

Memorandum



CITY OF DALLAS

DATE January 28, 2025

TO Honorable Chair and Members of the Housing and Homelessness Solutions Committee

SUBJECT **Office of Homeless Solutions and the Department of Housing and Community Development Properties Update**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the four (4) 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

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 Cythnia Rogers- Ellickson, Director of the Department of Housing and Neighborhood Revitalization.

Service First, Now!

A handwritten signature in black ink, appearing to read 'Alina Ciocan'.

Alina Ciocan
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

1950 Ft Worth Avenue

Purchase Date – December 23, 2020
Estimated Development Completion Date – December 31, 2025
Estimated Resident Move-in Date – February – March 2026
Bed Totals – 72 (current, pre-re-design)

Item	Key Dates / Deadline	OHS / HCD Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Community liaison committee as required by SUP is being formed with notifications sent to property owners	Underway	St. Jude, Inc.		Email blast distributed on September 22 with six commitments to date for the committee
Design development documents including drawings and specifications are 100% complete. Currently in construction document phase.	Underway	Kirksey Architects and St. Jude, Inc.	HCD	
Review drafts of development and conditional grant agreements, and conveyance documents	Underway	HCD, and OHS	St. Jude, ATT, HCD, and OHS	
Building permit application was submitted on November 15	November 15	Kirksey Architects and St. Jude, Inc.		

Submitted RFP for project-based vouchers to Dallas Housing Authority on November 15	November 15	St. Jude, Inc.	Dallas Housing Authority, Housing Forward	
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4150 Independence Drive

Purchase Date – March 31, 2022

Estimated Development Completion Date – January 2026

Estimated Resident Move-in Date – March 2026

Bed Totals - minimum of 100 as required by NOFA application

Item	Key Dates / Deadline	OHS / HCD Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
PSH NOFA pre-submission meeting with interested parties	October 22	HCD and OHS		
One PSH NOFA submission was received on November 18, 2024	NOFA application rejected due to financial feasibility and reasonableness;	HCD and OHS	HOU, OHS, Consultants, and Housing Forward	Next steps and options for property to be determined

2929 S. Hampton Road

Purchase Date – September 24, 2022
Development Completion Date – TBD
Estimated Resident Move-in Date – TBD
Bed Totals – TBD

Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
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This item is pending action by the Housing and Homelessness Solutions Committee.

- **September 2024** - Housing and Homeless Solutions (HHS) Committee went into closed session to deliberate real property concerning this site
- **December 2024** - Housing and Homeless Solutions (HHS) Committee went into closed session to deliberate real property concerning this site

9019 Vantage Point – St Jude Center Vantage Point*

Purchase Date – August 23, 2023
Development Completion Date – August 2024
Estimated Resident Move-in Date – March 2024
Bed Totals – 136

*This location / property is not owned by the City of Dallas

Item	Key Dates / Deadline	OHS / HCD Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
<ul style="list-style-type: none"> January 2025 - Renovations are 100% complete. One-hundred thirteen (113) or eighty-three percent (83%) of the one-hundred thirty-six (136) rooms are occupied. Currently, there are 23 rooms left to lease. Weekly discussions are held with Housing Forward on leasing and referrals to ensure units are filled as quickly as possible. 				