

Housing & Homelessness Solutions Committee

Meeting Record

The Housing & Homelessness Solutions meetings are recorded.
Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed online at <https://dallastx.swagit.com/housing-and-homelessness-solutions>.

Meeting Date: February 4, 2020

Convened: 9:03 a.m.

Adjourned: 11:17 a.m.

Committee Members Present:

Chad West, Chair
Casey Thomas, II, Vice Chair
Carolyn King Arnold
Paula Blackmon
Lee Kleinman
Cara Mendelsohn
Jamie Resendez

Committee Members Absent:

N/A

Other Council Members Present:

Adam McGough
David Blewett

AGENDA

CALL TO ORDER

1. Consideration of the February 4, 2020 Meeting Minutes

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the January 14, 2020 Housing & Homelessness Solutions Committee meeting. The motion passed unanimously.

Motion made by Lee Kleinman

Motion seconded by Jamie Resendez

BRIEFING ITEMS

2. Rapid Rehousing Overview

Presenter(s): Monica Hardman, Director, Office of Homeless Solutions

Action Taken/Committee Recommendation(s): The Committee was briefed on the need for rapid rehousing units (RRH), the existing rapid rehousing portfolio, the challenges and limitations of existing programs, the plan for new rapid rehousing in units in the City of Dallas, and the assessment of the Office of Homeless Solutions (OHS) funded rapid rehousing programs. Information only.

3. Overview of Accessory Dwelling Units

Presenter(s): Kris Sweckard, Director, Sustainable Development & Construction

Action Taken/Committee Recommendation(s): The Committee was briefed on the current regulations for ADUs, which are rentable accessory dwelling units, subordinate to the main unit, located on a building site with a single-family use. (Often referred to as "granny flats," "garage apartments," "mother-in-law quarters," etc. ADUs could be a tool to increase affordable housing units without changing the character of the neighborhood. Committee was also briefed on other cities and states who have adopted ADU legislation (Plano, Austin, California, Oregon). Information only.

4. Update on the U.S. Department of Housing and Urban Development Audits, Monitorings and Reviews for Department of Housing & Neighborhood Revitalization

Presenter(s): Cynthia Rogers Ellickson, Assistant Director and Kesha Simon, Program & Compliance Manager; Department of Housing & Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The Committee was briefed on the HUD audits conducted over the past 4 years on the Housing Dept, which found no fraud, waste, or abuse. Findings generated by the audits included lack of written policies and procedures, lack of underwriting projects and applicants, and poor record-keeping. Housing has worked to address concerns and will continue to work with HUD to close out the remaining audits. Information only.

5. Amendment to Comprehensive Housing Policy to Create a Targeted Rehab Program

Presenter(s): David Noguera, Director and Thor Erickson – AICP, Project Manager; Department of Housing & Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The Committee was briefed on the Targeted Rehab Program, which allows Housing to address many targeted issues with different constraints. Additionally, needs, outreach, and funding sources were discussed for West Dallas and Tenth Street Historic District. A motion was made to recommend to the full City Council to grant an amendment to the Comprehensive Housing Policy to create a targeted rehab program.

Motion made by: Cara Mendelsohn
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Carolyn King Arnold
Item passed on a divided vote:
Item failed on a divided vote:

BRIEFING MEMORANDUMS WITH ACTION

6. Briefing by Memorandum: Upcoming Agenda Item – Amendment of Housing Development Loan and Conditional Agreement with East Dallas Community Development Organization for the Construction of 8 Homes for Low and Moderate Mixed income Families to Extend the Completion Deadline and Reduce the Amount of Funding

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services

Action Taken/Committee Recommendation(s): The Committee was briefed by memorandum on a proposed amendment to Resolution No. 18-0279 extend the HOME loan agreement and the Bond conditional agreement from December 31, 2018 to December 31, 2020. Staff addressed concerns regarding funding. A motion was made to forward this item to the full City Council for approval.

Motion made by: Cara Mendelsohn
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Lee Kleinman
Item passed on a divided vote:
Item failed on a divided vote:

7. Briefing by Memorandum: Upcoming Agenda Item – Authorization to Award Funding in the Amount of \$1,427,000 and Enter into a Development Agreement with Dallas Housing Foundation for the Sale and Development of Up to 34 Affordable Housing Units as Part of the 2019 Single Family Notice of Funding Availability (NOFA)

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services

Action Taken/Committee Recommendation(s): The Committee was briefed by memorandum on a recommendation from staff to award funding to Dallas Housing Foundation (developer) and enter into a development agreement setting forth the terms of the development of affordable housing units. Staff addressed concerns regarding developer fees. A motion was made to forward this item to the full City Council for approval.

Motion made by: Carolyn King Arnold
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Lee Kleinman
Item passed on a divided vote:
Item failed on a divided vote:

BRIEFING MEMORANDUMS WITHOUT ACTION

8. Briefing by Memorandum: Upcoming Agenda Item – Amendment to the Loan Agreement with Inncity Development Corporation (ICDC) – Scattered Sites to Reduce the Number of Units and the Amount of Funding

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services **Action Taken/Committee Recommendation(s):** The Committee was briefed on an amendment to the loan agreement with Inncity Development Corporation (ICDC) – scattered sites to reduce the number of units and the amount of funding. Information only.

9. Briefing by Memorandum: Upcoming Agenda Item – Amendment to Resolution 19-1243, regarding a Purchase and Sale Agreement and Development Agreement between Dallas Housing acquisition and

Development Corporation (DHADC) and Marcer Construction Company, LLC, pursuant to the Land Bank Program to the Sale Price of the Lots

Presenter(s): Michael Mendoza, Chief of Economic Development & Neighborhood Services

Action Taken/Committee Recommendation(s): The Committee was briefed by memorandum on a proposed amendment to Resolution 1-1243 regarding a purchase and sale agreement and developer agreement between Dallas Housing Acquisition and Development Corporation (DHADC) and Marcer Construction Company. Information only.

10. Briefing by Memorandum: Update on the Dallas Area Partnership to End and Prevent Homelessness

Presenter(s): Councilmember Casey Thomas, II, Housing & Homelessness Solutions Committee Vice Chair

Action Taken/Committee Recommendation(s): The Committee was provided an update on the Dallas Area Partnership to End and Prevent Homelessness. Information only.

ADJOURN (11:17 a.m.)

APPROVED BY:

**Chad West, Chair
Housing & Homelessness
Solutions Committee**

ATTESTED BY:

**Arnelle Woods, Coordinator
Housing & Homelessness
Solutions Committee**