

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 19, 2023

23-0014

HOUSING AND HOMELESSNESS SOLUTIONS
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, Mendelsohn, West, Gracey, Willis

ABSENT: [0]

The meeting was called to order at 9:06 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 11:35 a.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 are attached to the minutes of this meeting as EXHIBIT C.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 19, 2023

EXHIBIT A

RECEIVED

2023 SEP 15 PM 4: 24

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

230822

POSTED CITY SECRETARY
DALLAS, TX



Housing & Homelessness Solutions Committee

September 19, 2023

9:00 AM

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), Resendez (VC), Blackmon, Gracey, Ridley, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Arnold (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno,	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West	AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

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 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 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 Council Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encourage to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv.

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=md826fbe4eaa03b2e12072a36622c387d>

Call to Order

MINUTES

- 1 23-2363 Approval of the June 13, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: Minutes

BRIEFING ITEMS

- A 23-2364 Update on Home Repair Programs [Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: Presentation

- B 23-2365 The Bridge Good Neighbor Agreement Update - A presentation on The Bridge Good Neighbor Agreement (GNA) including requirements, partnerships, service highlights, and initiatives within and outside the GNA boundaries [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Presentation

- C 23-2455 Proposed Pilot Project: Transitional Housing and the Aids Healthcare Foundation Suggested Options for Increasing Non-Congregate Housing [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Presentation

BRIEFING MEMORANDUMS

- D 23-2366 FY 22/23 Year in Review - A high level overview of the FY 22/23 Year in Review Graphic, which will be an attachment that highlights the department's annual performance, progress, and status of ongoing and completed projects [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Memo

- E 23-2367 Community Listening Sessions Feedback - Overview of the annual Community Listening Sessions which was presented in early August on the Proposed 2024 General Obligation Bond Program [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Memo

- F 23-2368 Upcoming Agenda Item: Authorize an interlocal agreement to accept funds in an amount not to exceed \$10,000,000 from Dallas County, Texas for supportive housing and/or supportive services projects [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: Memo

- G 23-2369 Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- H 23-2370 Upcoming Agenda Item: Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing & Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000 [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- I 23-2371 Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

- J 23-2372 Upcoming Agenda Item: Authorize (1) the approval of 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 (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$25,000,000.00; proceeds of the Bonds will be loaned to TX Ferguson 2022, LTD to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Estates at Ferguson and located at 9220 Ferguson Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on September 14, 2022 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 - Financing: No cost consideration to the City [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

Attachments: Memo

UPCOMING AGENDA ITEMS

- K Authorize a one-year service contract, with two one-year renewal options, with CitySquare for a Landlord Subsidized Leasing Program to be operated on behalf of the Office of Homeless Solutions for the period October 1, 2023, through September 30, 2024, in an amount not to exceed \$650,000 per year and an overall amount not to exceed \$1,950,000 - Not to exceed \$650,000 - Financing: General Fund (subject to appropriations)
- L Authorize Supplemental Agreement No. 2 to the contract with Family Gateway, Inc. for property management, supportive services, and renovations for temporary and permanent housing, to: (1) extend the contract term by one year, from September 30, 2023 to September 30, 2024,; and (2) provide alternate funding for a total amount not to exceed \$700,000.00 per year sourced with FY 2022-23 Emergency Solutions Grant (ESG) Funds in the amount of \$131,565.00 and, beginning October 1, 2023, FY2023-24 ESG Funds in the amount of \$568,435.00, in lieu of unspent ARPA Homelessness Assistance and Supportive Services Program Funds and expiring General Funds and FY2021-22 ESG Funds, to be used for the continued provision of property management for eligible operating costs and essential services - Total not to exceed \$700,000.00 - Financing: FY 2022-23 Emergency Solutions Grant Funds (\$131,565.00) and FY 2023-24 Emergency Solutions Grant Funds (\$568,435.00)

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]

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 19, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 19, 2023

Item 1: Approval of the June 13, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember Mendelsohn moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 19, 2023

BRIEFING ITEMS

Item A: Update on Home Repair Programs

The following individuals briefed the committee on the item:

- Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; and
- Cynthia Rogers-Ellickson, Assistant Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 19, 2023

BRIEFING ITEMS

Item B: The Bridge Good Neighbor Agreement Update - A presentation on The Bridge Good Neighbor Agreement (GNA) including requirements, partnerships, service highlights, and initiatives within and outside the GNA boundaries

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions; and
- Gloria Sandoval, Community Services Program Administrator, Office of Homeless Solutions

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 19, 2023

BRIEFING ITEMS

Item C: Proposed Pilot Project: Transitional Housing and the Aids Healthcare Foundation
Suggested Options for Increasing Non-Congregate Housing

The following individuals briefed the committee on the item:

- Christine Crossley, Director, Office of Homeless Solutions; and
- Kimberly Bizer Tolbert, Deputy City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 19, 2023

BRIEFING MEMORANDUMS

- Item D: FY 22/23 Year in Review - A high level overview of the FY 22/23 Year in Review Graphic, which will be an attachment that highlights the department's annual performance, progress, and status of ongoing and completed projects
- Item E: Community Listening Sessions Feedback - Overview of the annual Community Listening Sessions which was presented in early August on the Proposed 2024 General Obligation Bond Program
- Item F: Upcoming Agenda Item: Authorize an interlocal agreement to accept funds in an amount not to exceed \$10,000,000 from Dallas County, Texas for supportive housing and/or supportive services projects
- Item G: Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project
- Item H: Upcoming Agenda Item: Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing & Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000
- Item I: Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 19, 2023

BRIEFING MEMORANDUMS (cont.)

Item J: Upcoming Agenda Item: Authorize (1) the approval of 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 (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$25,000,000.00; proceeds of the Bonds will be loaned to TX Ferguson 2022, LTD to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Estates at Ferguson and located at 9220 Ferguson Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on September 14, 2022 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 - Financing: No cost consideration to the City

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 19, 2023

UPCOMING AGENDA ITEMS

Item K: Authorize a one-year service contract, with two one-year renewal options, with CitySquare for a Landlord Subsidized Leasing Program to be operated on behalf of the Office of Homeless Solutions for the period October 1, 2023, through September 30, 2024, in an amount not to exceed \$650,000 per year and an overall amount not to exceed \$1,950,000 - Not to exceed \$650,000 - Financing: General Fund (subject to appropriations)

Item L: Authorize Supplemental Agreement No. 2 to the contract with Family Gateway, Inc. for property management, supportive services, and renovations for temporary and permanent housing, to: (1) extend the contract term by one year, from September 30, 2023 to September 30, 2024,; and (2) provide alternate funding for a total amount not to exceed \$700,000.00 per year sourced with FY 2022-23 Emergency Solutions Grant (ESG) Funds in the amount of \$131,565.00 and, beginning October 1, 2023, FY2023-24 ESG Funds in the amount of \$568,435.00, in lieu of unspent ARPA Homelessness Assistance and Supportive Services Program Funds and expiring General Funds and FY2021-22 ESG Funds, to be used for the continued provision of property management for eligible operating costs and essential services - Total not to exceed \$700,000.00 - Financing: FY 2022-23 Emergency Solutions Grant Funds (\$131,565.00) and FY 2023-24 Emergency Solutions Grant Funds (\$568,435.00)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 19, 2023

EXHIBIT C



City of Dallas

Update on Home Repair Programs

**Housing and Homelessness Solutions
September 19, 2023**

Thor Erickson, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Purpose
- Background/History
- Home Repair Programs
- Proposed Action
- Operational Impact



Purpose



- Provide update on Home Repair Programs
- Discuss Next steps



Background/History



- On March 9, 2005, the Dallas Tomorrow Fund (DTF) was created
- On September 28, 2016, DTF was amended to clarify the terms of eligibility
- On May 9, 2018, the Home Improvement & Preservation Program (HIPP) was created
- On November 28, 2018, HIPP was amended to allow for forgivable loans
- On May 22, 2019, the Lead-Based Paint Hazard Control Grant (HHLR) was created
- On June 26, 2019, HIPP was amended to create the landlord program
- On August 26, 2020, the Targeted Rehabilitation Program (TRP) and sub program West Dallas and Historic 10th Street was created
- On September 9, 2021, HIPP was amended to clarify Minor rehab terms and TRP was amended
- On December 8, 2021, ARPA Neighborhood Revitalization Program (ARPA NRP) was created
- On September 28, 2022, HIPP was amended to allow for clarification on third party vendors to administer program
- On November 9, 2022, ARPA NRP was amended to add council boundaries
- On January 25, 2023, the Senior Home Rehabilitation Program (Senior) was created
- On June 28, 2023, ARPA Septic was created



Home Repair Programs



1. Home Improvement & Preservation Program (HIPP)
 - a. Minor Home Rehabilitation
 - b. Major Home Rehabilitation
 - c. Home Reconstruction
 - d. Landlord
2. Targeted Rehabilitation Program – West Dallas (TRP West Dallas)
3. Targeted Rehabilitation Program – Historic 10th Street (TRP 10th)
4. Dallas Tomorrow Fund (DTF)
5. Lead Hazard Reduction Grant (HHLR)
6. Senior Home Rehabilitation Program (SHRP)
7. American Rescue Plan Act – Neighborhood Revitalization Program (ARPA – NRP)
8. American Rescue Plan Act – Septic Tank American Rescue Plan Act (ARPA – Septic)



