

Memorandum



CITY OF DALLAS

DATE April 23, 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]

Putting Service First,

Kimberly Bizer Tolbert
Deputy City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

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
Evaluation of NOFA applications	March – May 2024	HOU	OCC, PUD, DSD, ECO, Code, and third-party underwriter	
Public hearing and CPC consideration of SUP renewal	May 2, 2024 (tentative)	PUD and OHS		Public hearing notices will be mailed to affected property owners on April 19, 2024
Council consideration to award contract for development 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 - TBD				

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 -				
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-May 2024	HOU	HOU	

Estimated Completion Date - TBD

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
Lease Agreement Sub Lease Agreement	December 6, 1985 June 18, 1986	Real Estate Real Estate	Agreement with CBD Properties-Dallas #8 Agreement with Family Gateway Center	Agreement to lease land & improvements w/option to purchase Amended on December 2, 1987
Acquisition authorized	August 19, 1987	Real Estate		
Five (5) year Lease Agreement	November 10, 1993	Real Estate	Agreement with Family Gateway Center	Amended agreement on November 17, 1998, to extend the term for an additional five-years
City and Center entered into a month-to-month Lease Agreement	January 2, 2004	Real Estate	Agreement with Family Gateway Center	
New ten (10) year Lease Agreement	September 27, 2006	Real Estate	Agreement with Family Gateway Center	Amended agreement on September 14, 2016, to extend the term for an additional ten-years

Facility Use Agreement	August 24, 2023	Real Estate led/OHS	Agreement with Family Gateway Center	
Termination of Lease authorization	October 11, 2023	Real Estate led/OHS	Family Gateway Center	City and Center mutually desire to terminate the Lease for the Property located at 711 South St. Paul Street, also known as 1722 Marilla Street
Currently working to obtain appraisal on property				
Estimated Completion Date - TBD				