

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 23, 2024

24-0014

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

PRESENT: [5] Moreno, *Mendelsohn, *West, Gracey (**9:11 a.m.), Willis

ABSENT: [0]

The meeting was called to order at 9:02 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 11:37 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 for this meeting are filed with the City Secretary's Office as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

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

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 23, 2024

EXHIBIT A

RECEIVED

2024 APR 19 PM 4:32

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

April 23, 2024

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, *Ridley, *Stewart	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

* Updated:2/22/24

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

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

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

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2dcb0cd62f8e4b1cdea6476f216be0ee>

Call to Order

MINUTES

- A. [24-1409](#) Approval of the March 25, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B. [24-1363](#) Introduction to the All INside Initiative, a United States Interagency Council on Homelessness initiative to reduce unsheltered homelessness [Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All INside Initiative, U.S. Department of Housing and Urban Development]

Attachments: [Presentation](#)

- C. [24-1364](#) Dallas Housing Policy 2033 (DHP33) Implementation Update covering DHP33 Pillars 1-7, the Inclusive Housing Task Force, Neighborhood Revitalization Strategy Areas, Action Plan, and Next Steps [Cynthia Rogers-Ellickson, Interim Director, Housing & Neighborhood Revitalization; Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

- D. [24-1365](#) Update on Development Programs: New Construction and Substantial Rehabilitation Program, Use of Right-of-Reverter in Land Transfer Program, and Single-Family Homeownership Development Requirements [Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Presentation](#)

MEMORANDUM

- E. [24-1366](#) Department of Housing & Neighborhood Revitalization (HOU) FY 2023-2024 Cumulative Performance Measures for HOU programs in Quarters One and Two
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- F. [24-1370](#) Update on 1,000-unit Housing Challenge: Transit-Oriented Development sites located at 6601 South Lancaster Road, 4515 South Lancaster Road, 1900 Wheatland Road, 3015 Al Lipscomb Way, and 3039 Lancaster Road
[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

- G. [24-1367](#) Office of Homeless Solutions and the Department of Housing & Neighborhood Revitalization Properties Update: projects located at Fort Worth Avenue, Independence Drive, Hampton Road, Vantage Point, and St. Paul
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- H. [24-1371](#) Office of Homeless Solutions - Upcoming Agenda Item: a public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program and American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L Time Re-Housing Program
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- I. [24-1408](#) Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development Project - Tenison Lofts at Samuell Grand: Authorize the City Manager to execute a development loan agreement with Generation Housing Partners, LLC. and/or its affiliates in the amount of \$11,000,000.00 in Community Development Block Grant Disaster Recovery Funds for the development of Tenison Lofts at Samuell Grand, a 164-unit mixed income multi-family complex to be located at 3500-3632 Samuell Boulevard [Darwin Wade, Assistant Director, Department of Housing & Revitalization]

Attachments: [Memorandum](#)

- J. [24-1368](#) Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Bloc House Santa Fe Trail, a 92-unit mixed-income, multifamily development to be located at 4533 Willow Street (Project); and (2) enter into a seventy-five-year lease agreement with Bloc House Santa Fe Trail LLC or its affiliate for the development of the Project [Albert Gonzalez, Dallas Public Facility Corporation Manager, Department of Housing & Neighborhood Revitalization]

Attachments: [Memorandum](#)

FORECAST

- K. [24-1372](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 21, 2024 through October 22, 2024

Attachments: [Forecast](#)

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, APRIL 23, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

MINUTES

Item A: Approval of the March 25, 2024 Housing and Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Willis and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

BRIEFING ITEMS

Item B: Introduction to the All INside Initiative, a United States Interagency Council on Homelessness initiative to reduce unsheltered homelessness

The following individuals briefed the committee on the item:

- Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All Inside Initiative, U.S. Department of Housing and Urban Development; and
- Christine Crossley, Director, Office of Homeless Solutions

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

BRIEFING ITEMS

Item C: Dallas Housing Policy 2033 (DHP33) Implementation Update covering DHP33 Pillars 1-7, the Inclusive Housing Task Force, Neighborhood Revitalization Strategy Areas, Action Plan, and Next Steps

The following individuals briefed the committee on the item:

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

BRIEFING ITEMS

Item D: Update on Development Programs: New Construction and Substantial Rehabilitation Program, Use of Right-of-Reverter in Land Transfer Program, and Single-Family Homeownership Development Requirements

The following individuals briefed the committee on the item:

- Cynthia Rogers-Ellickson, Interim Director, Housing & Neighborhood Revitalization; and
- Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

MEMORANDUMS

- Item E: Department of Housing & Neighborhood Revitalization (HOU) FY 2023-2024 Cumulative Performance Measures for HOU programs in Quarters One and Two
- Item F: Update on 1,000-unit Housing Challenge: Transit-Oriented Development sites located at 6601 South Lancaster Road, 4515 South Lancaster Road, 1900 Wheatland Road, 3015 AI Lipscomb Way, and 3039 Lancaster Road
- Item G: Office of Homeless Solutions and the Department of Housing & Neighborhood Revitalization Properties Update: projects located at Fort Worth Avenue, Independence Drive, Hampton Road, Vantage Point, and St. Paul

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

UPCOMING AGENDA ITEMS

- Item H: Office of Homeless Solutions - Upcoming Agenda Item: a public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program and American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L Time Re-Housing Program
- Item I: Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development Project - Tenison Lofts at Samuell Grand: Authorize the City Manager to execute a development loan agreement with Generation Housing Partners, LLC. and/or its affiliates in the amount of \$11,000,000.00 in Community Development Block Grant Disaster Recovery Funds for the development of Tenison Lofts at Samuell Grand, a 164-unit mixed income multi-family complex to be located at 3500-3632 Samuell Boulevard
- Item J: Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Bloc House Santa Fe Trail, a 92-unit mixed-income, multifamily development to be located at 4533 Willow Street (Project); and (2) enter into a seventy-five-year lease agreement with Bloc House Santa Fe Trail LLC or its affiliate for the development of the Project

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 23, 2024

FORECAST

Item K: Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 21, 2024 through October 22, 2024

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 23, 2024

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 24-1363

Item #: B.