Home Repair Programs



Program	Complete FY 21-22	Complete FY 22-23	Pipeline FY 23-24	Funding for FY 23-24
HIPP	38	45	56	\$3M
TRP – West Dallas	31	25	53	\$1M
TRP – 10 th	0	0	0	\$700K
DTF	18	16	34	\$200K
HHLR	0	3	7	\$0
SHRP	0	0	10	\$1.7M
ARPA – NRP	0	6	40	\$7M
ARPA – Septic	0	0	8	\$2M
Total	87	95	208	\$15.5M



Operational Challenges



- Operating multiple programs with different terms and goals is challenging
- Efficiency of service delivery is delayed
- Programs are competing against each other



Next Steps



- Gather feedback today
- Prepare one comprehensive home repair program statement
- Brief HHS in October
- Present to Council in November/December





City of Dallas

Update on Home Repair Programs

**Housing and Homelessness Solutions
September 19, 2023**

Thor Erickson, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas



City of Dallas

Overview: The Bridge Homeless Recovery Center Good Neighbor Agreement

**Housing and Homeless Solutions
Committee
September 19, 2023**

Christine Crossley, Director
Office of Homeless Solutions

Presentation Overview



- Good Neighbor Agreement (GNA) Background
- Requirements Within GNA Boundaries
- Partnerships Outside GNA Boundaries
- The Bridge: Service Highlights
- Initiatives Within/Outside GNA Boundaries
- Next Steps



GNA Background



- The Bridge Steps is the operator of The Bridge Homeless Recovery Center, a City owned property located at 1818 Corsicana St.
- During the annual renewal of The Bridge Steps' contract on December 13, 2017, the terms were modified to include a Good Neighbor Agreement (GNA)
- A new contract for management and operation of The Bridge was awarded to The Bridge Steps on April 27, 2022, and includes the GNA requirements
- The GNA requires The Bridge operate in a manner that is respectful to its neighbors and uses its best efforts to abate quality of life nuisances within established boundaries
- The Bridge is the only facility serving sheltered/formerly unsheltered residents whose GNA boundaries extend beyond the property's footprint

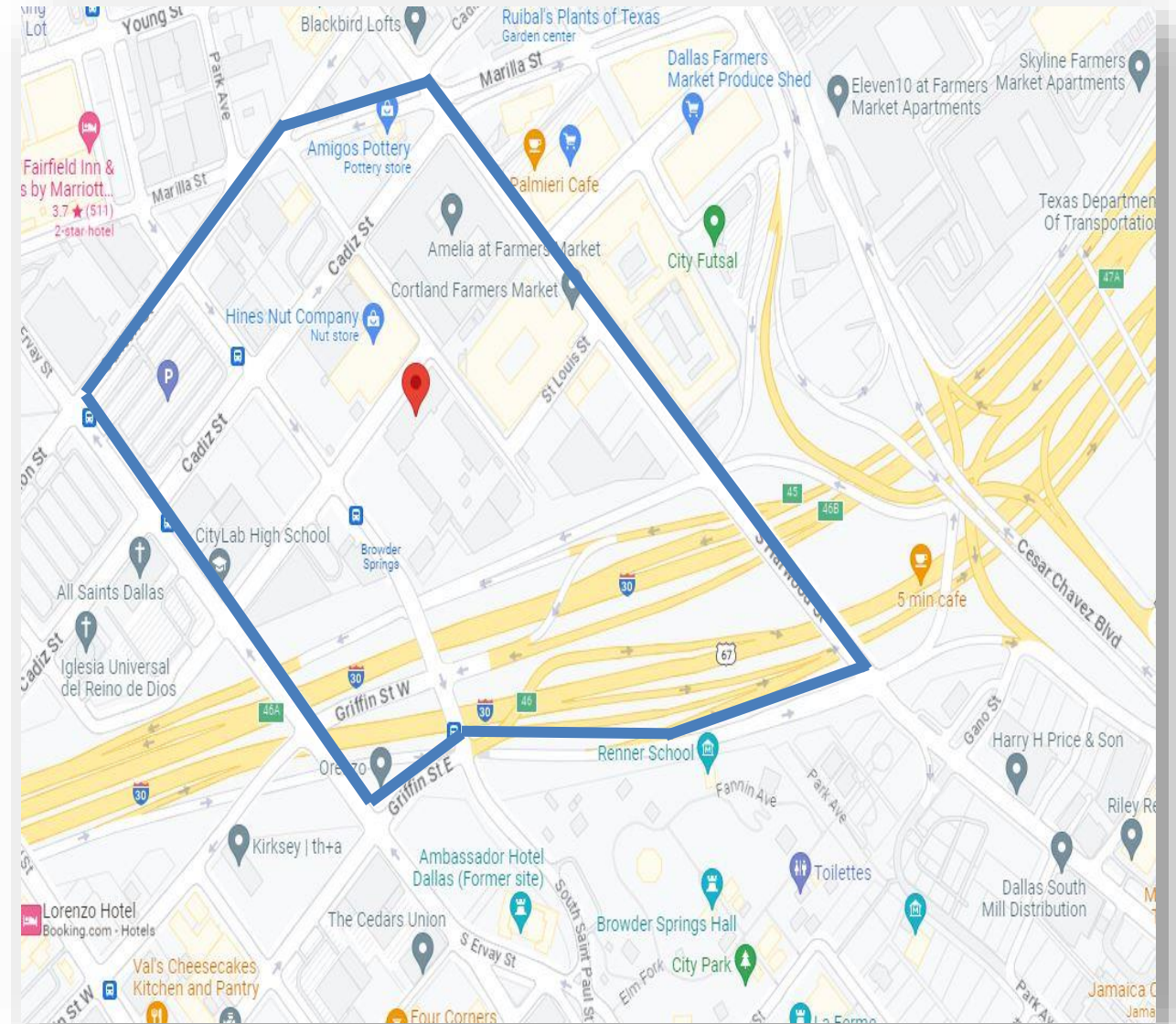


GNA Background (continued)



The boundaries of the GNA include a radius around The Bridge perimeter bounded by:

- Canton St. (north)
- Griffin St. East (South)
- Harwood St. (East)
- Ervay St. (West)



Requirements Within GNA Boundaries



The Bridge Steps is required to do the following within the GNA boundaries:

Operationalize the following Good Neighbor Activities:

- Provide safety and maintenance of surrounding areas
- Work closely with the Dallas Police Department (DPD) and Downtown Dallas, Inc. (DDI) to reduce crime
- Partner with Office of Homeless Solutions (OHS) Street Outreach staff to engage with shelter adverse individuals
- Coordinate neighborhood clean-up events with volunteers and guests
- Require eligible guests to participate in community service activities



Requirements Within GNA Boundaries (continued)



Ask guests and visitors to abide by a Good Neighbor Policy that prohibits specific behaviors and activities in the neighborhood

- Littering, loitering, yelling, fighting and weapons
- Purchase/selling of drugs, drug paraphernalia and prostitution
- Harassment or disturbing neighbors and businesses

Engage in the following good neighbor activities and provide supporting documentation of activities

- Community Engagement
- Internal Operations
- External Operations



Requirements Within GNA Boundaries (continued)



Operationalize the following Good Neighbor Activities

Community Engagement	<ul style="list-style-type: none">• Attend neighborhood meetings• Include neighborhood representatives on The Bridge Steps community board/advisory group• Provide space for meetings with neighborhood bodies• Develop and implement written procedures to provide messaging for organizations interacting with The Bridge who wish to feed or help the homeless• Coordinate with City of Dallas Community Courts for regular clean-up dates around the former Ambassador Hotel and Seeger/Harwood
Internal Operations (Re. Guests)	<ul style="list-style-type: none">• Develop and implementation of written procedures for the following:<ul style="list-style-type: none">○ Appropriate manner to divert patrons who are unable to stay at The Bridge○ Communicate to guests and develop culture of “no garbage,” “no street harassment,” and “observe traffic/pedestrian/safety rules” by adding instructions to The Bridge intake and code of responsibility• Provide staff training on procedures



Requirements Within GNA Boundaries (continued)



External Operations (Re. Outside Entities)

- Establish and maintain a dedicated phone line or email address to receive feedback, referrals or other information from neighborhood bodies with a commitment to respond within five business days
- Develop and implement written procedures to communicate to entities outside of Dallas County when The Bridge is full and clients must be diverted to other shelters
- Provide written communication to Texas Department of Criminal Justice (TDCJ) and Greyhound relating to recently release when The Bridge is full



Partnerships Outside GNA Boundaries



DDI and OHS are responsible for addressing quality of life issues **outside** the boundaries

- The most reported issues within a one-mile radius of The Bridge are sleeping in public, street feeding and litter and debris

DDI	OHS
DDI teams proactively address quality of life issues in the CBD between the hours of 6AM and 11PM and strategically focus on “hot spots”	OHS supports DDI’s initiatives by mobilizing City departments (City Marshals, DFR, DPD, Code) to address health and safety issues beyond homeless outreach and engagement



Partnerships Outside GNA Boundaries



Sleeping in public

- Outreach teams from both DDI and OHS offer alternatives such as shelter and family reunification to unsheltered individuals
- When The Bridge's overnight shelter beds are filled, individuals referred from the DDI and OHS street outreach teams are accepted and placed in overflow shelter

Litter and Debris

- Not all litter and debris can be attributed to the unsheltered population
- The problem is exacerbated by street feedings which increase significantly around weekends all major holidays

