

City of Dallas

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



December 13, 2022

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 [22-2893](#) Approval of the November 15, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A [22-2894](#) Dallas Housing Policy 2033: Concept Briefing on Proposed Dallas Housing Policy 2033 [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

- B [22-2913](#) Upcoming Agenda Item: Briefing on Community Feedback, Program Design and Program Launch of Proposed Senior Home Rehabilitation Program [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

- C [22-2900](#) Inclement Weather Operational Plan FY 2022 - 2023 [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Presentation](#)

REPORTS

- D [22-2911](#) Department of Housing & Neighborhood Revitalization Performance Measure Update [Pam Thompson, Department of Housing & Neighborhood Revitalization]

Attachments: [Report](#)

BRIEFING MEMORANDUMS

- H [22-2905](#) The sale of 10 Land Transfer Program lots to Masa Design-Build, LLC. for the Development of 10 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- I [22-2906](#) Homeless Action Response Team Update and Plan of Action [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memo](#)

UPCOMING AGENDA ITEMS

- J [22-2901](#) Upcoming Agenda Item: Approval of a Resolution of No Objection for Rosemont Meadow Lane Apartments, LLC's Application to the Texas Department of Housing & Community Affairs for Non-Competitive 4% Housing Tax Credits for the Rosemont at Meadow Lane, an Existing Affordable Multifamily Property Located at 4722 Meadow Lane [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- K [22-2902](#) Upcoming Agenda Item: Approval of a Resolution of No Objection for Positano Apartments, LLC's Application to the Texas Department of Housing & Community Affairs for Non-Competitive 4% Housing Tax Credits for the Positano, an Existing Affordable Multifamily Property Located at 2519 John West Road [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- L [22-2903](#) Upcoming Agenda Item: Approval of a Resolution of No Objection for Mondello Apartments, LLC's Application to the Texas Department of Housing & Community Affairs for Non-Competitive 4% Housing Tax Credits for the Mondello, an Existing Affordable Multifamily Property Located at 2000 Highland Road [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

M Authorize a two-year, with three, three-year renewal options to the short-term use agreement with Fair Park First for the Office of Homeless Solutions to utilize a larger space at Fair Park to provide temporary Inclement Weather Sheltering Services and related operational expenses for the period January 1, 2023 through December 31, 2024 - Not to exceed \$468,079.84 - Financing: General Funds (subject to annual appropriations)

N Authorize a one-year lease agreement, with two, one-year renewal options, to extend the Term of the Lease with Austin Street Center, for approximately 20,000 square feet of office, storage, training and shelter space located at 2929 Hickory Street, to be used for storage, training, and sheltering operations by the Office of Homeless Solutions and Office of Emergency Management for the period January 1, 2023 through December 31, 2023, and the two one-year renewal options, if applicable - Not to exceed \$2,234,723.04 - Financing: General Fund (subject to annual appropriations)

O Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to amend the Targeted Rehabilitation Program to (1) remove property insurance from property eligibility requirements; (2) allow applicants to reapply to receive additional assistance for property previously assisted with funds through the Targeted Rehabilitation Program; and (3) revise the funding cap amount from \$10,000.00 to \$20,000.00 for the Targeted Rehabilitation Program - West Dallas Sub-Program Module - Financing: No cost consideration to the City

P Authorize the City Manager to execute a one-year Contract with two one-year renewal options, approved as to form by the City Attorney, with GrantWorks, Inc. and/or its affiliate (Contractor) for the administration, management and implementation, pursuant to the City's Comprehensive Housing Policy (CHP) and the CDBG Regulations (as defined in the Contract), of portions of the Major Home Rehabilitation Program and the Home Reconstruction Program (the Programs) (collectively, the Services), in an amount not to exceed \$3,737,000.00 - Not to Exceed \$3,737,000.00 - Financing: Community Development Block Grant Funds

Q Authorize the Dallas Public Facility Corporation to acquire, develop, and own 1508 Mockingbird, a mixed-income, multifamily development to be located at 1508 West Mockingbird Lane (Project) and enter into a seventy-five-year lease agreement with Provident Realty Advisors, Inc., or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund \$835,055.00 (15 Years of Estimated Taxes)

R Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Legacy at White Rock, a mixed-income, multifamily development to be located at the 2825 North Buckner Boulevard (Project) and enter into a seventy-five-year lease agreement with LDG Development, LLC or its affiliate for the development of the Project - Estimated Revenue Foregone: General Fund \$42,331.00 (15 Years of Estimated Taxes)

S Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Reserve at Lancaster, a mixed-income townhome development to be located at 5703 South Lancaster Road (Project) and enter into a seventy-five-year lease agreement with LDG Development, LLC or its affiliate for the development of the Project - Estimated Revenue Foregone: General Fund \$19,259.00 (15 Years of Estimated Taxes)

T Authorize the Dallas Public Facility Corporation to acquire, develop, and own Jefferson University Hills, a mixed-income, multifamily development to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road (Project) and enter into a seventy-five-year lease agreement with JPI Companies or its affiliate for the development of the Project - Estimated Revenue Foregone: General Funds \$72,768.00 (15 Years of Estimated Taxes) (This item was deferred on September 14, 2022)

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]