

# 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](http://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:** October 25, 2021

**Convened:** 9:03 a.m.

**Adjourned:** 11:00 a.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 September 23, 2021 Housing and Homelessness Solutions Committee Meeting Minutes**  
**Action Taken/Committee Recommendation(s):** A motion was made to approve the minutes for the September 23, 2021 Housing and Homelessness Solutions Committee. The motion passed unanimously.

Motion made by: Paul E. Ridley

Motion seconded by: Jesse Moreno

2. **Upcoming Agenda Item: American Rescue Plan Act Home Repair Program**

**Presenter(s):** Thor Erickson, Area Development Manager, Department of Housing and Neighborhood Revitalization

**Action Taken/Committee Recommendation(s):** The Committee was briefed on an overview of the American Rescue Plan Act (ARPA) which was part of the Annual budget passed on September 22, 2021. Council allocated \$11,250,000 to home repair and water and sewer infrastructure improvements in Qualified Census Tracts (QCT) located in Five Mile, Historic Tenth Street and Joppa neighborhoods. QCT means that 50% of households in the Census tract are below 60% Area Median Income (AMI) which for family of 4 is \$53,400. The purpose of this briefing was to discuss program design, neighborhood data, and plan to launch the program. Staff recommended the HHS Committee forward the approval of ARPA Home Repair Program to City Council for consideration and approval. A motion was made to have this item comeback to committee to allow staff to provide responses to the Council Members.

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

Motion seconded by: Cara Mendelsohn  
Item passed on a divided vote:  
Item failed on a divided vote:

3. **Program Update: Low Income Housing Tax Credits Program and the Dallas Housing Finance Corporation's Participation**

**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 Low-Income Housing Tax Credits Program and the Dallas Housing Finance Corporation's Participation. This overview included background information, DHFC Production, Application Process, Proposed 2022 9% HTC schedule, and Expiring Tax Credit Developments. Information only.

**4. Authorize an Amendment to St. Jude – Park Central Project to Modify the Area Median Income Requirements**

**Presenter(s):** Kyle Hines, 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 amendment to the conditional grant agreement with St. Jude, Inc. to modify the income restrictions of the St. Jude Center – Park Central, a permanent supportive housing development located 8102 LBJ Freeway, Dallas, Texas 75251. A motion was made to move this item to full Council for consideration with 100% of the units at 50% AMI.

Motion made by: Cara Mendelsohn

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Jaynie Schultz

Item passed on a divided vote:

Item failed on a divided vote:

**5. Upcoming Agenda Item: Authorize execution of a development agreement and all other necessary documents with Sadler Circle Senior Apartments, LLC and/ or its affiliates in an amount not to exceed \$4,438,154, payable from Maple/ Mockingbird TIF District Funds, in consideration of the Oaklawn Place Project, a senior multi-family development on approximately 1.8 acres of the property currently addressed at 5717-5725 Saddler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/ Mockingbird TIF District)**

**Presenter(s):** Kevin Spath, Assistant Director, Office of Economic Development

**Action Taken/Committee Recommendation(s):** The committee was briefed on an overview of an agenda item that will seek City Council authorization to execute a development agreement and all other necessary documents with Sadler Circle Senior Apartments LLC and/or its affiliates in an amount not to exceed \$4,438,154, payable from Maple/Mockingbird TIF District Funds, in consideration of the Oaklawn Place Project ("Project"), a senior multifamily multi-family development on approximately 1.8 acres of property currently addressed at 5717-5725 Sadler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District). A motion was made to move this item forward for Council Consideration.

Motion made by: Jaynie Schultz

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Cara Mendelsohn

Item passed on a divided vote:

Item failed on a divided vote:

**6. Department of Housing Performance Measure Update**

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

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

**ADJOURN** (11:00 a.m.)

**APPROVED BY:**

**ATTESTED BY:**

Casey Thomas II, Chair  
Housing and Homelessness Solutions Committee

Gabriela Castillo, Coordinator  
Housing and Homelessness Solutions Committee