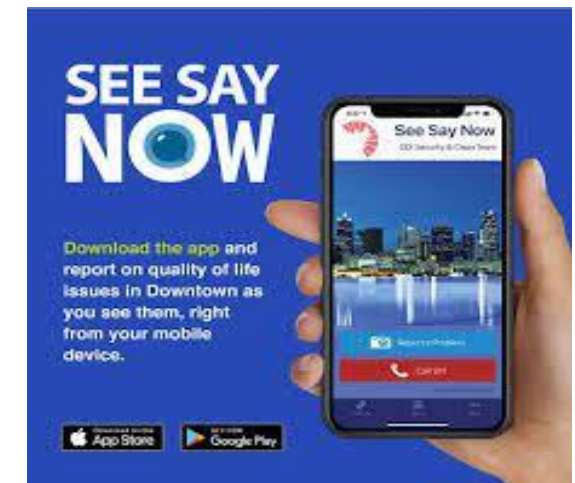


Partnerships Outside GNA Boundaries



Street Feeding

- Street feeding notifications submitted to the City are shared with The Bridge
- Both DDI and OHS educate organizations of the unintended consequences of street feeding and offer alternatives to serving the unsheltered population
- DDI recently updated their See Say App to allow the public to report street feeding when it occurs





The Bridge: Service Highlights

- Since opening in 2008, The Bridge has served over 50,000 individuals
- Currently, approximately 600 individuals receive day services
- Overnight shelter (transitional and emergency) is provided for 340 guests
- The Bridge partners with 15 organizations to provide recovery assistance to guests including medical, behavioral health, job and housing placement and other services
- Between October 1, 2022 and July 31, 2023, housing placements have been provided for 440 guests



GNA Data for Activities Within and Outside Boundaries (August 1, 2023 – August 1, 2023)



Reporting Agency: Bridge Steps Reporting Period: August 1, 2022 – August 1, 2023	Value
Number of homeless engagements Note: The Bridge's Street Outreach team is funded through donations	9,948
Number of complaints received, and responses sent within 5 business days	3
Number of cleaning operations conducted	365
Number of engagements with street feeders	145
Number of neighborhood/civic/business meetings hosted and/or attended	38





GNA Data for Activities Within and Outside Boundaries (August 1, 2022 – August 1, 2023)

Reporting Organization: City of Dallas	Value
Reporting Period: August 1, 2022 – August 1, 2023	
Number of homeless encampments reported to City of Dallas 3-1-1	343
Number of 3-1-1 reports that resulted in no encampment being found	103
Number of 3-1-1 reports that resulted in encampment cleaning	74
Number of individuals refusing services offered	15
Number of individuals accepting services/referral	5
Number of duplicate service requests	69

Reporting Organization: Downtown Dallas, Inc.

Reporting Period: March 1, 2023 – August 1, 2023

Note: Data unavailable prior to March 1, 2023 due to system conversion

Number of reports submitted through See Say App	1,516
Number of cleaning operations activities	47,024
Number of homeless engagements	1,269
Number of safety/security activities	14,605



Next Steps



- **October 2023:** Conduct community engagement sessions with residents, businesses, and civic organizations located within a mile of The Bridge to review the existing GNA
- **December 12, 2023:** Present results of community engagement sessions to the Housing and Homeless Solutions Committee feedback
- **Ongoing:** Provide periodic updates to the Citizen Homelessness Commission and Housing and Homeless Solutions Committee on GNA and metrics





City of Dallas

Overview: The Bridge Homeless Recovery Center Good Neighbor Agreement

**Housing and Homeless Solutions
Committee
September 19, 2023**

Christine Crossley, Director
Office of Homeless Solutions



City of Dallas

Proposed Pilot Project: Transitional Housing

**Housing and Homeless
Solutions Committee
September 19, 2023**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Presentation Overview



- 2023 State of Homelessness
- Transitional Housing Discussion Timeline
- Temporary Shelter/Transitional Housing Cost Comparison
- Proposed Project: Transitional Housing With Permanent Supportive Housing (PSH) Carve Out
- Operational Impact
- Funding Workflow: Public and Private Investment
- Timeline
- Next Steps



2023 State of Homelessness



4,244 Individuals Experiencing Homelessness on a Single Night in 2023



4% Decrease in Homelessness Over all
14% Decrease in Unsheltered Homelessness
32% Decline in Chronic Homelessness



Homeless Services System Performance FY 2022

Rare

18% Increase in People Exiting to Permanent Housing

Brief

95 Days Average # of Days People Experience Homelessness

Non-recurring

92% of Individuals Remained Housed After 12 Months



Transitional Housing Discussion Timeline



- **March 8, 2023 – City Council meeting:**
 - Staff briefed on the feasibility of Tiny or pallet homes to house unsheltered residents, concluding that it is not in the best interest of the City
- **March 2023 – Present:**
 - Staff continued to explore multiple options for the desired transitional space.
 - Over the past year, the Aids Healthcare Foundation (AHF) has held discussions with public and private stakeholders regarding launching an AHF project in Dallas.
 - AHF have produced several options that staff believes are in line with City Council's stated desire to support the OHS 4-Track Strategy and HOPE Report via increasing non-congregate housing



Temporary Shelter/Transitional Housing Cost Comparison



Location	Madison, WI	Oakland, CA	Dallas, TX
Use	Long-term	Short-term	Short-term, 12-24 months
Unit Type	Tiny Home	Tuff Shed	Transitional Housing
# Units	30	20	152 (48 PSH units= \$0)
Budget	\$1,000,000	\$175,000	\$3,000,000 (48 PSH units = no cost to City)
Estimated Unit Cost	\$33,000/unit	\$8,750/unit	\$19,737/Unit
Estimated Ongoing Operational /Service Cost	\$800k: annual operation	\$675k: - \$550,000: onsite staffing services - \$125,000: fund for helping residents acquire permanent housing	\$3M: - \$2.5M: Deposit/rent/utilities for 152 units - \$330k: 6 Case Managers for 152 clients - \$400k: Supportive Services
Scalability	\$330k= 10 units built, services not included	\$87,500 = 10 units built or purchased, services not included	-\$197,370 = 10 units with deposit/rent/utilities, case management, supportive services included -\$0.00 = 48 PSH units



Proposed Pilot Project: Transitional Housing With PSH Carve Out



- Winter 2023: AHF purchased a former hotel with 200 turnkey units, office space, and flex space for case management and supportive services
- City proposes a pilot program to utilize 152 of these units for transitional housing
 - ~\$3M = Operational cost, case management cost, and other supportive services
 - Units do not require any additional infrastructure or development/construction cost
 - AHF comes into the system as a new provider, increasing capacity



Proposed Project: Transitional Housing



152 Units Designated for Transitional Housing

- **At no cost to the City:** AHF will provide property management and security
- **\$3M Needed For:**
 - Individuals transitionally housed for 12 – 24 months
 - 6 Case Managers hired: Intake process, ongoing services, case management provided by AHF
 - Individuals moved into permanent housing via the Continuum of Care



Proposed Project: Permanent Supportive Housing Carve Out

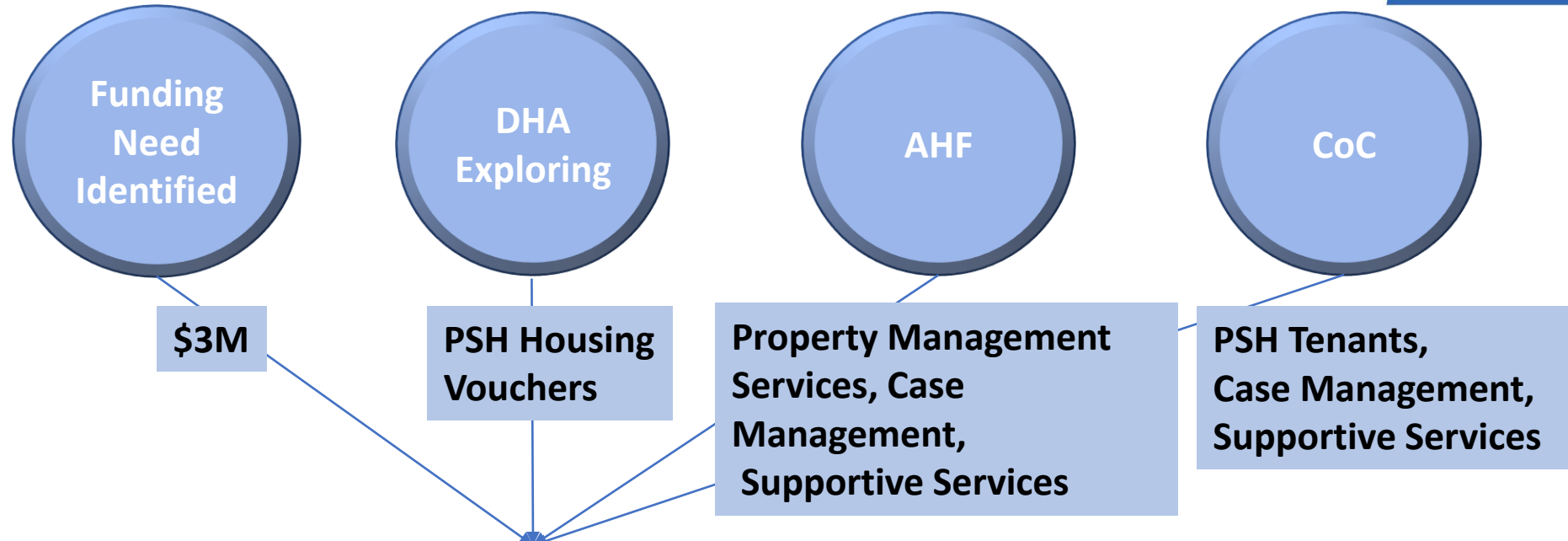


48 Units Designated for Permanent Supportive Housing:

- **At no cost to the City:** AHF will provide property management and security
- **At no cost to the City:** 48 of these units are currently formatted to be used as permanent supportive housing
 - Individuals will be permanently housed
 - Dallas Housing Authority (DHA) exploring subsidizing units via Housing Vouchers
 - These units will be utilized by the Continuum of Care to house formerly unsheltered individuals through housing vouchers