Introduction to the All INside Initiative, a United States Interagency Council on Homelessness initiative to reduce unsheltered homelessness
[Rachel Wilson, Federal Team Lead for Dallas & Collin Counties, All INside Initiative, U.S. Department of Housing and Urban Development]

An Introduction to All Inside





Agenda:

- **Overview**
 - Program Components/Mission
 - Goals of All Inside
- **Progress**
 - Successes
 - Goals Moving Forward
- **Maximizing Impact**
- **Questions**

All Inside: Overview





Overview

- **White House Domestic Policy Council and USICH initiative**
 - First-of-its kind
 - Place-based
 - Coordinates local and federal efforts
 - Alleviates federal regulatory barriers
- **Goal: Reduce unsheltered homelessness**
- **Access to SME's from 19 federal agencies and best practices from throughout the country**
 - Buy in and promise of assistance from these agencies to hold the federal government responsible for ways to improve homeless response



USICH Council Members

- **AmeriCorps**
- **Department of Agriculture (USDA)**
- **Department of Commerce**
- **Department of Defense (DOD)**
- **Department of Education (ED)**
- **Department of Energy (DOE)**
- **Department of Health & Human Services (HHS)**
- **Department of Homeland Security (DHS)**
- **Department of Housing and Urban Development (HUD)**
- **Department of Interior**
- **Department of Justice (DOJ)**
- **Department of Labor (DOL)**
- **Department of Transportation (DOT)**
- **Department of Veterans Affairs (VA)**
- **General Services Administration (GSA)**
- **Office of Management and Budget (OMB)**
- **Social Security Administration (SSA)**
- **United States Postal Service (USPS)**
- **White House Office on Faith-Based and Neighborhood Partnerships**



All INside FTL's

- **All INside Locations include:**
 - Dallas, Denver, Los Angeles, Phoenix, Chicago, Seattle, California
- **FTL's from variety of Federal Agencies (HHS, VA, HUD, FEMA)**
- **Rachel Wilson – Dallas FTL**
 - Home agency is U.S. Department of Housing and Urban Development



Collective Impact

- **Collective impact model and coordinated community-based solutions are the most effective way to address homelessness**
- **This initiative takes it a step further – improves coordination between local and federal efforts**
- **Why Dallas?**
 - Progress in reducing unsheltered homelessness through collective impact
 - Improvement in PiT count numbers
 - 59% increase in HUD funding to CoC since 2019



MOU

- **MOU established at beginning of engagement in Dallas**
- **MOU signed by the City of Dallas (Mayor, City Manager) and Housing Forward**
- **Outlines general role and contributions from the City, CoC and Federal Government**
- **FTL embedded in OHS and Housing Forward**



All Inside Goals

- **From MOU/system input:**
 - **Expand and improve efficiency of encampment decommissioning process**
 - **Continue aligning housing and healthcare resources (focus on behavioral health) and strengthen overall system coordination**
 - **Use system planning to coordinate and focus investments**
 - **Expand permanent supportive housing options**
 - **Maximize available resources (federal, state and local)**

All INside: Progress





Successes

- ✓ **Established “homeless preference” at DCHHS**
- ✓ **Requested regulatory relief to integrate behavioral health care into the homeless response system**
- ✓ **Requested regulatory relief to simplify process for homeless individuals requesting vouchers**



Successes

- ✓ **Developed collaborative process to create supportive housing for city-owned properties**
- ✓ **Improved coordination with State DPS to procure ID's for homeless individuals**
- ✓ **Enrolled Housing Forward in SSA pilot program to improve access to Social Security cards and benefits**



Goals in Progress

- **Improving coordination with the VA to increase speed of housing placements**
- **Working to establish homeless preferences at additional PHA's**
- **Continue integrating behavioral health into supportive housing**



Goals in Progress

- **Attract new partnerships to increase coordination and total resources flowing to the system**
- **Remove additional federal regulatory barriers as they arise**
- **Increase the number of units available to the homeless response system**

All INside: Maximizing Impact





Maximizing Impact

All Inside can:

- **Work to remove federal barriers**
- **Form partnerships with federal agencies**
- **Provide information about best practices and innovative solutions from across the country**

Questions?





City of Dallas

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

Agenda Information Sheet

File #: 24-1364

Item #: C.

Dallas Housing Policy 2033 (DHP33) Implementation Update covering DHP33 Pillars 1-7, the Inclusive Housing Task Force, Neighborhood Revitalization Strategy Areas, Action Plan, and Next Steps

[Cynthia Rogers-Ellickson, Interim Director, Housing & Neighborhood Revitalization; Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Dallas Housing Policy 2033 Implementation Update



City of Dallas

**Housing & Homelessness
Solutions Committee
April 23, 2024**

Cynthia Rogers-Ellickson, Interim Director
Darwin Wade, Assistant Director
Thor Erickson, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Background
- DHP33 Implementation Update
 - Pillar 1 – Equity Strategy Target Areas
 - Pillar 2 – Citywide Production
 - Pillar 3 – Citywide Preservation
 - Pillar 4 – Infrastructure
 - Pillar 5 – Collaboration and Coordination
 - Pillar 6 – Engagement
 - Pillar 7 – Education
- Inclusive Housing Task Force
- Neighborhood Revitalization Strategy Area
- Action Plan
- Next Steps



Background



- On April 13, 2023, City Council adopted the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog (DHRC)
 - 7 Pillars of Housing Equity
 - Goals for each Pillar that are **S**pecific, **M**easurable, **A**chievable, **R**elevant, **T**ime-Bound, **I**nclusive, and **E**quitable (SMARTIE)
 - DHRC captures all housing programs and corporations
 - Quarterly Implementation Updates



Background



DHP33 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents.

