



## Legislation Details (With Text)

<b>File #:</b>	21-2115	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	ITEMS FOR INDIVIDUAL CONSIDERATION	<b>Status:</b>		Approved	
<b>File created:</b>	10/22/2021	<b>In control:</b>		Office of Economic Development	
<b>On agenda:</b>	11/10/2021	<b>Final action:</b>			
<b>Title:</b>	Authorize the execution of a Memorandum of Understanding ("MOU") with Dallas Area Rapid Transit ("DART") to allow the City to market six DART-owned sites for development - Financing: No cost consideration to the City				
<b>Sponsors:</b>					
<b>Indexes:</b>	1, 3, 4, 5, 6				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Exhibit A, 2. Resolution, 3. Exhibit A				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality

**AGENDA DATE:** November 10, 2021

**COUNCIL DISTRICT(S):** 1, 3, 4, 5, 6

**DEPARTMENT:** Office of Economic Development

**EXECUTIVE:** Dr. Eric A. Johnson

### SUBJECT

Authorize the execution of a Memorandum of Understanding ("MOU") with Dallas Area Rapid Transit ("DART") to allow the City to market six DART-owned sites for development - Financing: No cost consideration to the City

### BACKGROUND

Staff from the Department of Planning and Urban Design, the Department of Housing and Neighborhood Revitalization, and the Office of Economic Development have reviewed sites near Dallas Area Rapid Transit (DART) transit stations and developed a phased list of sites for future development. The first five sites were included in the 1000 Unit Housing Challenge Request for Proposals issued by the Department of Housing and Neighborhood Revitalization earlier this year, and development plans are underway for three of those sites.

Six DART-owned sites were identified for a second phase of potential development. The six sites are identified in **Exhibit A** attached hereto. The City has requested that DART execute a MOU which

would allow the City to market these six DART-owned sites for potential development.

City Council's approval of this item will authorize the City Manager to execute a Memorandum of Understanding with DART, contingent upon the DART board's approval of the MOU later this month.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

City Council was briefed on a proposed initiative to advance the City's Transit Oriented Development ("TOD") goals on April 1, 2020.

The Housing and Homelessness Solutions Committee, Transportation and Infrastructure Committee, Workforce, Education, and Equity Committee, and the Economic Development Committee of the Dallas City Council issued a joint memorandum titled 'Mixed Income Housing Challenge for TODs for Post-Covid-19 Economic Development Recovery Efforts in conjunction with a Request for Proposal to identify developable City-owned sites adjacent to (or within walking distance of) DART light rail stations in Dallas ("1,000-Unit Housing Challenge") on July 1, 2020.

The Housing and Homelessness Solutions Committee was briefed on the TOD Catalytic Site Assessment and status of the due diligence process in identifying short-listed sites for the 1,000-Unit Housing Challenge on October 26, 2020.

The Housing and Homelessness Solutions Committee was briefed on the summary of short-listed City-owned sites ("Phase 1 Sites") that were identified for the 1,000-Unit Housing Challenge on December 3, 2020.

On May 26, 2021, City Council approved a resolution to enter into and advance negotiations for individual development agreements of Phase 1 Sites with Lavoro Acquisitions, LLC, Brinshore Development, LLC, and Innovan Neighborhoods Consulting, LLC, related to the 1000-unit Housing Challenge by Resolution No. 21-0902.

On September 21, 2021, DART briefed the Economic Development Committee on the DART and City of Dallas collaboration in identifying 6 potential TOD properties and provided an update on DART scheduled improvements that will provide better access to buses, reduce wait times and improve rideability.

The Economic Development Committee was briefed on the "Proposed Memorandum of Understanding between the City and DART" on November 1, 2021.

### **FISCAL INFORMATION**

No cost consideration to the City.