

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: August 23, 2021

Convened: 9:02 a.m.

Adjourned: 12:20 p.m.

Committee Members Present:

Casey Thomas II, Chair
Jesse Moreno, Vice Chair
Carolyn King Arnold
Paula Blackmon
Cara Mendelsohn
Paul E. Ridley
Jaynie Schultz

Committee Members Absent:

N/A

Other Council Members Present:

N/A

AGENDA

CALL TO ORDER

BRIEFINGS

1. Approval of the June 8, 2021 Housing and Homelessness Solutions Committee Meeting Minutes

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the June 8, 2021 Housing and Homelessness Solutions Committee. The motion passed unanimously.

Motion made by: Jesse Moreno

Motion seconded by: Jaynie Schultz

2. Accessory/Additional Dwelling Units (ADUs): Current Regulations and Proposed Comprehensive Housing Policy Amendment

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

Action Taken/Committee Recommendation(s): The Committee was briefed on an overview of funding for ADUs. ADUs offer an attainable housing option, the construction can still be expensive. Other cities and entities offer direct financial support for construction of ADUs. Some programs subsidize a low- or moderate-income tenant. Some programs subsidize a low- or moderate-income homeowner. Staff recommends adding language to the Comprehensive Housing Policy (CHP) that supports funding the construction of innovative housing types. All such units would: continue to be required to follow all applicable City codes, be underwritten according to CHP underwriting guidelines in the various programs. This additional flexibility would allow the City to innovate to meet the needs of current and future residents and workers. Staff would incorporate the committee's discussion into an amendment to the CHP to guide potential funding of innovative housing types. A motion was made for this item to have no support from the Committee and for the item to not come back for discussion.

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

Motion seconded by: Paul E. Ridley
Item passed on a divided vote:
Item failed on a divided vote:

3. Upcoming Agenda Item: Comprehensive Housing Policy- Proposed Amendments to the Home Improvement and Preservation Program

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

Action Taken/Committee Recommendation(s): The Committee was briefed on an overview of the proposed Comprehensive Housing Policy (CHP) amendments needed to address market changes. Remove match and lower dollar amount per house for Minor, change from set cap to % of HOME allowed Limits for Major and Reconstruction, remove front end debt ratio as we offer forgivable loan, add in debt ration will be applied in under-writing for 81% and above for reconstruction programs, and raise AMI in tenth street from 80% to 12%

and raise the limit from \$20K to \$35K per property. A motion was made to move the amendments to the CHP outlined by staff and raise the amount of Tenth street grants limit from \$35K to \$50K per property.

Motion made by: Paul E. Ridley
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:

4. Upcoming Agenda Item: Authorize the transfer of 5210 Bexar Street to H.I.S. BridgeBuilders subject to restrictive covenants, and agreement, a right of reverter, and execution of all necessary documents, pursuant to Section 253.011 of the Texas Local Government Code

Presenter(s): Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization

Action Taken/ Committee Recommendation(s): The Committee was briefed on the overview of an agenda item to authorize an agreement pursuant to Section 253.011 of the Texas Local Government Code for the transfer of improved property located at 5210 Bexar Street to H.I.S. BridgeBuilders. Whereby H.I.S. BridgeBuilders commits to use the property in a manner that primarily promotes a public purpose of the City, including specifically to maintain the property as a mixed-use property with affordable housing during a required affordability period and, to support the economic development activities through leases to privately owned business on the existing retail/commercial spaces. A motion was made to move this item for Council consideration.

Motion made by: Paula Blackmon
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Paul E. Ridley
Item passed on a divided vote:
Item failed on a divided vote:

5. Upcoming Agenda Item: Consideration and Approval of the Sale of 29 Land Transfer Lots to a Confia Homes, LLC for the Development of 29 Single Family Homes

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

Action Taken/Committee Recommendation(s): The committee was briefed on an overview on the proposed sale of Land Transfer lots to a qualified participating developer, Confia Homes, LLC. Staff recommends that the Housing and Homelessness Solutions Committee moved this item forward to City Council to consider and approve of the sale of 29 vacant lots held by the City to the qualified participant developer pursuant to the terms of development set forth in the briefing memorandum. A motion was made to move this item to Council for consideration.

Motion made by: Paul E. Ridley
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: Authorize a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits for Terrace at Southern Oaks, LP-Terrance at Southern Oaks Multifamily Development

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

Action Taken/Committee Recommendation(s): The committee was briefed on the overview of the LDG Terrace at Southern Oaks, LP, an affiliate of LDG Development, LLC (applicant), submitted Request for a Resolution of No Objection 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 Terrace at Southern Oaks, a new 300-unit multifamily development located at Southern Oaks Boulevard, Dallas, Texas 75216. A motion was made to move this item to Council for consideration.

Motion made by: Carolyn King Arnold
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: Authorize and Amendment to a Loan Agreement with Central Dallas Community Development Corporation for the CityWalk at Akard Project to Extend the Loan Term

Presenter(s): Cynthia Rogers-Ellickson, Assistant Director, Department of Housing and Neighborhood Revitalization

Action Taken/Committee Recommendation(s): The committee was briefed on an overview of an agenda item to amend a loan agreement with Central Dallas CDC requesting the loan term be extended (1) a repayable loan to Central Dallas Community Development Corporation for the CityWalk at Akard project at 511 North Akard Street in the amount of \$750,000.00 in Community Development Grant (CDBG); and (2) a repayable loan for 1,500,000.00 in Homeless Bond Funds from December 2030 to June 30, 2032. Central Dallas CDC requested the extension to comply with the terms of their financing agreement. A motion was made to move this item to Council for consideration.

Motion made by: Paul E. Ridley
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: Authorize a Resolution of No Objection for 4% Non-Competitive Housing Tax Credits for at Meadowbrook, LP- the Meadowbrook Multifamily Development

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

Action Take/Committee Recommendation(s): The committee was briefed on an overview of LDG Meadowbrook, LP, an affiliate of LDG Development, LLC (Applicant), submitted Request for a Resolution of No Objection 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 Meadowbrook, a new 180-unit multifamily development locates at 15251 Seagoville Road, Dallas, Texas 75353. A motion was made to move this item to Council for consideration.

Motion made by: Paula Blackmon
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Paul E. Ridley
Item passed on a divided vote:
Item failed on a divided vote:

9. Overview of all Advisory Body and Unsheltered and Community Listening Session Feedback Concerning the Dallas R.E.A.L. Time Rapid Rehousing Initiative and Upcoming Contracts

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

Action Taken/Committee Recommendation(s): The Committee was briefed on the overview of the collective feedback received by staff during the Office of Homeless Solutions (OHS) community and unsheltered listening sessions conducted between August 3, 2021 and August 12, 2021. During the sessions, OHS presented an overview of the American Rescue Plan Act (ARPA) HUD Home funds allocated to the City for use in housing and homelessness to communities via City Council District-led listening sessions and a dedicated unsheltered listening session at The Bridge. A total of 135 Dallas City Residents were in attendance, across 6 sessions, with 100 unsheltered residents in attendance at The Bridge, totaling 235 residents. Information only.

ADJOURN (12:20 p.m.)

APPROVED BY:

ATTESTED BY:

Casey Thomas II, Chair
Housing and Homelessness Solutions Committee

Gabriela Castillo, Coordinator
Housing and Homelessness Solutions Committee