

# City of Dallas

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



**April 24, 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](http://bit.ly/cityofdallastv).

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

### Call to Order

### MINUTES

- 1 [23-1115](#) Approval of the March 21, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:** [Minutes](#)

### BRIEFING ITEMS

- A [23-1101](#) State of the Department of Housing & Neighborhood Revitalization (Quarterly Housing Production and Preservation Report, Dallas Housing Policy 2033, and Dallas Resource Housing Catalog) [Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Presentation](#)

- B [23-1102](#) Housing Bond: 2024 General Obligation Bond Program Technical Criteria for the Department of Housing & Neighborhood Revitalization [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Presentation](#)

### BRIEFING MEMORANDUMS

- C [23-1103](#) Shelter Capacity Overflow Services Update [Christine Crossley, Director, Office of Homeless Solutions]

**Attachments:** [Memo](#)

- D [23-1187](#) Draft Permanent Ordinance Notice of Proposed Eviction and Fact Sheet [M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager, City Manager's Office]

**Attachments:** [Memo](#)

- E [23-1104](#) Upcoming Agenda Item: On April 26, 2023 for an agreement with TDA Consulting, Inc. in the amount of \$612,118.00 for engagement and implementation of the Dallas Housing Policy 2033 and Dallas Housing Resource Catalog as described in Exhibit A [Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- F [23-1107](#) Upcoming Agenda Item: Approval of a Resolution Authorizing the Dallas Housing Finance Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Domain at Midtown, An Existing Multifamily Property Located at 8169 Midtown Boulevard [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- G [23-1108](#) Upcoming Agenda Item: Approval of a Resolution Authorizing the Dallas Housing Finance Corporation to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Axis Kessler Park, An Existing Multifamily Property Located at 2400 Fort Worth Avenue [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- H [23-1109](#) Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Meadow Lane (Located at 4722 Meadow Street) [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- I [23-1110](#) Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of the Rosemont at Ash Creek (Located at 2605 John West Road) [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- J [23-1111](#) Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approval for Bond Issuance by the City of Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Bonds for the acquisition and renovation of Positano Apartments (Located at 2519 John West Road) [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- K [23-1112](#) Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Crossing at Clear Creek located at the Northeast Corner of Hwy 175 and Woody Road [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- L [23-1113](#) Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Terrace at Highland Hills located at 3100 Persimmon Road [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

- M [23-1114](#) Request for a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits - Ridge at Loop 12 located at 1200 N Walton Walker Boulevard [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Memo](#)

## **REPORTS**

- N [23-1116](#) Department of Housing & Neighborhood Revitalization Performance Measure Update [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:** [Report](#)

## **UPCOMING AGENDA ITEMS**

- O [23-1117](#) A public hearing to receive comments on the proposed City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan and upon the close of the public hearing, approval of the City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City.

- P     [23-1118](#)     Authorize (1) the sale of up to six (6) Land Transfer Program lots to Sankofa Building Group, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to six (6) Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to six (6) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$6,970.49. Revenue Foregone: General Fund \$25,710.35
- Q     [23-1119](#)     Authorize (1) the sale of up to fifteen (15) Land Transfer Program lots to BJT Homes, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to fifteen (15) Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to twenty-four (24) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$26,050.35. Revenue Foregone: General Fund \$63,696.66
- R     [23-1120](#)     Authorize (1) the sale of up to ten (10) Land Transfer Program lots to Hedgestone Investments, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to ten (10) Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to ten (10) single-family homes on the Land Transfer Program lots - Financing: Estimated Revenue: General Fund \$11,756.69. Revenue Foregone: General Fund \$31,137.43

- S     [23-1121](#)     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 multifamily senior living community known as Estates at Ferguson, located at 9220 Ferguson Road, Dallas, Texas (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 \$4,281,513.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds to purchase and own the Property; (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 570.204(a) and (b) - Not to exceed \$8,900,000.00 in HOME Investment Partnerships Funds (\$4,618,487.00 and Community Development Block Grant Disaster Recovery Funds (\$4,281,513.00)
- T     [23-1122](#)     Authorize the Dallas Housing Finance Corporation to acquire and own Fitzhugh Urban Flats, a multifamily development located at 2707 N Fitzhugh Avenue - Estimated Revenue Foregone: General Funds \$11,762,667.00 (15 Years of Estimated Taxes)
- U     [23-1123](#)     Authorize the Dallas Public Facility Corporation to acquire, develop, and own Larkspur Fair Park, a mixed-income, multifamily development to be located at 3525 Ash Lane (Project) and enter into a seventy-five-year lease agreement with Fair Park Holdings, LP, or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Funds \$361,038.00 (15 Years of Estimated Taxes)

## **ADJOURNMENT**

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**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]