Pillar	Policy Statement/Aim
1 Equity Strategy Target Areas	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach
2 Citywide Production	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city
3 Citywide Preservation	Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city
4 Infrastructure	Prioritize infrastructure investments in equity strategy target areas
5 Collaboration and Coordination	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders
6 Engagement	Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions
7 Education	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it



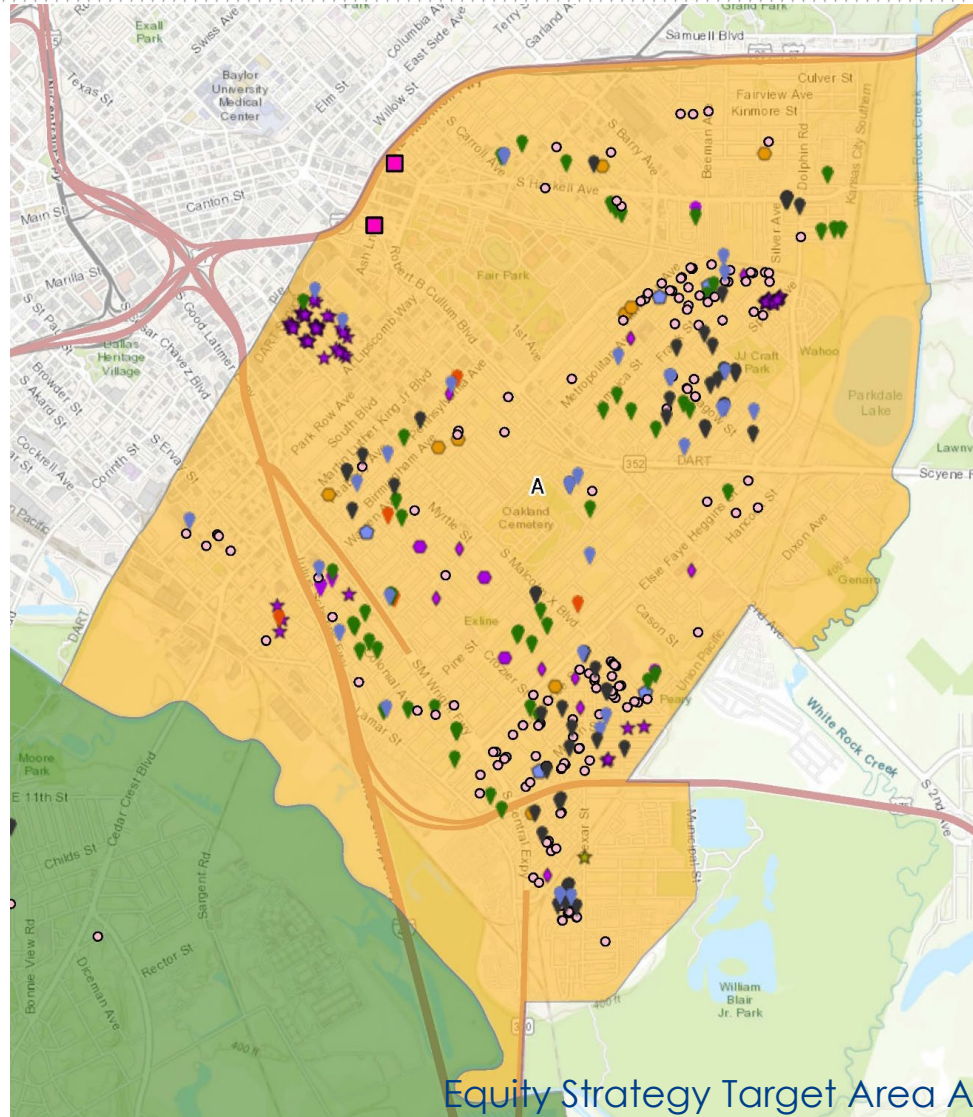
DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Pillar 1 Equity Strategy Target Area	Identify specific disparities in housing opportunities and reduce them utilizing a targeted approach	Percent Complete
By March 31, 2024, establish measurable indicators of progress in reducing identified disparities for each target area		80%
By December 31, 2024, establish neighborhood eligibility criteria for anti-displacement investments		50%
By December 31, 2024, select strategy target areas, and establish measurable indicators of progress in reducing identified disparities in each target area		80%
By December 31, 2024, ensure that each City Service Area's boundaries overlap with the boundaries of at least one established strategy target area to ensure a citywide approach to reducing disparities		100%
By December 31, 2027, analyze equity strategy target area to assess continuity or consider potential creation of new areas		0%
By December 31, 2033, evaluate evaluate the impact of DHP33 in established equity strategy target areas and determine readiness to adopt additional		0%



DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Housing Activity

- Land Bank and Land Transfer properties under construction
- DPFC project under construction
- Development Projects under construction
- Home Repairs completed and underway

Equity Strategy Target Areas ESTAs

- A
- B

Land Bank and Land Transfer Under Construction FY 2023-2024 ESTA

- Under Construction, Land Bank Program
- Under Construction, Land Transfer Program
- Land Transfer Lots

Land Bank Lots Available March 2024 ESTA

- Available
- Not Yet Advertised and Available
- Redemption Period

DPFC Projects FY 2023-2024

- Under Contract
- Under Construction

NOFA Projects FY 2023-2024 ESTA

- Council Approved
- Under Construction
- Closed FY 23-24
- DHAP Completed FY 2022-2023_ESTA

