

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MAY 27, 2025

25-0014

HOUSING AND HOMELESSNESS SOLUTIONS  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, \*Mendelsohn, \*West (\*\*9:29 a.m.), \*Gracey (\*\*9:13 a.m.),  
\*Willis

ABSENT: [0]

The meeting was called to order at 9:02 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 10:48 a.m.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

**\*Note: Members of the Committee participated in this meeting by video conference.**

**\*\*Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MAY 27, 2025

EXHIBIT A

**RECEIVED**

2025 MAY 23 PM 1:40

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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



*Public Notice*

250527

POSTED <sup>CITY SECRETARY</sup>  
DALLAS, TX

**Housing and Homelessness Solutions Committee**

**May 27, 2025**

**9:00 AM**

## 2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Moreno (C), Mendelsohn (VC), Gracey, West, Willis	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
<b>PUBLIC SAFETY</b> Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	<b>WORKFORCE, EDUCATION, AND EQUITY</b> *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, West	<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
<b>AD HOC COMMITTEE ON PENSIONS</b> Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

\* Updated:6/28/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

## General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings** **of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

This Housing and Homelessness Solutions Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

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 video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=meba503310a37fdae7ad81ee5e2b92b80>

Call to Order

### **MINUTES**

1. [25-1845A](#) Approval of the April 22, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

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

### **BRIEFING ITEMS**

- A. [25-1849A](#) Dallas Water Utilities on Floodplain Regulations  
[Sarah Standifer, Director, Dallas Water Utilities; Eduardo Valerio, Assistant Director, Dallas Water Utilities; David Phan, Eng. Program Administrator, Dallas Water Utilities]

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

- B. [25-1853A](#) All Neighbors Coalition Quarterly Report on Homeless Initiatives in the City of Dallas  
[Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, Chief Executive Officer, Housing Forward]

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

### **BRIEFING MEMOS**

- C. [25-1856A](#) Department of Housing & Community Development FY 2024-2025 Quarter Two Performance Measures  
[Thor Erickson, Assistant Director, Department of Housing & Community Development]

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

- D. [25-1860A](#) Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for 1950 Fort Worth Avenue [Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing and Community Development]

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

- E. [25-1864A](#) FY 2025-26 Budget Development: Housing and Homelessness Solutions [Jack Ireland, Chief Financial Officer, City Manager's Office; Janette Weedon, Director of Budget and Management Services]

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

### **UPCOMING AGENDA ITEMS**

The committee may vote to make recommendations to City Council regarding any of the following upcoming agenda items.

- F. [25-1867A](#) Upcoming Agenda Items on the June 11, 2025 City Council Agenda: Authorize the sale of Land Bank Program lots from the Dallas Housing Acquisition and Development Corporation to qualified participating developers as follows: up to five lots to Murai Homes, LLC and/or its affiliates; one lot to EHP Enterprises dba TB Homebuilders, and/or its affiliates; one lot to Housing Channel and/or its affiliates; one lot to Wisehouse Investment Group, and/or its affiliates [Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development; Darwin Wade, Assistant Director, Department of Housing & Community Development]

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

- G. [25-1871A](#) Upcoming City Council Agenda Item: Authorize the City Manager to negotiate and execute a development loan agreement and security documents with 3606 S Cockrell Hill Rd, Ltd., an affiliate of Palladium USA, Inc. (Applicant) conditioned upon the Applicant, or the entity named receiving 9% Housing Tax Credit award and other funding source subject to approval of the City for the development of 3606 Cockrell Hill Road Senior Living, a 200-unit multifamily senior housing complex located at 3606 and 3626 S Cockrell Hill Road, Dallas, Texas 75236 (Project) [Darwin Wade, Assistant Director, Department of Housing and Community Development]

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



- H. [25-1876A](#) Upcoming City Council Agenda Item: Authorize the execution of (1) a development loan agreement in the amount of \$6,000,000.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR), and a conditional grant agreement in the amount of \$2,000,000.00 in 2024 General Obligation Bond Funds (Proposition G: Economic Development Housing Focus) for the development of 6601 S. Lancaster townhomes (Project), with Innovan Neighborhoods, LLC, or its affiliate (Applicant), a 188-unit single-family housing development located at 6601 S. Lancaster Road, Dallas, Texas 75241  
[Darwin Wade, Assistant Director, Department of Housing and Community Development]

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

#### **FORECAST**

- I. [25-1886A](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for June 10, 2025 through October 21, 2025

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

#### **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]

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MAY 27, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 27, 2025

MINUTES

Item 1:           Approval of the April 22, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Councilmember Mendelsohn moved to adopt the minutes as presented.

Motion seconded by Councilmember Willis and unanimously adopted. (West, Gracey absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 27, 2025

BRIEFING ITEMS

Item A: Dallas Water Utilities on Floodplain Regulations

The following individuals briefed the committee on the item:

- Sarah Standifer, Director, Dallas Water Utilities;
- Eduardo Valerio, Assistant Director, Dallas Water Utilities; and
- David Phan, Eng. Program Administrator, Dallas Water Utilities

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 27, 2025

BRIEFING ITEMS

Item B: All Neighbors Coalition Quarterly Report on Homeless Initiatives in the City of Dallas

The item was held until a later date.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 27, 2025

BRIEFING MEMOS

Item C: Department of Housing & Community Development FY 2024-2025 Quarter Two Performance Measures

Item D: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for 1950 Fort Worth Avenue

Item E: FY 2025-26 Budget Development: Housing and Homelessness Solutions

The committee discussed the items.

## OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 27, 2025

### UPCOMING AGENDA ITEMS

- Item F: Upcoming Agenda Items on the June 11, 2025 City Council Agenda: Authorize the sale of Land Bank Program lots from the Dallas Housing Acquisition and Development Corporation to qualified participating developers as follows: up to five lots to Murai Homes, LLC and/or its affiliates; one lot to EHP Enterprises dba TB Homebuilders, and/or its affiliates; one lot to Housing Channel and/or its affiliates; one lot to Wisehouse Investment Group, and/or its affiliates
- Item G: Upcoming City Council Agenda Item: Authorize the City Manager to negotiate and execute a development loan agreement and security documents with 3606 S Cockrell Hill Rd, Ltd., an affiliate of Palladium USA, Inc. (Applicant) conditioned upon the Applicant, or the entity named receiving 9% Housing Tax Credit award and other funding source subject to approval of the City for the development of 3606 Cockrell Hill Road Senior Living, a 200-unit multifamily senior housing complex located at 3606 and 3626 S Cockrell Hill Road, Dallas, Texas 75236 (Project)
- Item H: Upcoming City Council Agenda Item: Authorize the execution of (1) a development loan agreement in the amount of \$6,000,000.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR), and a conditional grant agreement in the amount of \$2,000,000.00 in 2024 General Obligation Bond Funds (Proposition G: Economic Development Housing Focus) for the development of 6601 S. Lancaster townhomes (Project), with Innovan Neighborhoods, LLC, or its affiliate (Applicant), a 188-unit single-family housing development located at 6601 S. Lancaster Road, Dallas, Texas 75241

The committee discussed the items.



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 27, 2025

FORECAST

Item I:           Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for June 10, 2025 through October 21, 2025

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MAY 27, 2025

EXHIBIT C