) Approval of the October 7, 2025, Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

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

BRIEFING ITEMS

- A. [25-2989A](#) Locations of Services for Homeless and Formerly Homeless and Data Discussion
[Thor Erickson, Director, Office of Housing and Community Development]

Attachments: [Map](#)

- B. [25-2973A](#) Haven for Hope - Organization and Services Overview
[Alberto Rodriguez, Vice President of Operations, Haven for Hope]

Attachments: [Presentation](#)

- C. [25-2972A](#) 25-2158A Amendment to Dallas Housing Resource Catalog for Dallas Housing Finance Corporation (DHFC)/Dallas Public Facility Corporation (DPFC) and Housing Tax Credit Program Statement Amendments
[Thor Erickson, Director, Housing and Community Empowerment/DHFC and DPFC Board members TBD]

Attachments: [Presentation](#)
[Exhibit A](#)
[Exhibit B](#)

BRIEFING MEMOS

- D. [25-2974A](#) Good Neighbor Agreement with the Bridge Master Services Contract (MSC)
[Thor Erickson, Director, Housing and Community Empowerment; Christine Crossley, Assistant Director, Housing and Community Empowerment; Dr. Woody III, President and CEO, The Bridge Homeless Recovery Center]

Attachments: [Memorandum](#)
[Exhibit A](#)

UPCOMING AGENDA ITEMS

- E. [25-2984A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2630A: Family Endeavors - Housing and Homeless Assistance for Youth and Adults Twenty-four Years of Age and Younger

Attachments: [Memorandum](#)

- F. [25-2975A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item # 25-2157A:
Award Subrecipient agreement to Volunteers of America Texas, Inc. to administer Home Improvement & Preservation Program (HIPP)
[Thor Erickson, Director, Housing and Community Empowerment; Jasmine Bazley, General Manager, Housing and Community Empowerment]

Attachments: [Memorandum](#)

- G. [25-2977A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2786A - The Bridge Homeless Recovery Center - Electrical Upgrades and Generator Addition

Attachments: [Memorandum](#)

- H. [25-2978A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2955A, #25-2955A Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and own Good Homes Dallas, a mixed-income, multifamily development to be located at 6950 N Stemmons Fwy, Dallas, Texas 75247 (Project); and enter into a seventy-five-year lease agreement with Good Homes Communities, LLC (Applicant) or its affiliate, for the development of the Project

Attachments: [Memorandum](#)

- I. [25-2979A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2950A, #25-2969A and #25-2951A: 2025 Program Year 4% Low Income Housing Tax Credit (LIHTC) Resolutions of No Objection (RONO) and Tax Equity and Fiscal Responsibility Act (TEFRA) Approval for the Dallas Housing Finance Corporation (DHFC) projects known as Tabor Village, located at 6200 Baraboo Drive, Dallas, TX 75241, and Westmoreland Townhomes, located at 6600 South Westmoreland Road, Dallas, Texas 75228
[Thor Erickson, Director, Housing and Community Empowerment; Jasmine Bazley, General Manager, Housing and Community Empowerment]

Attachments: [Memorandum](#)

- J. [25-2980A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2952A and #25-2970: 2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) and Tax Equity and Fiscal Responsibility Act (TEFRA) for the Dallas Housing Finance Corporation (DHFC) project known as Torrington Forest, located at 7100 South Great Trinity Forest Way, Dallas, Texas 75217
[Thor Erickson, Director, Housing and Community Empowerment; Jasmine Bazley, General Manager, Housing and Community Empowerment]

Attachments: [Memorandum](#)

- K. [25-2981A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2953A: Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing & Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000.00
[Thor Erickson, Director, Housing and Community Empowerment; Jasmine Bazley, General Manager, Housing and Community Empowerment]

Attachments: [Memorandum](#)

- L. [25-2982A](#) Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2954A: 2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) for the Waters at Waterchase located at 12365 Plano Rd., Dallas, Texas 75234
[Thor Erickson, Director, Housing and Community Empowerment; Jasmine Bazley, General Manager, Housing and Community Empowerment]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 21, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 21, 2025

MINUTES

Item 1: Approval of the October 7, 2025 Housing and Homelessness Solutions Committee Meeting Minutes

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

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 21, 2025

BRIEFING ITEMS

Item A: Locations of Services for Homeless and Formerly Homeless and Data Discussion