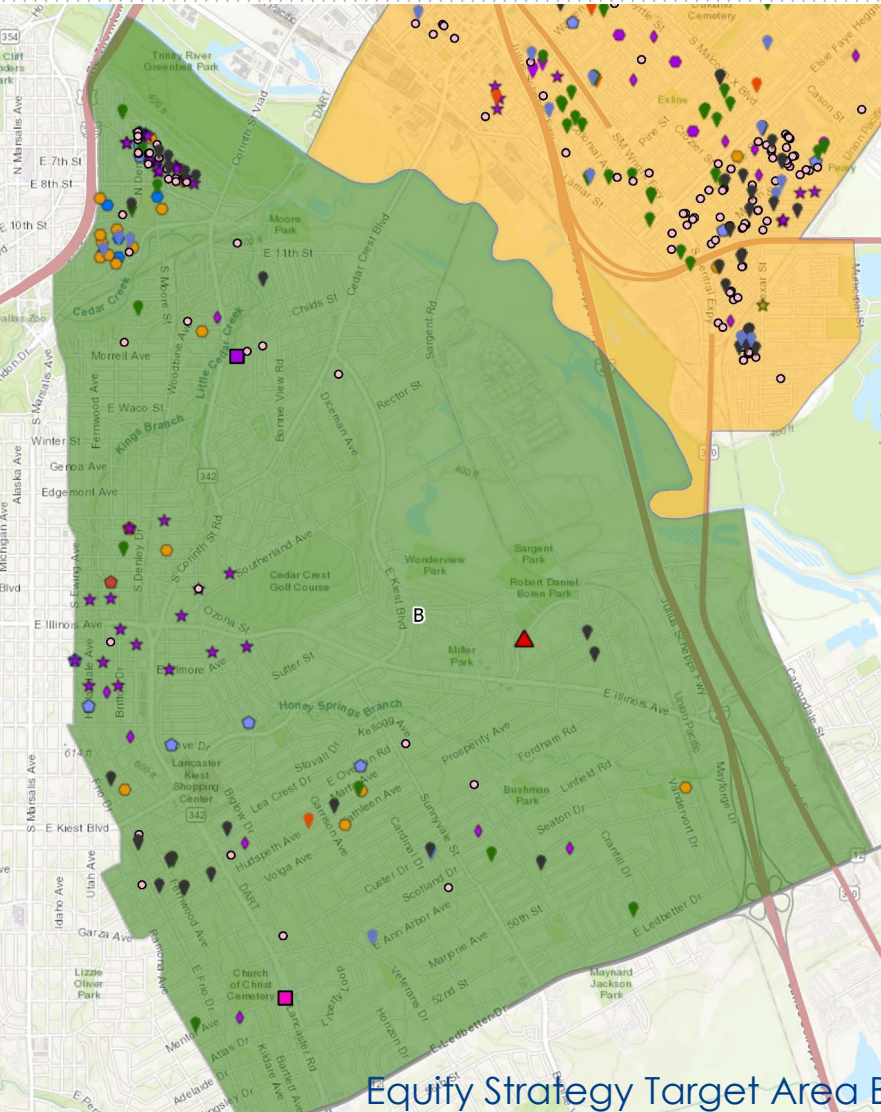
Home Repairs FY 2023-2024

- Completed FY 2023-2024
- Under Contract

- Under Construction
- Completed FY 2022-2023
- DPFC Projects FY 2022-2023
- Under Contract
- Under Construction
- Highways
- City Limits
- Dallas



DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Housing Activity

- Land Bank and Land Transfer properties under construction
- DPFC project under construction
- Development Projects under construction
- Home Repairs completed and underway

Equity Strategy Target Areas ESTAs

- A
- B

Land Bank and Land Transfer Under Construction FY 2023-2024 ESTA

- Under Construction, Land Bank Program
- Under Construction, Land Transfer Program
- Land Transfer Lots
- Land Bank Lots Available March 2024 ESTA
- Available

