

# City of Dallas

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



**March 21, 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     [23-772](#)     Approval of the February 27, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:**     [Minutes](#)

### BRIEFING ITEMS

- A     [23-773](#)     Upcoming Agenda Item: Dallas Housing Resource Catalog [David Noguera, Director & Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

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

- B     [23-774](#)     Use of Mixed Income Housing Development Bonus (MIHDB) Fee in Lieu Funding [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

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

- C     [23-775](#)     Homeless Action Response Team (H.A.R.T.) Program Overview and Update [Christine Crossley, Director, Office of Homeless Solutions, Chris Christian, Director, Code Compliance, Chief David Pughes, City Marshals, Paul Ramon, Assistant Director, Dallas Animal Services, & Kevin Oden, Office of Integrated Public Safety]

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

### BRIEFING MEMORANDUMS

- D     [23-778](#)     The sale of 15 Land Transfer Program lots to BJT Homes, LLC for the Development of 24 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**     [Memo](#)

- E [23-780](#) The sale of 10 Land Transfer Program lots to Hedgestone Investments, LLC for the Development of 10 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

- F [23-781](#) The sale of 6 Land Transfer Program lots to Sankofa Building Group, LLC for the Development of 6 affordable housing units. [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

- G [23-782](#) Consideration and Approval of FY 2022-23 Annual Urban Land Bank Demonstration Program Plan [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

- H [23-783](#) Upcoming Agenda Item: Authorize (1) a development loan agreement and security documents with TX Ferguson 2022, Ltd., or affiliate(s) thereof (Developer) in an amount not to exceed \$4,935,000.00 in HOME Investment Partnerships Program Funds, conditioned upon Developer receiving 2023 4% Housing Tax Credit award for the development of mixed-income affordable senior living community known as Estates at Ferguson, located at 92220 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 \$3,965,000.00 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 Developer and/or its affiliate(s), for the development of Property pursuant to 24 CFR 570.204(a) and (b) [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

- I      [23-784](#)      Upcoming Agenda Item: Authorize (1) an exclusive negotiating agreement with UCR Development Services, LLC, (Developer), or an affiliate thereof in an amount not to exceed \$5,957,631.00 in American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA) and Homeless Assistance (J) Fund - 2017 General Obligation Bond Funds for the design and redevelopment of the Miramar Hotel located at 1950 Fort Worth Avenue, Dallas, Texas (Property), into transitional and homeless housing; (2) a ground lease agreement with Developer for the duration of the design and redevelopment of the Property in a total rent amount of \$5,000.00 to be paid by the Developer and conveyance back to the City upon acceptance of improvements pursuant to the lease [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**      [Memo](#)

- J      [23-785](#)      Upcoming Agenda Item: Authorize (1) a development loan agreement and security documents with the City of Dallas Public Facility Corporation (DPFC), or an affiliate thereof in an amount not to exceed \$10,000,000 in Community Development Block Grant (CDBG) funds to acquire and own the development of a mixed-income affordable multifamily complex known as The Park at Northpoint (Project), located at 9999 Technology Boulevard West, Dallas, Texas (Property); and (2) the DPFC to enter into a long-term ground lease with LDG The Park at Northpoint, LP (Developer) and/or its affiliate, for the development of Project pursuant to 24 CFR 570.204(a) and (b) [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**      [Memo](#)

- K      [23-789](#)      Approval of a Resolution Authorizing the Dallas Housing Finance Corporation (DHFC) to Issue Tax-Exempt Essential Function Bonds to Finance, Acquire, and Own Fitzhugh Urban Flats, An Existing Multifamily Property Located at 2707 N Fitzhugh Avenue [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**      [Memo](#)

- L      [23-788](#)      Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of Larkspur Fair Park, to be located at 3525 Ash Lane [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**      [Memo](#)

## **REPORTS**

M [23-786](#) Department of Housing & Neighborhood Revitalization Performance Measure Update [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

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

**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]