Chair Moreno stated this item would be held until the November 4, 2025 Housing and Homelessness Solutions committee meeting; there was no objection voiced by the committee.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 21, 2025

BRIEFING ITEMS

Item B: Haven for Hope - Organization and Services Overview

The following individual briefed the committee on the item:

- Alberto Rodriguez, Vice President of Operations, Haven for Hope

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 21, 2025

BRIEFING ITEMS

Item C: 25-2158A Amendment to Dallas Housing Resource Catalog for Dallas Housing Finance Corporation (DHFC)/Dallas Public Facility Corporation (DPFC) and Housing Tax Credit Program Statement Amendments

The following individuals briefed the committee on the item:

- Thor Erickson, Director, Office of Housing and Community Development;
- Jasmine Bazley, General Manager, Office of Housing and Community;
- David Ellis, Chair, Dallas Housing Finance Corporation;
- Marcy Helfand, Former President, Dallas Housing Finance Corporation;
- Keith Parmacol, Chair, Dallas Public Facility Corporation; and
- Ken Montgomery, Vice Chair, Dallas Public Facility Corporation

Councilmember Bazaldua moved to hold the item under advisement until a recommendation was presented to the committee.

Motion seconded by Councilmember Willis and unanimously held.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 21, 2025

BRIEFING ITEMS

Item D: Good Neighbor Agreement with the Bridge Master Services Contract (MSC)

The following individuals briefed the committee on the item:

- Thor Erickson, Director, Office of Housing and Community Development;
- Christine Crossley, Assistant Director, Office of Housing and Community Development;
and
- David Woody III, President and CEO, The Bridge Homeless Recovery Center

Deputy Mayor Pro Tem Willis moved to forward to the full city council.

Motion seconded by Councilmember Gracey and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 21, 2025

UPCOMING AGENDA ITEMS

- Item E: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2630A: Family Endeavors - Housing and Homeless Assistance for Youth and Adults Twenty-four Years of Age and Younger
- Item F: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2157A: Award Subrecipient agreement to Volunteers of America Texas, Inc. to administer Home Improvement & Preservation Program (HIPP)
- Item G: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item 25-2786A - The Bridge Homeless Recovery Center - Electrical Upgrades and Generator Addition
- Item H: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2955A, #25-2955A Authorize the Dallas Public Facility Corporation (DPFC) to acquire, develop, and own Good Homes Dallas, a mixed-income, multifamily development to be located at 6950 N Stemmons Fwy, Dallas, Texas 75247 (Project); and enter into a seventy-five-year lease agreement with Good Homes Communities, LLC (Applicant) or its affiliate, for the development of the Project
- Item I: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2950A, #25-2969A and #25-2951A: 2025 Program Year 4% Low Income Housing Tax Credit (LIHTC) Resolutions of No Objection (RONO) and Tax Equity and Fiscal Responsibility Act (TEFRA) Approval for the Dallas Housing Finance Corporation (DHFC) projects known as Tabor Village, located at 6200 Baraboo Drive, Dallas, TX 75241, and Westmoreland Townhomes, located at 6600 South Westmoreland Road, Dallas, Texas 75228
- Item J: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2952A and #25-2970: 2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) and Tax Equity and Fiscal Responsibility Act (TEFRA) for the Dallas Housing Finance Corporation (DHFC) project known as Torrington Forest, located at 7100 South Great Trinity Forest Way, Dallas, Texas 75217
- Item K: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2953A: Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing & Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000.00
- Item L: Upcoming Agenda Item: November 12, 2025, City Council Agenda Item #25-2954A: 2025 Program Year 4% LIHTC Resolutions of No Objection (RONO) for the Waters at Waterchase located at 12365 Plano Rd., Dallas, Texas 75234

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 21, 2025

EXECUTIVE SESSION

- Good Neighbor Agreement with the Bridge Master Services Contract (MSC)

At 10:23 a.m., Chair Mendelsohn announced the executive session of the committee authorized by Chapter 551, “OPEN MEETINGS,” of the (Texas Open Meetings Act) to discuss the following matter:

- Good Neighbor Agreement with the Bridge Master Services Contract (MSC)

The closed session ended and reconvened to open session at 10:32 a.m. No other matters were discussed during the closed session.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 21, 2025

EXHIBIT C