Not Yet Advertised and Available

Redemption Period

Under Construction

DPFC Projects FY 2023-2024

Under Contract

Under Construction

NOFA Projects FY 2023-2024 ESTA

Council Approved

Under Construction

Closed FY 23-24

DHAP Completed FY 2022-2023_ESTA

Home Repairs FY 2023-2024

Completed FY 2023-2024

Under Contract

Under Construction

Completed FY 2022-2023

DPFC Projects FY 2022-2023

Under Contract

Under Construction

Under Construction

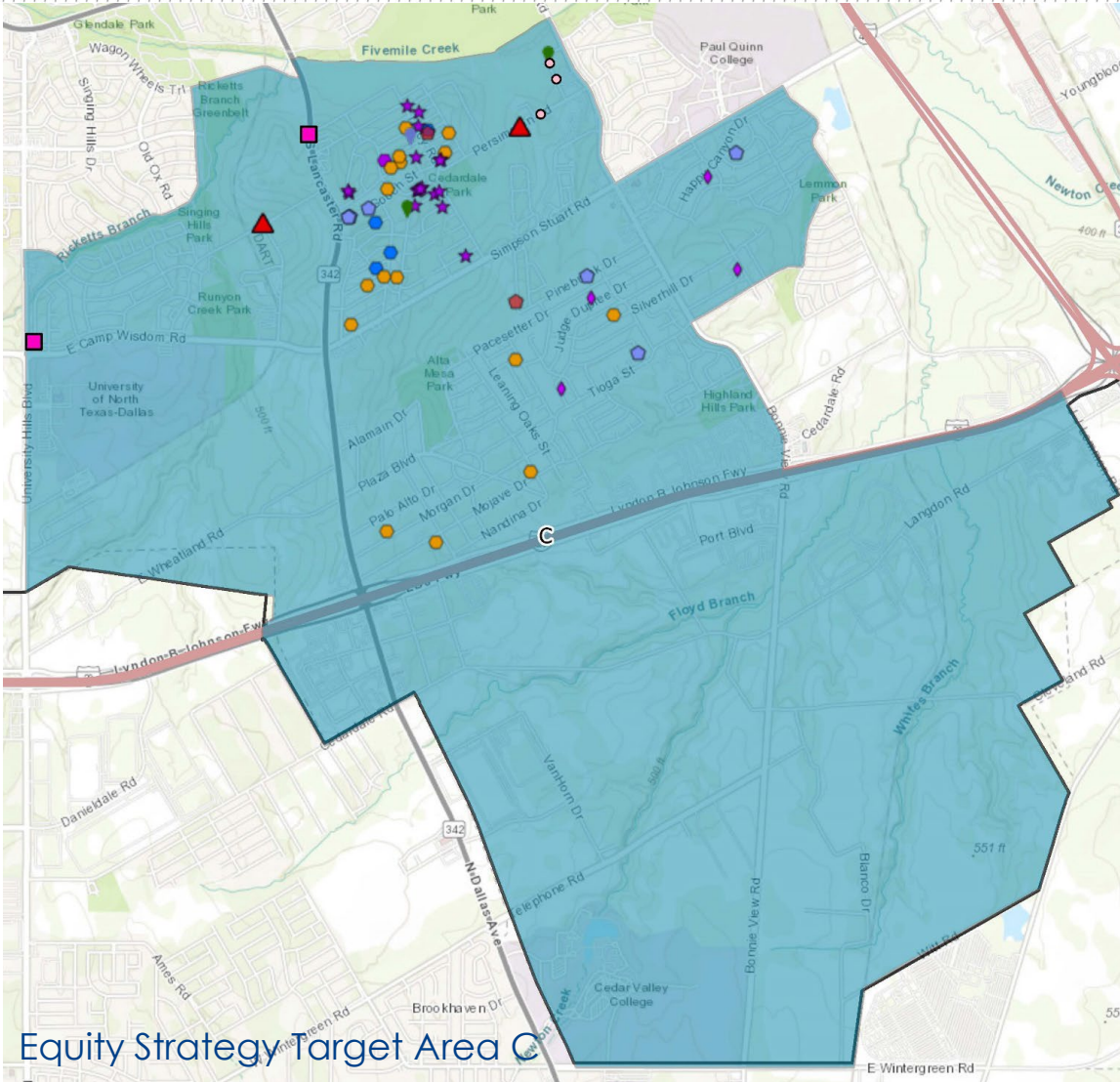
Highways

City Limits

Dallas



DHP33 UPDATE Pillar 1 - Equity Strategy Target Areas



Housing Activity

- Land Bank and Land Transfer properties under construction
- DPFC project under construction
- Development Projects under construction
- Home Repairs completed and underway

Equity Strategy Target Areas ESTAs

- B
- C

Land Bank and Land Transfer Under Construction FY 2023-2024 ESTAs

- Under Construction, Land Bank Program
- Land Transfer Lots

Land Bank Lots Available March 2024 ESTAs

- Available

DPFC Projects FY 2023-2024

- Under Contract
- ★ Under Construction

NOFA Projects FY 2023-2024 ESTAs

- ★ Under Construction
- Closed FY 23-24

Home Repairs FY 2023-2024

- Completed FY 2023-2024

- Under Contract
- Under Construction
- ◆ Completed FY 2022-2023
- ▲ Under Construction

- Highways
- City Limits
- Dallas



DHP33 UPDATE Pillar 2 – Citywide Production



Pillar 2 Citywide Production	Increase production to improve housing affordability for a broad mix of incomes in all areas of the city	Percent Complete
By December 31, 2024, create a database of developments to manage project timelines and expenditures		75%
By December 31, 2033, increase production of dedicated affordable rental housing units by 10% each year for households at 0% to 120% of Dallas Area Median Income		0%
By December 31, 2033, increase production of dedicated affordable ownership housing units by 5% each year for households at 0% to 120% of Dallas Area Median Income		0%



DHP33 UPDATE Pillar 3 – Citywide Preservation



Pillar 3 Citywide Preservation	Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city	Percent Complete
By December 31, 2024, create a database of affordable housing to target for preservation		0%
By December 31, 2033, increase preservation of multi-family rental units by 10% each year for households at 0% to 120% of Dallas Area Median Income		0%
By December 31, 2033, increase preservation of single-family owner-occupied units by 5% each year for households at 0% to 120% of Dallas Area Median Income		0%



DHP33 UPDATE Pillar 4 – Infrastructure



Pillar 4 Infrastructure	Prioritize infrastructure investments in equity strategy target areas	Percent Complete
By December 31, 2024, identify infrastructure priorities that support the development or preservation of affordable housing for needs such as but not limited to: internet access, transportation enhancements, floodplain mitigation, and stormwater drainage systems		25%
By December 31, 2025, assess the value of infrastructure needs in target areas and establish a 10-year budget to address those needs		0%
By December 31, 2033, reduce identified infrastructure deficits from the baseline by 5% each year that supports the development and preservation of affordable housing		0%



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



Pillar 5 Collaboartion and Coordination	Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders	Percent Complete
By December 31, 2023, identify internal and external agreements to develop and execute that support DHP33 goals		100%
By March 31, 2024, execute top ten agreements identified and initiate implementation plan to support DHP33 goals		90%
By March 31, 2025, execute the remaining priority agreements identified to advance the development and preservation of affordable housing		0%

