

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: May 24, 2021

Convened: 9:00 a.m.

Adjourned: 11:11 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 April 26, 2021 Housing and Homelessness Solutions Committee Meeting Minutes

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the April 26, 2021 Housing and Homelessness Solutions Committee. The motion passed unanimously.

Motion made by: Chad West

Motion seconded by: Jaime Resendez

2. One Dallas Program Development

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

Action Taken/Committee Recommendation(s): This item was deferred to the next Housing and Homelessness Solutions Committee Meeting.

3. 1,000 Unit Affordable Housing Challenge- Applications Status Overview

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

Action Taken/Committee Recommendation(s): The Committee was briefed on an overview of the Mixed Income Housing Challenge for TODs for Post-Covid-19 Economic Development Recovery Efforts. The City and DART's challenge is to identify and develop City and DART-owned land within one-half mile DART rail stations, produce at least 1,000 units of mixed-income housing (30%-120% AMI), and issue construction permits by August 30, 2021. A motion was made to move this item to Council with committee recommendation.

Motion made by: Paula Blackmon
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:

4. Inclement Weather Shelter Operational Plan

Presenters: Christine Crossley, Director, Office of Homeless Solutions

Action Taken/ Committee Recommendation(s): The Committee was briefed on an overview of current Fiscal Year shelter operations and cost, issues encountered, what can be done differently, Office of Homeless Solutions Welcome Center, and next steps. Staff indicated they were only seeking feedback from the Committee and no motion was made.

5. Office of Homeless Solutions Community Engagement: Street Charity

Presenter(s): Christine Crossley, Director, Office of Homeless Solutions

Action Taken/ Committee Recommendation(s): This item was deferred to a later Housing and Homelessness Solutions Committee Meeting date.

6. Upcoming Agenda Item: Tax Equity and Fiscal Responsibility Act (TEFRA) Approval for the TX Westmoreland 2020, Ltd- Westmoreland Station Project

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

Action Taken/ Committee Recommendation(s): The Committee was briefed on an overview of a June 9, 2021 Council Agenda Item to authorize 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 in one or more series of tax-exempt bonds in an amount not to exceed \$30,000,000; proceeds of the Bonds will be loaned to TX Westmoreland 2020, Ltd. to finance a portion of the cost for the acquisition of land and new construction of units for a mixed-income multifamily complex to be known as the Westmoreland Station and located at 2700 Westmoreland Road, Dallas, Texas (Development); a public hearing with respect to the Bonds and the Development was held on May 19, 2021, 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. A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Chad West

Item passed on a divided vote:

Item failed on a divided vote:

7. Upcoming Agenda Item: Second Amendment to the Conditional Grant Agreement with Dallas Area Habitat for Humanity and Builders of Hope CDC to Extend Deadlines- Chariot Village Project

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

Action Taken/ Committee Recommendation(s): The Committee was briefed on an overview of a June 23, 2021 Council Agenda Item to execute the second amendment to the conditional grant agreement for infrastructure construction related to the development of 50 to 53 single-family homes in East Dallas located on Chariot Drive, previously approved by Resolution No. 15-0861 (as amended), with Dallas Area Habitat for Humanity (Habitat) and Builders of Hope CDC, who assumed the obligations of Greenleaf Ventures, LLC, to (1) extend the completion date from December 31, 2019 to December 31, 2020; (2) extend the term of the conditional grant agreement to December 31, 2021, to allow for final payment and closeout of the project; and (3) require that Habitat donate \$1,500.00 to the Chariot Village Homeowners Association, Inc. for neighborhood beautification projects. A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Paula Blackmon

Item passed on a divided vote:

Item failed on a divided vote:

8. Upcoming Agenda Item: Resolution of No Objection of 4% Low Income Housing Tax Credits- Standard at Royal Project

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

Action Taken/ Committee Recommendation(s): The Committee was briefed on a Request for a Resolution of No Objection from LDG The Standard at Royal Lane, LP, an affiliate of LDG Development, LLC (applicant) for its application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used for the development of the Standard at Royal, a new 300-unit multifamily development located at 2737 Royal Lane, Dallas Texas 75229 (Property). A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Chad West

Item passed on a divided vote:

Item failed on a divided vote:

9. Upcoming Agenda Item: A Conditional Grant Agreement with 1600 Pennsylvania for the Construction of Up to Six Single-Family Homes and Once Accessory Dwelling Unit- \$670,000

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

Action Taken/ Committee Recommendation(s): The Committee was briefed about an upcoming agenda item to authorize a conditional grant agreement in an amount not to exceed \$550,000.00 of funding from the 2017 Prop I Bond fund with St. Philip's School and Community Center or an affiliate thereof (Applicant), for the development and construction of six for-sale, affordable homes and one accessory dwelling unit in the Forest District of South Dallas. The Applicant received a fundable score through the Notice of Funding Availability (NOFA) application process, and a third party underwrite of St. Philip's Catalyst project was completed to confirm the funding gap associated with the development. The agenda item also includes \$120,000.00 from the General Fund to be used for the installation of residential solar panel systems on the six single-family homes as part of the Dallas Community Solar Initiative pilot project between the Office of Environmental Quality and Sustainability and the Department of Housing and Neighborhood Revitalization. A motion was made to move this item to Council with committee recommendation.

Motion made by: Casey Thomas II

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Paula Blackmon

Item passed on a divided vote:

Item failed on a divided vote:

10. Upcoming Agenda Item: Sale of 10 Land Transfer Lots to CTE Homes LLC for the Development of 12 Single Family Homes

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

Action Taken/ Committee Recommendation(s): The Committee was briefed on the proposed sale of Land Transfer lots to a qualified participating developer. CTE Homes LLC, submitted an application (proposal) to purchase a total of 10 Land Transfer lots. Housing Department staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a "Qualified Participating Developer" and underwriting the proposal. The application was determined to be "complete" and was assigned a score by Housing Department staff. Housing Department staff collaborated with the qualified participating developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers. The Developer being considered for the sale of 10 lots in CTE Homes LLC. A motion was made to move this item to Council with committee recommendation.

Motion made by: Cara Mendelsohn

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Chad West

Item passed on a divided vote:

Item failed on a divided vote:

11. Upcoming Agenda Item: Sale of 30 Land Transfer Lots to Marcer Construction Company, LLC for the Development of 30 Single Family Homes

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

Action Taken/ Committee Recommendation(s): The Committee was briefed on the proposed sale of Land Transfer lots to a qualified participating developer. In March 2021, an eligible developer, Marcer Construction Company, LLC submitted an application (proposal) to purchase a total of 30 Land Transfer lots. Housing Department staff evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a "Qualified Participating Developer" and underwriting the proposal. The application was determined to be "complete" and was assigned a score by Housing Department staff. Housing Department staff collaborated with the qualified participating developer regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers. The Developer being considered for the sale of 30 lots is Marcer Construction Company, LLC. A motion was made to move this item to Council with committee recommendation.

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

Motion seconded by: Chad West
Item passed on a divided vote:
Item failed on a divided vote:

ADJOURN (11:11 a.m.)

APPROVED BY:

Casey Thomas II, Chair
Housing and Homelessness Solutions Committee

ATTESTED BY:

Gabriela Castillo, Coordinator
Housing and Homelessness Solutions Committee