Operational Impact In Development



\$3 million and PSH vouchers

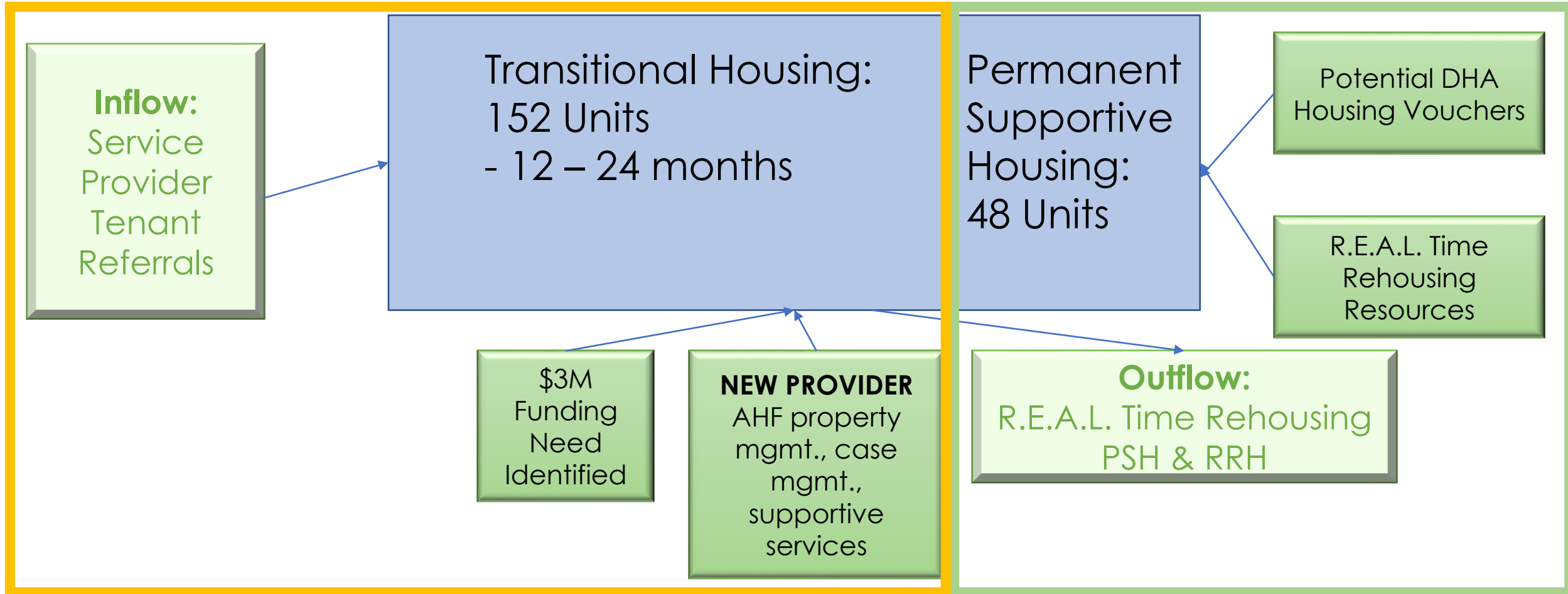
152 individuals transitionally housed every 12 – 24 months, 48 individuals permanently, supportively housed
On site case workers, supportive services



Funding Workflow In Development: Public and Private Investment



AHF Property

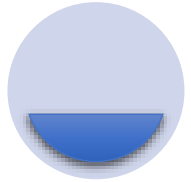


Outside CoC Funding

Part of CoC Funding



Timeline



October 1,
2023

2 AHF case
managers hired

50 people
transitionally
housed over 3
months

Total: 50
transitionally
housed people

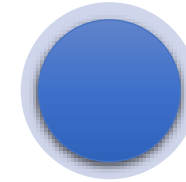


January 2024

2 AHF case
managers hired = 4
total

50 additional
people
transitionally
housed over 3
months

Total: 100
transitionally
housed people



April 2024

2 AHF case
managers hired = 6
total

52 additional
people
transitionally
housed over 3
months

Total: 152 people
moved into
transitional housing

*Case Management to Tenant Ratio: 1:25



Next Steps



- ~~September 19, 2023: Housing and Homeless Solutions Committee Briefing~~
- October x, 2023: Citizen Homeless Commission Briefing
- October x, 2023: Dallas Area Partnership Briefing
- Quarterly Committee briefings





City of Dallas

Proposed Pilot Project: Transitional Housing

**Housing and Homeless
Solutions Committee
September 19, 2023**

Christine Crossley, Director
Office of Homeless Solutions
City of Dallas

Memorandum



DATE September 15, 2023

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **FY 22/23 Year in Review - A high level overview of the FY 22/23 Year in Review Graphic, which will be an attachment that highlights the department's annual performance, progress, and status of ongoing and completed projects**

The Office of Homeless Solutions is pleased to present the attached Year in Review infographic that highlights the department's annual performance, progress, and status of ongoing and completed projects for the fiscal year 2022 – 2023. This data driven approach breaks out each program and progress measure by month, with the overall cumulative totals. The below table highlights the key accomplishments.

OHS Fiscal Year 2022 – 2023 Major accomplishments		
R.E.A.L. Time Rehousing	Program total: <ul style="list-style-type: none"> Enrolled – 3,264 Housed – 2,446 	FY 2022 –2023 total: <ul style="list-style-type: none"> Enrolled – 1,338 Housed – 1,152
Encampments Cleaned – 881		
Encampments Decommissioned – 6		
Bed Nights Served by Temporary Inclement Weather Shelters – 5,223		
Charitable Donations Raised for the Community Foundations of Texas Fund – \$4K +		
Goods and Services Donated – \$87K +		
Linear Square Feet of Fencing Installed or Repaired – 2,216 Sq Ft		
Businesses and Organizations Engaged via Responsible Giving – 1K+		

We thank you for your ongoing support and look forward to continued progress and forward motion in the upcoming fiscal year. Should you have any questions please contact me directly at Christine.Crossley@dallas.gov.

Christine Crossley

Christine Crossley
Director, Office of Homeless Solutions

[Attachment]

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
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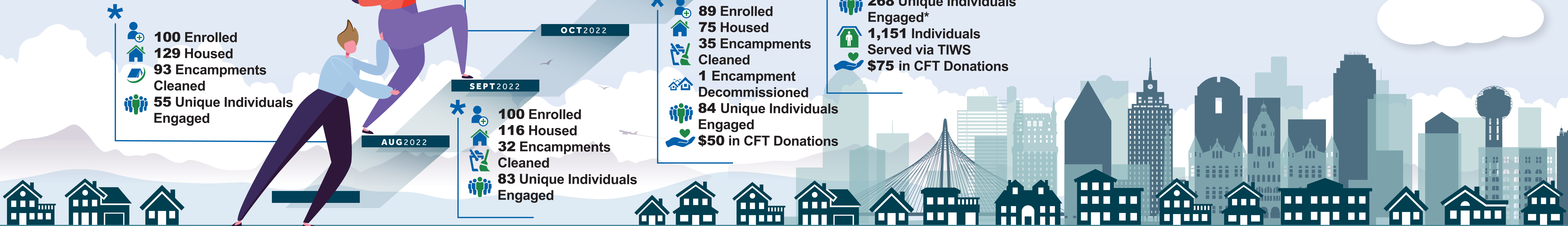
OFFICE OF HOMELESS SOLUTIONS

YEAR IN REVIEW 2022/2023

The Answer to Homelessness is a Home.
Together we will get there.



CFT: Communities Foundation of Texas
 CHC: Citizens Homelessness Commission
 GPFM: Government Performance and Financial Management
 HHS: Housing and Homelessness Solutions Committee
 RTR: R.E.A.L Time Rehousing
 • Housed • Enrolled • Decommissioned
 TIWS: Temporary Inclement Weather Shelter



AUG 2022

- 100 Enrolled
- 129 Housed
- 93 Encampments Cleaned
- 55 Unique Individuals Engaged

SEPT 2022

- 100 Enrolled
- 116 Housed
- 32 Encampments Cleaned
- 83 Unique Individuals Engaged

OCT 2022

- 105 Enrolled
- 77 Housed
- 24 Encampments Cleaned
- 70 Unique Individuals Engaged

NOV 2022

- 89 Enrolled
- 75 Housed
- 35 Encampments Cleaned
- 1 Encampment Decommissioned
- 84 Unique Individuals Engaged
- \$50 in CFT Donations

DEC 2022

- 53 Enrolled
- 80 Housed
- 36 Encampments Cleaned
- 740 Unique Individuals Engaged*
- 2,693 Individuals Served via TIWS
- \$1,600+ in CFT Donations
- \$20K+ in Goods & Services Donated

JAN 2023

- 110 Enrolled
- 83 Housed
- 101 Encampments Cleaned
- 1 Encampment Decommissioned
- 268 Unique Individuals Engaged*
- 1,151 Individuals Served via TIWS
- \$75 in CFT Donations