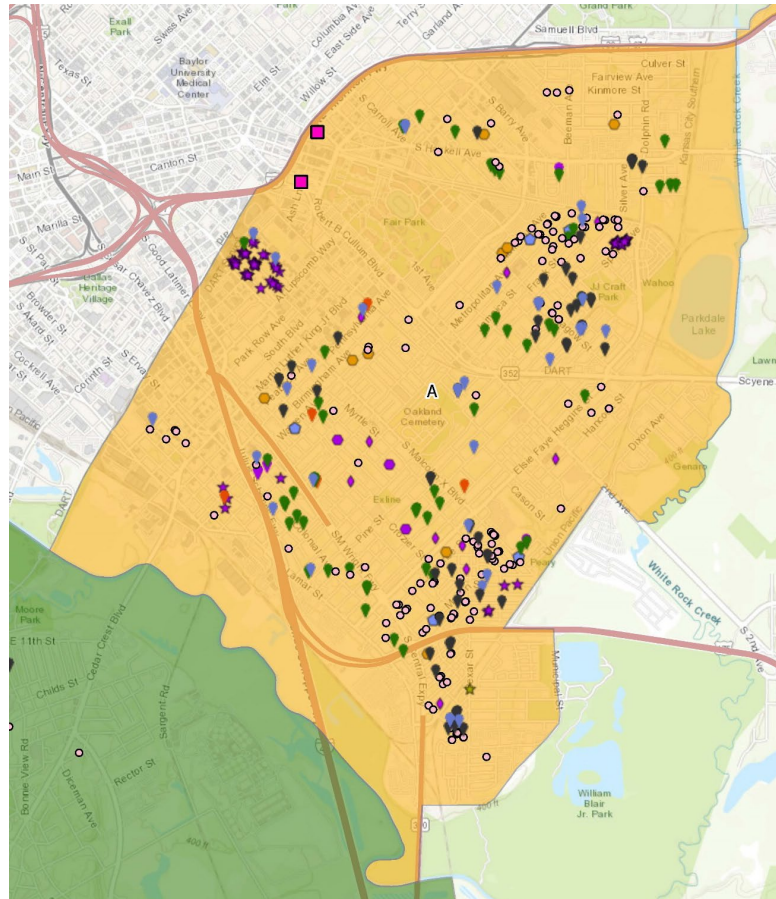
- Housing agreements underway with:
 - Office of Equity and Inclusion
 - Office of Homeless Solutions
 - Office of Community Care
 - Office of Economic Development
 - Department of Development Services
 - Department of Dallas Code Compliance
 - Office of Integrated Public Safety Solutions
 - Dallas Water Utilities
 - Department of Public Works
 - Department of Planning and Urban Design



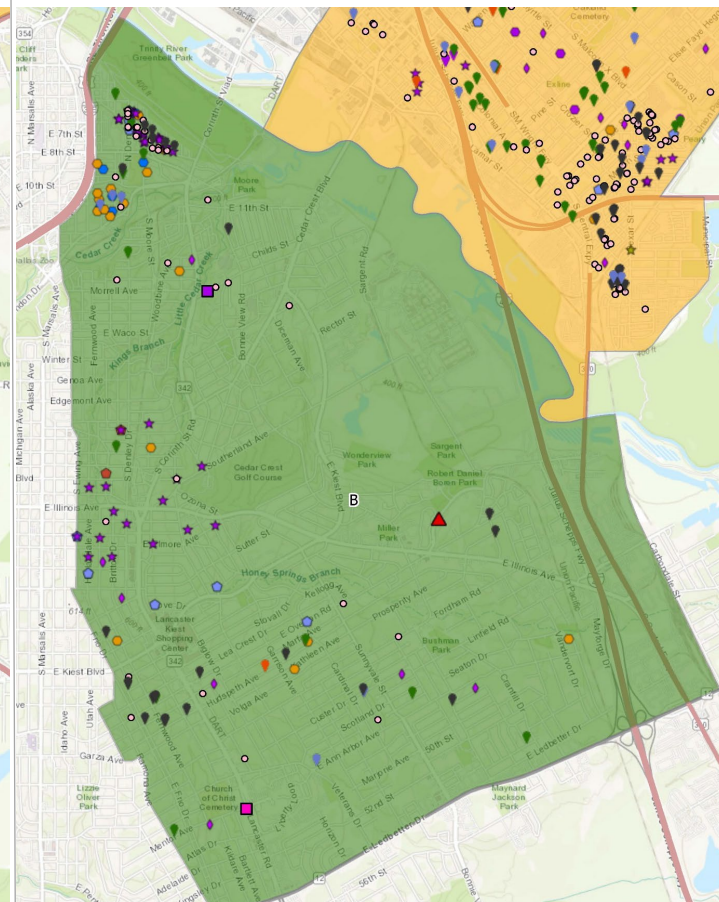
DHP33 UPDATE Pillar 5 – Collaboration and Coordination



