

Housing and Homelessness Solutions Committee Meeting Record

The Housing and Homelessness Solutions Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed online at <https://dallastx.swagit.com/ad-hoc-committees>.

Note: This meeting was conducted via videoconference to comply with a social distancing mandate during a declared state of disaster.

Meeting Date: January 25, 2021

Convened: 9:00 a.m.

Adjourned: 11:14 a.m.

Committee Members Present:

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

Committee Members Absent:

N/A

Other Council Members Present:

AGENDA

CALL TO ORDER

BRIEFINGS

1. **Approval of the December 15, 2020 Housing and Homelessness Solutions Committee Meeting Minutes**
Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the December 15, 2020 Housing and Homelessness Solutions Committee. The motion passed unanimously.

Motion made by: Chad West

Motion seconded by: Jaime Resendez

- ## 2. Supporting Partnerships for Anti-Racist Communities (SPARC) Report and Implementation Actions

Presenter(s): Regina Cannon, Chief Equity and Impact Officer, C4 Innovations

Action Taken/Committee Recommendation(s): Information Only.

3. **Mixed Income Housing Incentives: (1) Housing Program Overview and Amendments to the Mixed Income Housing Development Bonus Program, (2) Chapter 20A Housing Voucher Incentives Overview and Amendments, and (3) Overview of the Proposed Once Dallas Program (Fee in Lieu)**

Presenter(s): David Noguera, Director, Department of Housing and Neighborhood Revitalization; Pam Thompson, Strategy Manager, Department of Housing and Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The Committee was briefed on an overview of regulatory incentives that directly affect the provision of affordable housing such as MIHDB, Chapter 20A Provisions and a proposed One Dallas Program (Fee in Lieu). Information Only.

- 4. Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approvals for Bond Issuance by the City of Dallas Housing Finance Corporation for Gateway Oak Cliff (\$33,000,000.00)**

Presenter(s): Kyle Hines, Interim Assistant Director, Department of Housing and Neighborhood Revitalization

Action Taken/Committee Recommendations(s): The Committee was briefed on a January 27, 2021 Council Agenda Item to authorize 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) issues by the City of Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in amount not to exceed \$33,000,000; proceeds of the bonds will be loaned to Gateway Oak Cliff located at 400 South Beckley Avenue, Dallas Texas. A motion was made to move this item to Council with committee recommendation.

Motion made by: Chad West

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Paula Blackmon

Item passed on a divided vote:

Item failed on a divided vote:

5. Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act Approvals for Bond Issuance by the City of Dallas Housing Finance Corporation for Midpark Towers (\$20,000,000.00)

Presenter(s): Kyle Hines, Interim Assistant Director, Department of Housing and Neighborhood Revitalization.

Action Taken/Committee Recommendation(s): The Committee was briefed on a January 27, 2021 Council Agenda to authorize approval of the City Council of the City of Dallas, to act as the applicable 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 bond (Bonds) issued by the City of Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed \$20,000,000; proceeds of the Bonds will be loaned to Midpark Towers located at 8550 Midpark Road, Dallas Texas 75240. A motion was made to move this item to Council with committee recommendation.

Motion made by: Chad West
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Paula Blackmon
Item passed on a divided vote:
Item failed on a divided vote:

6. Upcoming Agenda Item: Comprehensive Housing Policy Amendment to Modify Program Requirements- New Construction and Substantial Rehabilitation Program

Presenter(s): David Noguera, Director, Department of Housing and Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The Committee was briefed on the 2020 Standing NOFA for the development of affordable multifamily and single-family housing. A motion was made to send this item back to the Housing Policy Task Force and then be brought back to committee

Motion made by: Chad West
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Paula Blackmon
Item passed on a divided vote:
Item failed on a divided vote:

7. Upcoming Agenda Item: Consideration of a Conditional Grant Agreement with St. Jude, Inc for the Rehabilitation of 180 Permanent Supportive Housing Units as Part of the 2020 Standing Notice of Funding Availability

Presenter(s): David Noguera, Director, Department of Housing and Neighborhood Revitalization

Action Taken/ Committee Recommendations(s): The Committee was briefed on the recommendation that the City Council Authorize an award of funding to St. Jude, Inc. (Developer) as part of the 2020 Standing Notice of Funding Availability (NOFA) and authorize staff to enter into a development agreement setting forth the terms of the development of permanent supportive housing units. A motion was made to send this item to Council with committee recommendation.

Motion made by: Chad West
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Paula Blackmon
Item passed on a divided vote:
Item failed on a divided vote:

ADJOURN (11:14 a.m.)

APPROVED BY:

ATTESTED BY:

Casey Thomas II, Chair
Housing and Homelessness Solutions Committee

Gabriela Castillo, Coordinator
Housing and Homelessness Solutions Committee