FEB 2023

- 189 Enrolled
- 100 Housed
- 67 Encampments Cleaned
- 1,865 Unique Individuals Engaged*
- 1,379 Individuals Served via TIWS
- \$45 in CFT Donations

MAR 2023

- 147 Enrolled
- 134 Housed
- 170 Encampments Cleaned
- 39 Individuals Engaged
- \$25 in CFT Donations
- 50' linear sq ft of Fencing Repaired

APR 2023

- 197 Enrolled
- 95 Housed
- 93 Encampments Cleaned
- 105 Unique Individuals Engaged
- \$25 in CFT Donations
- 726' linear sq ft of Fencing Installed

MAY 2023

- 91 Enrolled
- 147 Housed
- 78 Encampments Cleaned
- 46 Unique Individuals Engaged
- \$175 in CFT Donations
- \$17K+ in Goods & Services Donated
- 250' linear sq ft of Fencing Installed or Repaired

JUN 2023

- 157 Enrolled
- 116 Housed
- 85 Encampments Cleaned
- 36 Unique Individuals Engaged
- 4 Encampments Decommissioned
- 1,190 linear sq ft of Fencing Installed
- \$1,600 in CFT Donations
- \$50K in Goods & Services Donated
- Independence Dr Ribbon Cutting**

FINAL #s

RTR Programmatic total:

- Enrolled: 3,264
- Housed: 2,446
- Number enrolled/housed this year:
 - Enrolled: 1,338
 - Housed: 1,152
- 881 Encampments Cleaned
- 6 Encampments Decommissioned***
- 5,223 Bed Nights Served by TIWS
- \$4K+ raised in Charitable Donations for CFT Fund
- \$87K+ Goods & Services Donated
- 2,216 linear sq ft of Fencing Installed or Repaired
- Responsible Giving
 - 1K+ Engaged or Partnered

* This data includes individuals engaged and entered into HMIS during inclement weather sheltering. Individuals may have been engaged prior to the month cited but refused services and/or to be entered into HMIS.

** A special thank you to At Home for furnishing the Independence Dr property for our unsheltered neighbors and to "anonymous donor" for providing material goods for all OHS properties.

*** Fifteen encampments have been decommissioned since the establishment of the R.T.R.

Memorandum



CITY OF DALLAS

DATE September 15, 2023

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Office of Homeless Solutions – Community Listening Sessions Update**

The Office of Homeless Solutions (OHS) held the annual Community Listening Sessions for the 3rd year in a row this past July – August 2023. The focus of this year’s presentation was the City’s proposed 2024 General Obligation Bond Program. The sessions kicked off with a townhall at The Bridge on July 28, 2023, followed by City Council-led meetings in each district, across Districts 2, 5, 6, 9, 10, 13, and 14, during the first week of August 2023.

Guiding principles for the OHS Bond Program include:

- The OHS Four Track Strategy which was approved by the Dallas City Council
- City Council directive that homeless services and programs be spread across all council districts
- Ongoing research of best practices for addressing homelessness
- Continued and expanded partnerships with Dallas County, Housing Forward, service providers and developers to add permanent supportive housing units
- Community engagement

Previous and Ongoing Action

2017 Bond, Proposition J

To date, approximately 99.9% of the 2017 Bond Program (Proposition J) \$20M has been spent for the purchase or renovation of five properties resulting in the addition of 680 new beds to the homeless response system.

Proposed 2024 Bond Program

The upcoming Bond program is expected to allocate an estimated total of \$35M, broken out into \$6M in capital investments to City-Owned property and \$29M towards partnerships with current and new providers to add permanent supportive housing equitably across the City.

A copy of the presentation with a full break-down of the Proposed 2024 Bond Program is attached. The following is a summary of the questions and answers from the community listening sessions.

Feedback Across Sessions

Question	Answer
Is the bond funding for PSH sufficient to provide units for everyone who needs one? If not, how much funding would that require?	The requested \$29M in PSH funding is not enough to provide all of the PSH units requested by the unsheltered provider system. However, OHS’ goal is not to cover the entire cost but to utilize this funding as gap financing in outside projects, to maximize our impact.
Will the City be using a portion of the 2017 bond funds to address youth homelessness (18 – 24) project with a focus on LGBTQIA+?	The 2017 Bond funds are 99% spent down. The youth homelessness (18 – 24) project with a focus on LGBTQIA+ is expected to be funded through an upcoming public / private partnership, which will be briefed to the Housing and Homelessness Solutions Committee on September 19, 2023.
What additional services are planned for the areas / neighborhoods / communities near or around the areas / neighborhoods/ communities that host our homeless service facilities?	City-owned facilities that provide services or housing to those who are formerly unsheltered are subject to a Good Neighbor Agreement between the contracted service provider and the surrounding community. This agreement outlines community expectations for provider area maintenance – including that no encampments form in the area, community communications, and other items as identified and discussed by the community.
Will the City Council incorporate this into a broader strategy to deter professional illegal solicitation, ensuring genuine individuals in need receive assistance?	The Bond funding is for capital investments, not services. Illegal solicitation is being addressed through existing projects and programs currently underway across several city departments.
Why not raise the PSH ask so that we can be confident that enough units are available?	Per the above answer, it is not the intent of OHS to provide funding for all system unit needs. The goal is to utilize a portion of the needed capital to catalyze external projects through public / private partnerships and leverage public funds.
What are the costs per bed, per client, per service, etc.?	The cost used in OHS Bond deliberations were an estimated \$72 - \$82k per unit for adaptive reuse, based on the most recent St Jude site: Park Central, and \$3.3M for 200 beds based on the City’s gap financing contributed to the St Jude Park Central renovations to close their funding gap.
What upgrades / renovations will The Bridge undergo and how will they affect us (the clients)?	The upgrades as detailed in the attached presentation, will upgrade key maintenance systems and weatherproof parts of the campus, potentially resulting in additional night beds to address the needed backfilling of beds for existing day shelter clients

<p>How much of the 2024 Bond will be used towards the St Jude Vantage Point project?</p>	<p>The Vantage Point project is not OHS-affiliated. We are supportive of it but have no planned contribution to the project. The Department of Housing allocated \$3M via NOFA.</p>
<p>How many individuals are unsheltered / unhoused currently? What is the ability to house them as it pertains to the budget?</p>	<p>The annual Point In Time (PIT) Count for 2023 shows an estimated 4,200 individuals experiencing homelessness on any given night. Of those, 28% are unsheltered and 72% are sheltered. This reflects a 4% decrease in overall homelessness and within that percentage, a 14% decrease in unsheltered homelessness</p> <p>The system budget for this will be able to house an estimated total of 6,000 individuals by the end of 2025, however additional funding for outreach workers to engage individuals and connect them to case management and to maintain growth in of the permanent supportive housing stock, is needed</p>

The 2024 Bond Program is ongoing and should conclude with the May 2024 Bond Allocation referendum, at that time OHS will provide a follow up memorandum on allocations of funds. Should you have any questions, please reach out to me at Christine.Crossley@dallas.gov.

Christine Crossley

Christine Crossley
 Director, Office of Homeless Solutions

[Attachment]

- c: T.C. Broadnax, City Manager
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 Directors and Assistant Directors



City of Dallas

**Office of Homeless
Solutions
FY 22/23 Community
Listening Session**

August 2023

Christine Crossley, Director
Office of Homeless Solutions

Presentation Overview



- Purpose
- Guiding Principles for OHS Bond Program
- OHS Four-Track Strategy
- Homelessness Organizations, Policies, and Encampments (HOPE) Task Force Recommendations
- Major Homeless Initiatives by Council District
- The Need for Housing Unsheltered Residents
- Demographic Profiles of Unsheltered Residents
- National Best Practice: Permanent Supportive Housing
- Status of 2017 Bond Program – Prop J
- Proposed 2024 Bond Program



Purpose Continued



- 2023 marks the third consecutive year that OHS has hosted community listening sessions
- The focus of this year's presentation is the City's proposed 2024 General Obligation Bond Program
- Addressing homelessness has been included in previous Bond elections
 - 2005 – Voters approved \$23.8 million for the construction of The Bridge Homeless Recovery Center
 - 2017 – Voters approved \$20 million for the construction of housing for unsheltered residents



Guiding Principles for OHS Bond Program



- The OHS Four Track Strategy which was approved by the Dallas City Council
- City Council directive that homeless services and programs be located in all City Council districts
- Ongoing research of best practices for addressing homelessness
- Partnerships with Dallas County, Housing Forward, service providers and developers to add permanent supportive housing units
- Community engagement



OHS Four-Track Strategy



Track 1: Increase Shelter Capacity	Expand capacity of existing providers through contracted shelter overflow programs
Track 2: Incremental Weather Shelters	Allow entities with Chapter 45 Temporary Incremental Weather Shelter Permits to provide shelter on days when the actual temperature is less than 36 degrees (in winter months) or above 100 degrees during the day with an evening temperature higher than 80 degrees (in summer months) as led by the City
Track 3: Subsidized Supportive Housing	Provide security deposits, rent, utilities, incentives, and supportive services to further the alleviation of poverty to tenants, as well as incentives and risk mitigation services to participating landlords
Track 4: Investments in Facilities Combating Homelessness	Funding for low barrier housing types, to include permanent supportive housing , targeting chronic homelessness; rapid rehousing addressing the elderly, disabled, families with children and young adults, ensuring that program participants are in compliance with the requirements of their housing applications ; and Day Centers for seamless wrap-around services