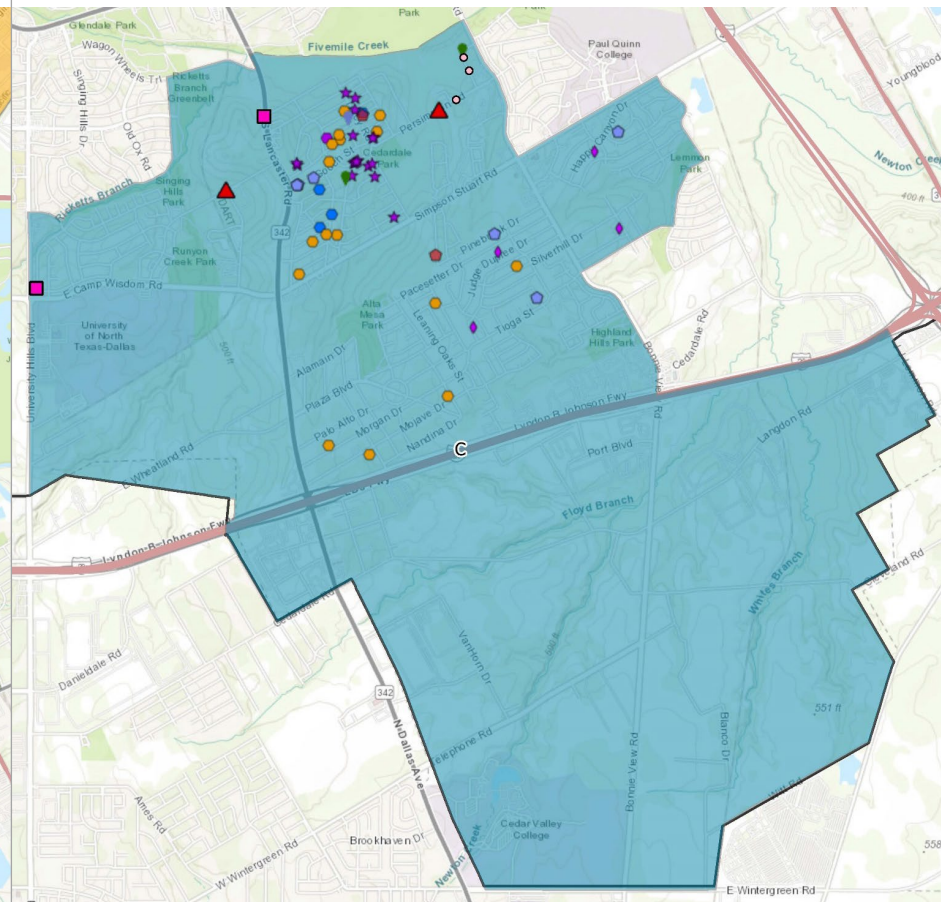
Equity Strategy Target Area A



Equity Strategy Target Area B



Equity Strategy Target Area C



- Equity Strategy Target Areas ESTAs**
 - A
 - B
- Land Bank and Land Transfer Under Construction FY 2023-2024 ESTAs**
 - Under Construction, Land Bank Program
 - Under Construction, Land Transfer Program
 - Land Transfer Lots
- Land Bank Lots Available March 2024 ESTAs**
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 - Not Yet Advertised and Available
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- NOFA Projects FY 2023-2024 ESTAs**
 - Council Approved
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- City Limits**
- Dallas**

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DHP33 UPDATE Pillar 5 – Collaboration and Coordination



The **Racial Equity Plan (REP)** is intended to advance equity and assist City leaders by establishing short-, mid-, and long-term goals to minimize existing inequities. The REP is the product of City leadership, community input, and intentional deliberation with City departments focused on advancing equity by closing disparity gaps for residents with the greatest need. The **REP** (pg. 85) established Department Progress Measures. The measures for housing that have been incorporated in DHP33 are:

	Status
Complete revisions to the Comprehensive Housing Policy based on the Equity Audit by December 2022	completed
Develop a strategy for identifying neighborhoods most at risk of gentrification and displacement by December 2023	completed
Complete at least three impact assessments of catalytic projects, neighborhood revitalization efforts, or housing programs to ensure equitable program impacts by October 2024	tbd
Increase the proportion of unrestricted market-rate units in City-supported developments in equity priority areas from 11% to 30% by October 2027	underway
Designate three to five Neighborhood Revitalization Strategy Areas and collaborate with community members, City of Dallas services, developers, nonprofits, and other organizations to bring \$100 million of investment to historically disadvantaged communities by December 2027	underway



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



The **Economic Development Policy** fosters economic growth and social progress for all residents. It is a powerful and proactive mechanism that supports hyperlocal investments, new job creation, and corporate relocation. It is the tool needed to foster resilient and prosperous communities. DHP33 supports the interdepartmental planning and external collaboration needed for the City to successfully take the following housing-related actions outlined in the Economic Development Policy:

	Status
Prioritize the preservation of naturally occurring affordable housing (NOAH) and aging low-income housing tax credit (LIHTC) developments	discussions
Leverage publicly owned transit adjacent properties to develop mixed-income housing	underway
Dedicate revenue streams to eliminate infrastructure deficits in historically disinvested communities and preserve affordability for long-term residents at risk of displacement	underway
Develop affordable housing for educators and staff in proximity to higher education institutions	tbd
Pursue non-traditional sources of funding (for example, loan funds consisting of public/private capital focused on building mixedincome/mixed-use developments) and align incentive use with affordable housing goals to support the production of mixedincome development projects	underway
Undergo regulatory review to remove barriers to affordable development	HOME program
Establish housing tools beyond HUD programs that expand capacity to support market rate development in adding workforce housing	PFC/HFC/MIHDB
Conduct trainings, workshops, and capacity-building initiatives	ongoing
Explore funding options to create a funding pool for gap financing and review underwriting process for developer scale and equity	50% in target areas
Convene CDCs, developers, and neighborhood partners to identify needs.	discussions



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



ForwardDallas Land Use update is the citywide visionary plan that establishes guidelines for how public and private land should be used and what the city should look like. These decisions about the use and design of land affect almost everything, including employment opportunities, commute times, access to green space, air quality, and food access. As ForwardDallas is developed, staff and city consultants will work to increase the production of housing in a targeted manner that aligns with the goals of DHP33

