

# City of Dallas

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



**September 19, 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     [23-2363](#)     Approval of the June 13, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:**    [Minutes](#)

### BRIEFING ITEMS

- A     [23-2364](#)     Update on Home Repair Programs [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

**Attachments:**    [Presentation](#)

- B     [23-2365](#)     The Bridge Good Neighbor Agreement Update - A presentation on The Bridge Good Neighbor Agreement (GNA) including requirements, partnerships, service highlights, and initiatives within and outside the GNA boundaries [Christine Crossley, Director, Office of Homeless Solutions]

**Attachments:**    [Presentation](#)

- C     [23-2455](#)     Proposed Pilot Project: Transitional Housing [Christine Crossley, Director, Office of Homeless Solutions]

**Attachments:**    [Presentation](#)

### BRIEFING MEMORANDUMS

- D     [23-2366](#)     FY 22/23 Year in Review - A high level overview of the FY 22/23 Year in Review Graphic, which will be an attachment that highlights the department's annual performance, progress, and status of ongoing and completed projects [Christine Crossley, Director, Office of Homeless Solutions]

**Attachments:**    [Memo](#)

- E [23-2367](#) Community Listening Sessions Feedback - Overview of the annual Community Listening Sessions which was presented in early August on the Proposed 2024 General Obligation Bond Program [Christine Crossley, Director, Office of Homeless Solutions]

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

- F [23-2368](#) Upcoming Agenda Item: Authorize an interlocal agreement to accept funds in an amount not to exceed \$10,000,000 from Dallas County, Texas for supportive housing and/or supportive services projects [Christine Crossley, Director, Office of Homeless Solutions]

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

- G [23-2369](#) Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

- H [23-2370](#) Upcoming Agenda Item: Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing & Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000 [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

- I [23-2371](#) Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

- J [23-2372](#) Upcoming Agenda Item: Authorize (1) the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$25,000,000.00; proceeds of the Bonds will be loaned to TX Ferguson 2022, LTD to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Estates at Ferguson and located at 9220 Ferguson Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on September 14, 2022 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

### **UPCOMING AGENDA ITEMS**

K Authorize a one-year service contract, with two one-year renewal options, with CitySquare for a Landlord Subsidized Leasing Program to be operated on behalf of the Office of Homeless Solutions for the period October 1, 2023, through September 30, 2024, in an amount not to exceed \$650,000 per year and an overall amount not to exceed \$1,950,000 - Not to exceed \$650,000 - Financing: General Fund (subject to appropriations)

L Authorize Supplemental Agreement No. 2 to the contract with Family Gateway, Inc. for property management, supportive services, and renovations for temporary and permanent housing, to: (1) extend the contract term by one year, from September 30, 2023 to September 30, 2024,; and (2) provide alternate funding for a total amount not to exceed \$700,000.00 per year sourced with FY 2022-23 Emergency Solutions Grant (ESG) Funds in the amount of \$131,565.00 and, beginning October 1, 2023, FY2023-24 ESG Funds in the amount of \$568,435.00, in lieu of unspent ARPA Homelessness Assistance and Supportive Services Program Funds and expiring General Funds and FY2021-22 ESG Funds, to be used for the continued provision of property management for eligible operating costs and essential services - Total not to exceed \$700,000.00 - Financing: FY 2022-23 Emergency Solutions Grant Funds (\$131,565.00) and FY 2023-24 Emergency Solutions Grant Funds (\$568,435.00)

### **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]