HOPE Task Force Recommendations



- 1. Track 1 & 4:** Increase access to temporary shelter and accelerate permanent rehousing efforts
- 2. Track 3 & 4:** Accelerate existing strategies to develop long-term solutions and the creation of multiple different types of housing
- 3. Track 3:** Expand availability of behavioral health services through enhancement of collaborative efforts across healthcare, homeless response systems, and justice system; and augmenting substance use disorder treatment services.
 - The City of Dallas does not have full control over healthcare services but can incentivize collaborative efforts and be a powerful advocate



Major Homeless Initiatives By Council District



District	Project	Units	Project Type
District 1	Fort Worth Avenue (City + Non-Profit Provider)	40-45	Rapid Rehousing & Permanent Supportive Housing
District 2	Area Shelters (Non-Profit Providers)		Emergency Shelter & Day Center Services
District 3	Hampton Road	~100	TBD Housing and Supportive Services
District 4	Adjacent To Supportive Housing and Services Campus	TBD	TBD Housing and Supportive Services
District 5	<ul style="list-style-type: none"> Salvation Army Identifying additional options now (non-profit provider) 	TBD	Emergency Shelter and Rehabilitative Services
District 6	Salvation Army (Non-Profit Provider)	Pending	Emergency Shelter and Rehabilitative Services
District 7	TBD – Exploratory Phase	TBD	TBD



Major Homeless Initiatives by Council District (continued)



District	Project	Units	Project Type
District 8 (now D3)	Independence Drive (City + County)	132	Rapid Rehousing & Permanent Supportive Housing
District 9	Identifying Project Options	TBD	TBD
District 10	St. Jude Center Vantage Point	136	Permanent Supportive Housing
District 11	St Jude Park Central (Non-Profit Providers + City + County)	200	Permanent Supportive Housing for 18+
District 12	Undisclosed (City + Non-Profit Provider)	200	Transitional/Temporary Housing for Families
District 13	<ul style="list-style-type: none"> St Jude Forest Lane (Non-Profit Providers + City + County) Vickery Meadows (Non-Profit Providers + City + County) 	110	Permanent Supportive Housing for 55+
District 14	Adjacent To Existing Downtown Shelters	N/A	Emergency Shelter & Day Center Services





2017 Bond Program (Proposition J)

- **Approximately 99.9% of the \$20M has been spent**
- Funds were used for the purchase and/or renovation of five properties resulting in the addition of **680 NEW beds** to the homeless response system
 - Four of the five properties are owned by the City
 - Two of the five properties are located north of Interstate 30
 - 400 of the 680 new beds are occupied



Demographic Profile of Unsheltered Residents



Gender		Race	
63.0%	Male	59.5%	Black or African American
37.0%	Female	34.8%	White
0.30%	Gender that is not singularly "female" or "male"	2.3%	Multiple Races
0.30%	Transgender	1.4%	Asian
0.07%	Questioning	1.4%	American Indian
		0.4%	Pacific Islander
Households		Age	
77.10%	No Children	34.3%	Age 18-24
22.30%	Adults and Children	15.1%	Age 55-64
0.70%	Children Only	12.9%	Age 35-44
		12.4%	Age 45-54
		10.4%	Under Age 18
		9.6%	Age 25-34

*Data from January 2023 Point In Time (PIT) Count



National Best Practice: Permanent Supportive Housing



- Permanent Supportive Housing (PSH) is a proven solution to homelessness as it pairs housing with case management and supportive services
- Working in collaboration with Housing Forward, the lead agency for the local Continuum of Care (CoC), expansion of PSH is a key element of the CoC's plan to address homelessness and aligns with federal priorities
- Inclusion of PSH in the CoC plan has resulted in the award of federal funding for 480 **new** PSH slots
- Local examples of highly successful PSH models are St. Jude Center Park Central (District 11) and St. Jude Center Forest Lane (District 13)



Status of 2017 Bond Program – Prop J



Proposition J funding for transitional and permanent supportive housing to target chronic homelessness, rapid rehousing for the elderly, disabled and families with children and day centers for seamless wrap-around services - **\$20,000,000 Total Received with 99.9% Spent**

Project	Description	Amount	New Beds	Status
St. Jude Center Park Central	Contribution To Renovation Costs	\$ 3,300,000	200	200 Filled
1950 Fort Worth Ave. *	Property Renovation Over 2 Phases	\$ 2,347,969	45	Phase 1 Complete, Phase 2 Pending Construction
4150 Independence Dr. *	Property Acquisition And Renovation Of The Resident Services Building	\$6,883,580	132	Under Construction
S. Hampton Rd. Campus*	Property Acquisition	\$6,697,915	~100	TBD
Family Gateway North*	Renovation	\$513,591	200	200 Filled
Various Properties	Property Assessments	\$156,945	N/A	N/A
Unobligated		\$100,000	N/A	
TOTAL		\$20,000,000	680	

*Denotes City owned property.





Proposed 2024 Bond Program



Project	Description	Cost
Capital Investment In City-owned Property	<p>Major equipment replacement and building upgrades at The Bridge HRC</p> <ul style="list-style-type: none"> •Generator (\$767,000) •Upgrade women's showers in transitional shelter (\$236,000) •Replace water heater serving kitchen and dining hall (\$354,000) •Replace water heater in women's restroom in Welcome Center Bldg. (\$342,200) •Upgrade HVAC building automation controls (\$590,000) 	\$ 2,289,200
Weatherproofing And Reformatting Of The Bridge Homeless Recovery Center's Existing Pavilion and Other Building Renovations	Enclosure of the outdoor pavilion to connect all buildings on the campus to add a <u>minimum</u> of 100 additional emergency shelter beds for the existing day shelter population and 10 staff offices	\$2,360,000 to \$4,360,000*



*If needed, this increase would come out of the current total proposed request and does not signify an increased total request.

Proposed 2024 Bond Program (continued)



Project	Description	Cost
Partnerships With Current And New Providers To Add Permanent Supportive Housing (PSH) Equitably Across The City	Future PSH Projects, which will include wrap around and case management services	\$28,350,800 to \$30,350,800*
TOTAL		\$35,000,000

*This sliding scale reflects the request for The Bridge renovations on the previous slide and does not signify an increase to the overall ask.





City of Dallas

**Office of Homeless
Solutions
FY 22/23 Community
Listening Session**

August 2023

Christine Crossley, Director
Office of Homeless Solutions

Memorandum



DATE September 15, 2023

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions Committee:

TO Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Upcoming Agenda Item: Authorize an interlocal agreement to accept funds in an amount not to exceed \$10,000,000 from Dallas County, Texas for supportive housing and/or supportive services projects**

The purpose of this memorandum is to provide information regarding the following upcoming agenda item 33 on the September 27, 2023, City Council Agenda. This is an Interlocal Agreement (ILA) between the City of Dallas and Dallas County for \$10M to provide supportive housing and services (the "Projects") to homeless, unsheltered, or unstably housed populations at or below 30 percent of the Area Median Income (AMI) (the "Target Population") located within the City and County. Projects will be jointly agreed upon by the City and County. We are excited to partner once again with Dallas County on critical needs for our unsheltered residents, utilizing this municipal partnership to maximize our impact across the City.

This items will,

"Authorize (1) the City Manager to execute an interlocal agreement to accept funds in an overall amount not to exceed \$10,000,000 from Dallas County, Texas for supportive housing and/or supportive services projects for eligible ARPA beneficiaries with no more than one project to be located within the current geographical boundary of each Dallas County Commissioner's District; (2) the City Manager to execute subrecipient agreements for each approved project upon identification and approval of each project by the Dallas City Council and Dallas County Commissioner's Court, respectively; and (3) an amendment to resolution number 22-1011 to modify the approved interlocal agreement terms, conditions, and obligations - Financing: FY22 Dallas County ARPA Fund \$10,000,000.00".

Prior Action

September 19, 2023: ILA is scheduled for approval on the Dallas County Commissioners' Court agenda

September 19, 2023: Item briefed by memorandum to City of Dallas Housing and Homeless Solutions Committee

Next Steps

If approved by the Dallas County Commissioners Court and the City Council, City and County staff will work collaboratively to identify proposed projects as stipulated in the ILA, based on CoC data-based needs, and presented to the Housing and Homeless Solutions Committee for review and feedback. Per the ILA, all additional projects must be identified and approved by both the City Council and Dallas County Commissioner Court prior to December 31, 2024.

DATE September 15, 2023
SUBJECT **Upcoming Agenda Item: Authorize an interlocal agreement to accept funds in an amount not to exceed \$10,000,000 from Dallas County, Texas for supportive housing and/or supportive services projects**
PAGE **2 of 2**

Should you have any questions or concerns, please contact me at christine.crossley@dallas.gov.

Christine Crossley

Christine Crossley
Director, Office of Homeless Solutions

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 15, 2023

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay
Donnell Willis, Chad West

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to
Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily
Development to be Located at 5908 Maple Avenue (Project) and Enter into a
Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For
the Development of the Project**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on September 19, 2023 to authorize the Dallas Public Facility Corporation's (Corporation) acquisition, development and ownership of Banyan Flats, a 130-unit mixed-income multifamily development to be located at 5908 Maple Avenue (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). Maple Highline will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units at 60% AMI, and the other 50% of the units will be non-income restricted. The Corporation's bylaws require Council approval of any development that results in a property tax exemption and staff recommends Council approval of this item.

