

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MARCH 24, 2026

26-0014

HOUSING AND HOMELESSNESS SOLUTIONS  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER CARA MENDELSON, PRESIDING

PRESENT: [6] Mendelsohn, Blair, Gracey (\*\*9:14 a.m.), Resendez, Bazaldua, Willis

ABSENT: [1] Moreno

The meeting was called to order at 9:13 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:06 p.m.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

**\*\*Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MARCH 24, 2026

EXHIBIT A

**RECEIVED**

2026 MAR 18 PM 4:26  
CITY SECRETARY  
DALLAS, TEXAS

**City of Dallas**

1500 Marilla Street,  
Council Chambers, 6th Floor  
Dallas, Texas 75201

*Public Notice*

260282  
CITY SECRETARY  
POSTED DALLAS, TX



**Housing and Homelessness Solutions Committee**

**March 24, 2026  
9:00 AM**

## 2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>ECONOMIC DEVELOPMENT</b> Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Willis (C), Blair, Cadena, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, Roth, Stewart, West <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>FINANCE</b> West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart <p style="text-align: right;">* Assigned: 07/17/25</p>	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON PENSIONS</b> Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>PUBLIC SAFETY</b> Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
	<b>TRANSPORTATION AND INFRASTRUCTURE</b> Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn <p style="text-align: right;">**Assigned: 08/29/25</p>
	<b>GOVERNMENT EFFICIENCY</b> M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth <p style="text-align: right;">**Assigned: 08/29/25</p>

(C) – Chair, (VC) – Vice Chair

\* Assigned: 07/17/25

\*\*Assigned: 08/29/25

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

## General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable Canal 16*.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

This City Council Housing and Homelessness Solutions Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The Housing and Homelessness Solutions Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at [bit.ly/cityofdallastv](https://bit.ly/cityofdallastv).

The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m5b938021a9345339192e15a1c356fab5>

Call to Order

### **MINUTES**

1. [26-981A](#) Approval of the February 23, 2026, Housing and Homelessness Solutions Committee Meeting Minutes

**Attachments:** [Minutes](#)

The committee may vote to make recommendations to City Council regarding any of the following items on this agenda.

### **BRIEFING ITEMS**

- A. [26-977A](#) Agency Spotlight [Verna Jones, Co-Founder/Executive Director, Under 1 Roof]

**Attachments:** [Briefing Presentation](#)

- B. [26-979A](#) First Step Homes - Kleberg Rylie [Will Beuck, First Step Homes; Kyle Vrla, First Step Homes]

**Attachments:** [Briefing Presentation](#)

- C. [26-982A](#) Financial Reporting Relating to the Housing Finance Corporation and the Public Facility Corporation, and Tax Impacts as of December 31, 2025 [Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

**Attachments:** [Briefing Presentation](#)

- D. [26-984A](#) May 27, 2026, City Council Agenda Item XX-XXXX: Amendment to the Dallas Housing Resource Catalog - Dallas Housing Finance Corporation, Dallas Public Facility Corporation, and Housing Tax Credit Program Statements [Thor Erickson, Director, Office of Housing and Community Empowerment; James Armstrong III, Deputy Director, Office of Housing and Community Empowerment; Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

**Attachments:** [Briefing Presentation](#)

#### **BRIEFING MEMOS**

- E. [26-986A](#) Fair Housing Update [Thor Erickson, Director, Office of Housing and Community Empowerment]

**Attachments:** [Briefing Memorandum](#)

- F. [26-987A](#) City Homeless Services Update [Thor Erickson, Director, Office of Housing and Community Empowerment]

**Attachments:** [Briefing Memorandum](#)

- G. [26-985A](#) February 2026 Monthly Outcomes Report [Kevin Oden, Director, Emergency Management and Crisis Response]

**Attachments:** [Briefing Memorandum](#)

#### **DISCUSSION ITEMS**

- H. [26-1103A](#) Upcoming Discussion Topics: Affordable Housing Funding Overview and Downtown Office-to Residential Conversions [Thor Erickson, Director, Office of Housing and Community Empowerment]

**Attachments:** [Memorandum](#)

#### **UPCOMING AGENDA ITEMS**

- I. [26-988A](#) Upcoming Agenda Items: Authorize **(1)** the rejection of all bids received in response to the Request for Proposal and Notice of Funding Availability soliciting a general contractor to renovate the property located at 4150 Independence Drive, Dallas, Texas 75237 for a permanent supportive housing development and **(2)** Resolution amendments to the Council Resolutions for the following development projects: **(a)** Jeffries Meyers 1 & 3 (Dallas Housing Foundation); **(b)** Five Mile Infill (Notre Dame Place); **(c)** Mill City Infill (Good Urban Development); and **(d)** Spring Avenue Townhomes (Innercity Community Development Corporation) [Thor Erickson, Director, Office of Housing and Community Empowerment]

**Attachments:** [Memorandum](#)

**ADJOURNMENT**

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MARCH 24, 2026

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

MINUTES

Item 1: Approval of the February 23, 2026, Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Bazaldua moved to adopt the minutes as presented.

Motion seconded by Deputy Mayor Pro Tem Willis and unanimously adopted. (Gracey absent when vote taken; Moreno absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

BRIEFING ITEMS

Item A: Agency Spotlight

The following individuals briefed the committee on the item:

- Verna Jones, Co-Founder/Executive Director, Under 1 Roof;
- Kimisha Sanchez, Director of Operations, Under 1 Roof;
- Tatyana Williams, Senior Director of Program Services, Under 1 Roof; and
- Janet Akorikin, Senior Director of Prevention Services, Under 1 Roof

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

BRIEFING ITEMS

Item B: First Step Homes - Kleberg Rylie

The following individuals briefed the committee on the item:

- Will Beuck, First Step Homes; and
- Kyle Vrla, First Step Homes

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

BRIEFING ITEMS

Item C: Financial Reporting Relating to the Housing Finance Corporation and the Public Facility Corporation, and Tax Impacts as of December 31, 2025

The following individuals briefed the committee on the item:

- Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation; and
- Thor Erickson, Director, Office of Housing and Community Empowerment

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

BRIEFING ITEMS

Item D: May 27, 2026, City Council Agenda Item XX-XXXX: Amendment to the Dallas Housing Resource Catalog - Dallas Housing Finance Corporation, Dallas Public Facility Corporation, and Housing Tax Credit Program Statements

The item was not discussed.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

BRIEFING MEMOS

Item E: Fair Housing Update

Item F: City Homeless Services Update

Item G: February 2026 Monthly Outcomes Report

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

DISCUSSION ITEMS

Item H: Upcoming Discussion Topics: Affordable Housing Funding Overview and  
Downtown Office-to Residential Conversions

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2026

UPCOMING AGENDA ITEMS

Item I: Upcoming Agenda Items: Authorize **(1)** the rejection of all bids received in response to the Request for Proposal and Notice of Funding Availability soliciting a general contractor to renovate the property located at 4150 Independence Drive, Dallas, Texas 75237 for a permanent supportive housing development and **(2)** Resolution amendments to the Council Resolutions for the following development projects: **(a)** Jeffries Meyers 1 & 3 (Dallas Housing Foundation); **(b)** Five Mile Infill (Notre Dame Place); **(c)** Mill City Infill (Good Urban Development); and **(d)** Spring Avenue Townhomes (Innercity Community Development Corporation)

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, MARCH 24, 2026

EXHIBIT C