

City of Dallas

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



January 23, 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 [23-361](#) Approval of the December 13, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING MEMORANDUMS

- A [23-363](#) Upcoming Agenda Item: Amendment to Dallas Homebuyer's Assistance Program (DHAP) to Expand DHAP to Include a Third Program, Adjust Underwriting Criteria, and Increase Funding Amount Per Household. [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- B [23-365](#) Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for Brinshore Development, LLC - Dallas Scholar House at Hampton Station to be located at 2002 S. Hampton Road, Dallas, TX 75224. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- C [23-366](#) Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for Sycamore Strategies, LLC - Cabana Design District Apartment Homes to be located at 899 N. Stemmons Freeway, Dallas, TX 75207. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- D [23-367](#) Upcoming Agenda Item: Authorize a Resolution of Support for Competitive 9% Low Income Housing Tax Credits and a line of credit in an amount not to exceed \$500.00 for JES Dev Co, Inc. - Shiloh Commons to be located at 10806 and 10810 Shiloh Rd. Dallas, TX 75228. [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- E [23-368](#) Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Singleton Highline, to be located at 2901 Borger Street Dallas, Texas 75212, and Enter into a Seventy-five Year Lease Agreement with Urban Genesis, LLC, or Its Affiliate, for Development of the Project [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- F [23-369](#) 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 Muse at Midtown, An Existing Multifamily Property Located at 13675 Noel Road Dallas, Texas 75240 [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- G [23-370](#) Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Bluffview Highline, to be located at 3802 W Northwest Highway Dallas, Texas 75220, and Enter Into a Seventy-five Year Lease Agreement with Urban Genesis, LLC, or Its Affiliate, for Development of the Project [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- H [23-371](#) The sale of 5 Land Transfer Program lots to Muleshoe Properties, LLC, for the Development of 5 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memo](#)

- I [23-378](#) Update Regarding Development of a Historic Preservation Policy and Program [Julia Ryan, Interim Director, Office of Historic Preservation]

Attachments: [Memo](#)

REPORTS

- J [23-362](#) Department of Housing & Neighborhood Revitalization Performance Measure Update for 1st Quarter FY2022-2023 [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Report](#)

UPCOMING AGENDA ITEMS

- K [23-372](#) Authorize an amendment to the Contract for Management Services previously approved pursuant to Resolution No. 22-0653 on April 27, 2022, with Bridge Steps dba The Bridge, increasing the total contract in the amount of \$181,006.00, from \$5,350,284.00 to \$5,531,290.00, for the management and all operational responsibility, including the assistance of homeless persons by providing rental assistance in conjunction with support services through the Rapid Rehousing program at the City's homeless shelter facility for the Office of Homeless Solutions - Not to exceed \$181,006.00 - Financing: FY 2021-22 Emergency Solutions Grant
- L [23-373](#) Authorize (1) a Senior Home Rehabilitation Program (Program) as described in Exhibit A to provide a grant of up to \$10,000.00 per home (located within the city of Dallas and owned by a senior citizen as a primary residence with an income at or below 80 percent of the area median income) for eligible home repairs; (2) execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, contractors, and/or administration agreement(s), and change orders/amendment, each approved as to form by the City Attorney, for the Program; and (3) up to 10 percent of the funds to be utilized for program administration - Not to exceed \$100,000.00 - Financing: General Fund
- M [23-374](#) Authorize (1) the sale of up to 10 Land Transfer Program lots to Black Island, L.L.C., 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 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 10 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$10,306.70; Revenue Foregone: General Fund \$40,978.61

- N [23-375](#) Authorize (1) the sale of up to 10 Land Transfer Program lots to Masa Design-Build, L.L.C., 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 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 10 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$19,093.10; Revenue Foregone: General Fund \$46,029.87
- O [23-376](#) Authorize (1) the sale of up to 11 Land Transfer Program lots to Marcer Construction Company, L.L.C., 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 11 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 11 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$12,864.00; Estimated Revenue Foregone: General Fund \$27,282.59
- P [23-377](#) Authorize (1) the sale of up to 15 Land Transfer Program lots to Titan and Associates, Inc., 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 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 15 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$17,383.00; Estimated Revenue Foregone: General Fund \$43,210.60

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]