BACKGROUND

Urban Genesis, LLC (Applicant), a Texas limited liability company, submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of Maple Highline, a 130-unit mixed income multifamily development to be located at 5908 Maple Avenue (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Urban Genesis, LLC. Urban Genesis is a Texas-based real estate development and construction company that has acquired and is actively developing a portfolio of roughly 5,000 units of multifamily

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project**

PAGE 2 of 6

properties. This includes various workforce and affordable housing sites in Dallas, Houston, Austin, Fort Worth, and San Antonio. Urban Genesis is led by an experienced team of professionals including Sameer Walvekar and Matt Shafiezadeh who work in the local Dallas market.

The Project will be constructed as a 4-story transit-oriented community. The project will have Class A apartment units with in-unit smart washer/dryer, smart thermostats, secured access control, storage space, dog park, and 24-hour emergency maintenance. Community benefits include streetscape improvements with new trees, improved sidewalks and public lighting, and activation of underutilized sites. In addition to being in proximity to Medical District, CBD, and Uptown, Maple Highline is strategically located in walking distance to Inwood Station, a light rail system connecting 92k daily riders to Dallas major employment centers, and within a 5-minute drive to Love Field Airport, host to Southwest Airline’s HQ.

The Applicant will consult with the Office of Integrated Public Safety Solutions (OIPSS) for security input, community activities and the Crime Prevention Through Environmental Design (CPTED). The Applicant and OIPSS will continue to work together to ensure the community is secure and take proactive measures to ensure the safety of the residents that will include security cameras with Dallas Police Department access, individual entry key fobs, lighting, and security access gates/entry points.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	60%	13	\$1,188.00
1BR	80%	52	\$1,584.00
1BR	Market	65	\$1,750.00

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for individuals and families earning below 60% are included to provide deeper affordability at this property. These incomes range from \$40,920.00 to \$58,440.00 depending on family size.

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project**

PAGE **3 of 6**

Total development costs are anticipated to be approximately \$28,058,088.00, which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$25,841,215.00, which is \$198,779.00 per unit.

Proposed Financing Sources	Amount
Equity	\$11,075,760.00
Debt	\$16,982,328.00
Total	\$28,058,088.00
Proposed Uses	Amount
Land Purchase	\$3,575,000.00
Project Costs	\$22,266,215.00
PFC Costs	\$670,871.00
Financing Costs	\$1,546,002.00
Total	\$28,058,088.00

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation's participation in the Project, the Corporation is estimated to receive \$2,124,134.85 in revenues over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) lease payments starting at \$120,000.00 and increasing by 3% annually upon stabilization; (3) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project; and (4) a 2% sales commission on all future sales. In the event of a sale during the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Corporation will own the Project free and clear.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The 2022 City tax bill for this property is \$18,115.00 and the 15-year estimate of foregone taxes is \$336,917.00. However, the workforce housing rental savings of \$3,557,153.87 over 15 years and the estimated \$2,124,134.85 in revenues provides the City with \$5,681,288.72 in benefits that outweigh the foregone revenue.

The Corporation's estimated revenues were calculated by the Corporation's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs were reasonable for the market. Corporation

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project**

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financial advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

The City is authorized by the Act to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, City Council authorized the creation of the Corporation to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035, which were subsequently amended by Resolution 22-1194 (bylaws). Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the bylaws, any Public Facility related to multifamily residential development of the Corporation shall not proceed unless (1) the development of the Public Facility could not be feasible but for the Corporation's participation, and (2) the development of the Public Facility is in furtherance of the City of Dallas's Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33).

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP, as restated in the DHP33. Staff recommends approval of this item to allow this mixed-income housing development to move forward.

On August 22, 2023, the Dallas Public Facility Corporation Board of Directors approved the negotiation and execution of a term sheet with the Applicant.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at Cynthia.rogersellic@Dallas.gov or 214-670-3601.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project**

PAGE **5 of 6**

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Maple Highline, a Mixed-Income, Multifamily Development to be Located at 5908 Maple Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Urban Genesis, LLC or its Affiliate, For the Development of the Project**

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Memorandum



CITY OF DALLAS

DATE September 15, 2023

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay
Donnell Willis, Chad West

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Assignment of
Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the
Texas Department of Housing & Community Affairs for the Texas Homebuyer
Program in an Amount Not to Exceed \$61,000,000**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on October 25, 2023 to authorize 1) the Dallas Housing Finance Corporation (DHFC or Corporation) to issue Qualified Mortgage Revenue Bonds (Bonds) for the purpose of obtaining funds to finance home mortgage loans for persons of low and moderate income and 2) the assignment of the Bonds to be administered by the Texas Department of Housing & Community Affairs (TDHCA) through the Texas Homebuyer Program in an amount not to exceed \$61,000,000.

BACKGROUND

The purpose of this agenda item is to consider and adopt a resolution authorizing 1) the Dallas Housing Finance Corporation (DHFC or Corporation) to issue Qualified Mortgage Revenue Bonds (Bonds) for the purpose of obtaining funds to finance home mortgage loans for persons of low and moderate income and 2) the assignment of the Bonds to be administered by the Texas Department of Housing & Community Affairs (TDHCA) through the Texas Homebuyer Program (Program) in an amount not to exceed \$61,000,000. As with all bonds issued by the DHFC, they are non-recourse to both the City and the Corporation. They are not liabilities of the City.

The Program is administered by TDHCA and targeted to first time homebuyers and veterans to provide below-market mortgages to Texans that include down payment assistance (DPA) included as either a forgivable or deferred second lien. Interest rates vary based on type of DPA received, location of the home, and market conditions at the time of close.

Different program options are offered to homebuyers seeking assistance in targeted or non-targeted areas. Targeted areas include qualified census tracts (QCTs) and areas of chronic economic stress, and these areas allow for higher purchase price limits and

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing & Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000**

PAGE 2 of 3

higher homebuyer income limits as compared to the non-targeted areas. A QCT is a census tract with over 50% of the population at or below 60% area median income (AMI) or a poverty rate over 25%. This program is designed to increase home values and median incomes of QCTs and areas of economic stress.

TDHCA sets the income and purchase limits for the Program. The 2023 income limits are as follows for the First-time homebuyer option:

Non-Targeted Area Income Limits:

1. 1 or 2 person households: 100% AMI (\$103,100)
2. 3 or more persons: 115% AMI (\$118,565)

Targeted Area Income Limits:

3. 1 or 2 person households: 120% AMI (\$123,720)
4. 3 or more persons: 140% AMI (\$144,340)

Non-Targeted Area Purchase Limits: \$541,594

Targeted Area Purchase Limits: \$661,949

Down payment assistance is also offered through the Program with the following terms for forgivable and deferred 2nd liens:

5. Forgivable 2nd lien is forgiven after 36 months and repayable if sold within 36 months
6. Deferred 2nd lien is repayable if or when home is sold
7. Homebuyers must have a credit score of at least 620 and take an approved homeownership course

As of September 1, 2023, the interest rates for the program ranged from 5.625% to 8.625% depending on the targeted area, amount of down payment assistance provided, and if the down payment assistance was deferred or forgivable. Additional information can be found at the following website: <https://thetexashomebuyerprogram.com/>.

For this program to begin operating in the City, the DHFC must apply for a private activity bond cap through the Texas Bond Review Board and TDHCA. Once all the documents are approved, funds will be distributed through TDHCA's network of approved lenders. The DHFC does not have to provide any staff support or process any of the loan

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize a Resolution Approving the Assignment of Dallas Housing Finance Corporation Qualified Mortgage Revenue Bonds to the Texas Department of Housing & Community Affairs for the Texas Homebuyer Program in an Amount Not to Exceed \$61,000,000**

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applications – this is all done through TDHCA. There is no significant risk to the City, the DHFC or investment in staff resources for this program to operate, making it a highly effective and low-cost tool that can be added to the mission of providing home-ownership opportunities for first time homebuyers and low- to moderate-income residents. Staff and the Corporation’s Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation’s participation and that the Project furthers the goals of the CHP. Staff recommend approval of this item as it furthers the goals of the CHP by providing access to lower cost mortgages to families earning less than 140% of area median income.

On June 13, 2022, the Dallas Housing Finance Corporation Board of Directors authorized filing with the Texas Bond Review Board an application for reservation of state ceiling for issuance of qualified mortgage revenue bonds in the maximum amount of \$61,000,000.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at Cynthia.rogersellic@Dallas.gov or 214-670-3601.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

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Directors and Assistant Directors

Memorandum



DATE September 15, 2023

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay Donnell Willis, Chad West

SUBJECT

Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on September 19, 2023 to authorize the Dallas Public Facility Corporation's (Corporation) acquisition, development and ownership of Banyan Flats, a 289-unit mixed-income multifamily development to be located at 2020 N. Beckley Avenue (Project). In order to receive a property tax exemption as a public facility, the Texas Public Facility Corporation Act requires a multifamily property reserve at least 50% of the units for residents earning at or below 80% of the area median income (AMI). Banyan Flats will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units at 60% AMI, and the other 50% of the units will be non-income restricted. The Corporation's bylaws require Council approval of any development that results in a property tax exemption and staff recommends Council approval of this item.

BACKGROUND

Bishop Arts JV, LLC (Applicant), a Texas limited liability company, submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of Banyan Flats, a 289-unit mixed income multifamily development to be located at 2020 N. Beckley Avenue (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), any public facility owned by a Public Facility Corporation is exempt from all ad valorem taxes. To qualify as a public facility, pursuant to the Act, a multifamily property must reserve at least 50% of the units for residents earning at or below 80% of the Area Median Income (AMI). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units for residents earning less than 60% AMI and 50% of the units will be market rate.

