

City of Dallas

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



May 22, 2023

9:00 AM

This Council Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encourage to attend the meeting virtually, however, City Hall is available for those wishing

to attend the meeting in person following all current pandemic-related public health protocols.

The meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv.

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

Call to Order

MINUTES

- 1 [23-1399](#) Approval of the April 24, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A [23-1400](#) Updates on Dallas Housing Finance and Public Facility Corporations [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

- B [23-1478](#) Office of Homeless Solutions 2024 Bond Program Needs Inventory [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS

- C [23-1401](#) Upcoming Agenda Item: Authorization of a Lease Agreement Between the City of Dallas and Cypress Creek Forest Lane, LP, or its Affiliate for Development and Operation of the Cypress Creek at Forest Lane Affordable Housing Project Located at 11520 North Central Expressway [Darwin Wade, Interim Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- D [23-1402](#) Upcoming Agenda Item: Authorize an increase in the amount of \$2,520,000.00 in Community Development Block Grant Funds Disaster Recovery (CDBG-DR) for the execution of a development loan agreement with Jaipur Lofts, LLC., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting of the development Jaipur Lofts (Project), a 71-unit affordable 2022 nine percent (9%) Competitive Low Income Housing Tax Credit multifamily complex located at 2102, 2108, 2202, 2206, and 2208 Annex Avenue, Dallas, Texas 75204 not to exceed 5,020,000.00 from \$2,500,000.00; and (2) an amendment to City Council Resolution No. 22-1193 Section 4 changing the funding source from \$2,500,000.00 in HOME Investment Partnership Funds (HOME) to \$2,500,000.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR) for the Project [Darwin Wade, Interim Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- E [23-1403](#) Upcoming Agenda Item: Authorize execution of a two-year professional services contract with United Way of Metropolitan Dallas in the amount of \$500,000.00 for the Emerging Developer Initiative for non-profit developer capacity-building services [Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- F [23-1404](#) Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of The Elms, to be located at 1710, 1714, 1718 and 1802 Morrell Avenue and 833 Hutchins Road [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- G [23-1405](#) Upcoming Agenda Item: Authorize the sale of up to three Land Transfer Program lots to Mill City Community Builders, LLC for the development of five affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- H [23-1406](#) Upcoming Agenda Item: Authorize the sale of up to one Land Transfer Program lot to Beharry Homes, Inc. for the development of three affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- I [23-1407](#) Upcoming Agenda Item: Authorize the sale of up to four Land Bank Program lots to Kori Homes, Inc. for the development of four affordable housing units [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

REPORTS

- J [23-1408](#) Department of Housing & Neighborhood Revitalization Performance Measure Update [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Report](#)

UPCOMING AGENDA ITEMS

- K [23-1409](#) Authorize (1) a development loan agreement and security documents with TX Ferguson 2022, Ltd., or affiliate(s) thereof (Applicant) in an amount not to exceed \$4,618,487.00 in HOME Investment Partnerships Program Funds, conditioned upon Applicant receiving 2023 4% Housing Tax Credit award for the development of mixed-income affordable multi-family senior living community known as Estates at Ferguson, located at 9220 Ferguson Road, Dallas, Texas 75228 (Property); (2) a development loan agreement and security documents with the City of Dallas Housing Finance Corporation (DHFC), or affiliate(s) thereof in an amount not to exceed \$3,965,000.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) Funds to purchase and own the Property; and (3) the DHFC to enter into a long-term ground lease with Applicant and/or its affiliate(s), for the development of the Property pursuant to 24 CFR 570.201(a) and (b) - Not to exceed \$8,583,487.00 - Financing: HOME Investment Partnerships Funds (\$4,618,487.00) and Community Development Block Grant Disaster Recovery Funds (\$3,965,000.00).
- L [23-1410](#) Authorize the Dallas Housing Finance Corporation to acquire and own Axis Kessler Park, a multifamily development located at 2400 Fort Worth Avenue - Estimated Revenue Foregone: General Funds \$7,880,155.00 (15 Years of Estimated Taxes)
- M [23-1411](#) Authorize the Dallas Housing Finance Corporation to acquire and own Domain at Midtown, a multifamily development located at 8169 Midtown Boulevard - Estimated Revenue Foregone: General Funds \$10,191,769.00 (15 Years of Estimated Taxes)

- N [23-1412](#) A public hearing to receive comments regarding an application by LDG The Crossing at Clear Creek, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Crossing at Clear Creek located at the Northeast Corner of Highway 175 and Woody Road, Dallas, TX 75253 (the “Development”); and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Crossing at Clear Creek and in accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 S. Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City
- O [23-1413](#) A public hearing to receive comments regarding an application by LDG The Ridge at Loop 12, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Ridge at Loop 12 located at 1200 North Walton Walker Boulevard, Dallas, TX 75211 (the “Development”); and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Ridge at Loop 12 and in accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 S. Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

- P [23-1414](#) A public hearing to receive comments regarding an application by LDG The Terrace at Highland Hills, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Terrace at Highland Hills located at 3100 Persimmon Road, Dallas, Texas 75241; and at the close of the public hearing (1) adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Terrace at Highland Hills, a multifamily development (Development), (2) in accordance with 10 TAC § 11.3(d) (Administrative Code) and the Qualified Allocation Plan (QAP), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of the Ridge at Lancaster and Palladium Simpson Stuart (recent 4% housing tax credit projects located at 5703 South Lancaster Road and 3380 Simpson Stuart Road, respectively), and is therefore subject to the One Mile Three Year Rule; (3) pursuant to 10 TAC §11.3(e) and §11.4(c)(1) and the QAP, specifically acknowledge that the Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the proposed Development is consistent with the City's obligation to affirmatively further fair housing; and (4) pursuant to 10 TAC §11.101(a)(3) and the QAP, specifically acknowledge that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals - Financing: No cost consideration to the City
- Q [23-1415](#) Authorize (1) the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$45,000,000.00; proceeds of the Bonds will be loaned to Ash Creek Housing, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex to be known as Rosemont at Ash Creek, located at 2605 John West Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and acquire and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 10, 2023 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

- R [23-1416](#) Authorize (1) the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Positano Acquisition, LLC to finance a portion of the cost for the acquisition and renovation of units for an affordable multifamily complex for seniors to be known as The Positano and located at 2519 John West Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 10, 2023 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City
- S [23-1462](#) Authorize (1) service contracts for the period from January 19, 2023 through September 30, 2023 for shelter capacity overflow services to increase sheltering capacity services for the homeless in the amount not to exceed \$375,000 for Shelter Ministries of Dallas dba Austin Street Center; in an amount not to exceed \$375,000.00 for Bridge Steps dba The Bridge; and in an amount not to exceed \$250,000.00 for Family Gateway, Inc., most advantageous proposers of five; and (2) ratification(s) for the Office of Homeless Solutions to pay outstanding invoices for services provided January 19, 2023 through May 1, 2023 in an amount not to exceed \$210,000.00 for Shelter Ministries of Dallas dba Austin Street Center; in an amount not to exceed \$128,240.00 for Bridge Steps dba The Bridge; and in an amount not to exceed \$75,000 for Family Gateway, Inc. - Total not to exceed \$1,000,000 for the service contracts - Financing: U.S. Department of Housing and Urban Development Emergency Solutions Grant (ESG) Funds
- T [23-1464](#) A public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.217(b)(20) and 51A 4.217(b)(11.1) "Temporary inclement weather shelter" and related sections with consideration being given to appropriate spacing requirements for temporary inclement weather shelters within a half-mile of the central business district and an ordinance granting the amendments

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]