The Applicant will be a limited liability company owned by Bishop Arts JV, LLC (Banyan Residential). Banyan Residential is a Texas-based real estate development and construction company that is actively developing a portfolio of multifamily properties focused on residents earning between 60-80% of area median income. Their current

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project**

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portfolio is heavily mission driven with principals who are committed to serving the residents of the Dallas area.

The Project will be constructed as a garden style product with surface parking and will include 289 residential units. The unit mix will consist of 87 studio units, 136 one-bedroom units, 61 two-bedroom units, and 5 three-bedroom units. The project will have Class-A unit finishes with washer/dryer, quartz countertops, stainless steel appliances, energy efficient appliances, patios/balconies (depending on unit), 9-foot ceilings, walk-in closets (depending on unit), and valet trash/recycling. Community features include a pool and sundeck, pet spa, fitness center, co-working space, Wi-Fi-enabled community, storage, and restricted access entry. The land is not currently developed with residential uses but is surrounded by Market Value Analysis (MVA) market type B. Residents of the Bishop Arts District enjoy easy access to the largest concentration of jobs in the Dallas-Fort Worth metroplex. The district is made up of 1920's era buildings & homes that have been revitalized with over 60 independent boutiques, restaurants, bars, coffee shops, and art galleries.

The Applicant will consult with the Office of Integrated Public Safety Solutions (OIPSS) for security input, community activities and the Crime Prevention Through Environmental Design (CPTED). The Applicant and OIPSS will continue to work together to ensure the community is secure and take proactive measures to ensure the safety of the residents that will include security cameras with Dallas Police Department access, individual entry key fobs, lighting, and security access gates/entry points.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
Studio	60%	9	\$1,045.00
Studio	80%	35	\$1,285.00
Studio	Market	43	\$1,285.00
1BR	60%	14	\$1,114.00
1BR	80%	54	\$1,501.00
1BR	80%	68	\$1,649.00
2BR	60%	6	\$1,334.00
2BR	80%	24	\$1,798.00
2BR	Market	31	\$2,260.00
3BR	60%	1	\$1,540.00
3BR	80%	2	\$2,077.00
3BR	Market	2	\$2,650.00

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project**

PAGE **3 of 5**

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for individuals and families earning below 60% are included to provide deeper affordability at this property. These incomes range from \$40,920.00 to \$58,440.00 depending on family size.

Total development costs are anticipated to be approximately \$64,539,584.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$52,986,538.00, which is \$183,344.00 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$37,711,963.00
Developer/Investor Equity	\$26,827,621.00
Total	\$64,539,584.00
Proposed Uses	Amount
Land/Land Dev Costs	\$5,858,494.00
Hard Costs	\$47,128,044.00
Closing Costs	\$332,682.00
Soft Costs	\$7,163,475.00
Development Fee	\$1,560,410.00
PFC Costs	\$1,130,396.00
Loan Fees	\$464,832.00
Capitalized Interests	\$901,251.00
Total	\$64,539,584.00

The Project will be owned by the Corporation and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the Corporation’s participation in the Project, the Corporation is estimated to receive \$2,990,013.29 in revenues over the initial 15 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) lease payments starting at \$308,132.00 and increasing by 3% annually upon stabilization; (3) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project; and (4) a 2% sales commission on all future sales. In the event of a sale during the life of the Project, the Corporation will continue to receive the annual lease

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project**

PAGE 4 of 5

payments. Upon termination of the 75-year lease, the Corporation will own the Project free and clear.

The revenues of the Corporation will be used to fund operations and the provision of additional affordable and workforce housing throughout the City. This proposed development results in foregone tax revenues for the City while the DPFC owns the asset. The 2022 City tax bill for this property is \$8,353.00 and the 15-year estimate of foregone taxes is \$155,356.00. However, the workforce housing rental savings of \$7,984,662.00 over 15 years and the estimated \$2,990,013.29 in revenues provides the City with \$10,974,675.30 in benefits that outweigh the foregone revenue.

The Corporation's estimated revenues were calculated by the Corporation's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs were reasonable for the market. Corporation financial advisors also confirmed that but for the ad valorem tax exemption, the Project would not be economically feasible and would not attract responsible debt and equity investment in the property. The Corporation's revenue consideration and affordability levels were also analyzed to confirm that the ad valorem tax exemption does not over subsidize the Project.

The City is authorized by the Act to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, City Council authorized the creation of the Corporation to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035, which were subsequently amended by Resolution 22-1194 (bylaws). Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the bylaws, any Public Facility related to multifamily residential development of the Corporation shall not proceed unless (1) the development of the Public Facility could not be feasible but for the Corporation's participation, and (2) the development of the Public Facility is in furtherance of the City of Dallas's Comprehensive Housing Policy (CHP), as restated in the Dallas Housing Policy 2033 (DHP33).

Staff and the Corporation's Counsel and Financial Advisors have confirmed that this Project would not be feasible but for the Corporation's participation and that the Project furthers the goals of the CHP, as restated in the DHP33. Staff recommends approval of this item to allow this mixed-income housing development to move forward.

DATE September 15, 2023

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to Acquire, Develop, and Own Banyan Flats, a Mixed-Income, Multifamily Development to be Located at 2020 N. Beckley Avenue (Project) and Enter into a Seventy-Five-Year Lease Agreement with Bishop Arts JV, LLC or its Affiliate, For the Development of the Project**

PAGE 5 of 5

On August 22, 2023, the Dallas Public Facility Corporation Board of Directors approved the negotiation and execution of a term sheet with the Applicant.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at Cynthia.rogersellic@Dallas.gov or 214-670-3601.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 15, 2023

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Gay
Donnell Willis, Chad West

Upcoming Agenda Item: Authorize (1) the approval of 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 (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$25,000,000.00; proceeds of the Bonds will be loaned to TX Ferguson 2022, LTD to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Estates at Ferguson and located at 9220 Ferguson Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on September 14, 2022 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 - Financing: No cost consideration to the City

This memorandum is to inform you of an upcoming agenda item on October 25, 2022 to authorize approval by the City Council of the City of Dallas, acting 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) by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$25,000,000; proceeds of the Bonds will be loaned to TX Ferguson 2022, LTD (Developer) to finance a portion of the cost for the renovation of units for an affordable multifamily complex to be known as the Estates at Ferguson and located at 9220 Ferguson Road, Dallas, Texas (Development); a public hearing with respect to the Bonds and the Development was held on September 14, 2023, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas, in compliance with Section 147(f) of the Code.

BACKGROUND

TX Ferguson 2022, LTD (Developer) proposes the DHFC or its affiliate (DHFC) acquire the property at 9220 Ferguson Road and subsequently enter into a long-term lease for the Development. The senior living multifamily Development will consist of 164 newly constructed units. The 164 units are comprised of 99 1-bedroom and 65 2-bedroom units. The units will include energy efficient appliances, washer/dryer hookups, covered entries/patios, and other TDHCA-required features. The development will provide an abundance of amenities for residents, which will include barbeque grills, a resort-style ADA compliant swimming pool, community event center, theater room, business center, outdoor community garden, salon space, and a furnished fitness center. Also included will be a leasing area for the full-time staff as well as a maintenance room.

GHP will work with the Office of Innovative Public Safety Solutions for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, GHP will provide modern security features to include a full camera system, controlled access, a community crime watch program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

The Applicant proposes to provide on-site resident services including:

1. 4 hours per week of organized on-site classes for adults;
2. Annual income tax preparation;
3. Annual health fair and flu shots;
4. Weekly exercise class;
5. Notary services;
6. Arts and crafts programming twice a month;
7. Organized social gatherings twice a month; and
8. Weekly home chore and quarterly preventative maintenance for elderly or disabled tenants;
9. Part-time resident services coordinator (min 15 hrs/week).

On September 13, 2022, the DHFC authorized an inducement in an amount not to exceed \$25,000,000.00. An application for the allocation of \$25,000,000.00 in private activity bonds was submitted to the Texas Bond Review Board ("TBRB") and a bond reservation was received on June 29, 2023.

Since the Development is located within the City of Dallas, Section 147 (f) of the Internal Revenue Code requires that in order for the bonds to be tax exempt, the City Council, the

DATE September 15, 2023
SUBJECT **Upcoming Agenda Item: Estates at Ferguson TEFRA Approval**
PAGE **3 of 3**

applicable elected representative of the City of Dallas, must approve the issuance of the bonds by the Issuer following a public hearing. The City of Dallas is not asked to issue bonds. The bonds shall not be a debt, liability, or an obligation of the City nor shall any of the City's assets be pledged for payment of the bonds. The City's name will not appear on the bonds. The approval being requested is only for the purpose of complying with federal law and with regard to tax exempt debt.

The Tax Equity and Fiscal Responsibility Act ("TEFRA") hearing notice was published in the *Dallas Morning News* on September 5, 2023. On September 14, 2023, the public hearing was held with no outside participants in attendance, and thus, no comments made. Under applicable federal income tax law, the TEFRA approval may only be valid for a one-year term. It is anticipated that the tax-exempt bonds to fund a portion of the costs for the Development will close on or about December 15, 2023.

The Texas Housing Finance Corporations Act, Chapter 394 of the Texas Local Government Code requires that the City of Dallas approve the issuance of bonds by the DHFC and their use to finance the construction and development of affordable housing. Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization at Cynthia.rogersellic@Dallas.gov or 214-670-3601.



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