Status
Pending Adoption



DHP33 UPDATE Pillar 5 – Collaboration and Coordination



The Comprehensive Environmental and Climate Action Plan (CECAP) was released by the City of Dallas on April 22, 2020 - the 50th anniversary of the first Earth Day - in recognition of the need for community-oriented and data-driven solutions to the environmental challenges we face as a city, a state, and a nation. CECAP states that:	Status
Zero Net Energy (ZNE) building requirements could increase the cost of new construction and pose a barrier to new affordable housing development. The City will evaluate the cost implications for these new low income housing developments along with an estimate of the return on investment. The upfront cost may be higher than existing, the significantly reduced ongoing energy costs will benefit low-income residents.	discussions
The City will develop a public facing land use strategy in a holistic and comprehensive manner that aligns mixed income housing and jobs around transit and is coordinated with DART’s long-range transit plan.	underway
The city needs to synergize land use and housing with transportation infrastructure to increase access to walking and biking options and public transit.	discussions





- Other initiatives underway
 - Historic Preservation Plan
 - Infrastructure items; wifi, fire hydrants, lighting
 - Parks, Trails



DHP33 UPDATE Pillar 6 - Engagement



Pillar 6 Engagement	Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide City's housing investment decisions	Percent Complete
By December 31, 2023, provide staffing resources to carry out the sustainable community engagement structure		100%
By December 31, 2024, build a network of community stakeholders that represents the demographics of Dallas communities		25%
By December 31, 2033, use engagement as the mechanism to drive program design, resource allocations, and communications with stakeholders		0%



DHP33 UPDATE Pillar 6 - Engagement



Engagement Activities	People Engaged/ Respondents
Engagement for DHP33 formation In-person meetings, virtual meetings, focus groups, interviews, and consultations with City staff (2,065), social media (7,083), interactions on Housing Equity Story Map (1,847)	10,995
Engagement for Equity Strategy Target Areas Housing and Community Needs Survey (641), virtual and in person meetings (50), focus groups (60), tele-town hall (3,192)	3,943
Upcoming Housing Preference Survey Goal of 100 per City Council District	TBD
Total Reach	14,938



DHP33 UPDATE Pillar 7 – Education



Pillar 7 Education	Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it	Percent Complete
By December 31, 2023, establish a live dashboard with publicly accessible data of government-subsidized and naturally occurring affordable housing units in Dallas		25%
By December 31, 2024, invest in a storyboard of historical events and activities that influenced affordable housing in Dallas		0%
By December 31, 2033, use network of community stakeholders representing the demographics of Dallas communities to develop and deploy educational resources on the value of affordable housing and the people who need it		2%



Inclusive Housing Task Force



- The Inclusive Housing Taskforce (Taskforce) is to ensure the effective implementation of the DHP33 and will act as an advisory body that helps inform staff of community concerns, and support for affordable housing projects. Members can provide input as staff work on policies and programs offered by the Housing Department.
- Up to 24 members – 12 representing communities, 3 development/business, 4 advocacy, 3 philanthropy, 2 faith based
- Serve up to 3 years with option for another 3 years
- Members selected by Chair of WEE and HHSC, Housing Staff, Community Member
- Meetings held every other month in communities
- Application process launched February 29, 2024, and closes May 3, 2024
 - Annual Application period
 - Two applications, (1) for community member on selection panel; and (2) application to be a member
- Members and the organizations they represent cannot be recipients of City of Dallas funding
- Members should live in Dallas or the organization they represent must serve Dallas residents



Neighborhood Revitalization Strategy Areas (NRSA)



- NRSA is a method to target CDBG resources in support of community revitalization
- NRSA supports the ESTA by reducing eligibility qualifications allowing Housing to serve more residents
- NRSA must have viable solutions to address affordable housing and economic opportunity
- TDA is assisting Housing with submission of the plans to HUD as part of the FY 2024-29 Consolidated Plan submission. Each NRSA will include:
 - A defined Geography within each of the Equity Strategy Target Areas
 - An assessment of the housing market and economic conditions of the areas
 - A strategy that will produce measurable results





- HR&A consulting group has been engaged to develop a 5-Year Action Plan that will document and organize all current and future activities with baseline metrics to track progress in the target areas
- The Action Plan will have a Citywide and Equity Strategy Target Area approach



Next Steps



- Action Plan
 - Finalize and brief HHSC Fall 2024
- Inclusive Housing Task Force
 - Close Applications May 3, 2024
 - Select members by end of May 2024
 - Inaugural meeting in June 2024
- Engagement
 - Citywide Housing Preference Survey launch in May/June 2024
- Update on DHP33 in Winter 2024



Dallas Housing Policy 2033 Implementation Update

Housing & Homelessness
Solutions Committee
4.23.24

The logo of the City of Dallas, featuring a stylized white 'D' with a leaf-like symbol inside, set against a dark blue background with a fine white grid pattern.

City of Dallas

Cynthia Rogers-Ellickson, Interim Director,
Darwin Wade, Assistant Director
Thor Erickson, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas

Appendix A – MOU efforts



Department / Office	Project / Program Collaborations		
Office of Equity and Inclusion	Annual MLK symposium	Anti-Displacement Homebuyer Assistance Fund	Emerging Developers Fund
Office of Homeless Solutions	PSH developments	Vacant Lot Cleanup	
Office of Community Care	HQS Inspections	Senior Affairs Commission	
Office of Economic Development	Development Project Alignment, mixed use, TODs	TIF use of funds	ECO Plan Policy collaboration
Department of Development Services	Affordable Housing Permit Team	Board Member Land Bank	Multi-Department Collaboration
Department of Dallas Code Compliance	Dallas Tomorrow Fund	MOU Fees	Board Member Land Bank
Office of Integrated Public Safety Solutions	Vacant Lot Cleanup	Multi-Department Collaboration	CPTED assessments
Dallas Water Utilities	Unserved Areas Program	Flood Plain Development Coordination	Multi-Department Collaboration
Department of Public Works	Five Mile Projects	Housing Infrastructure Support	Multi-Department Collaboration
Department of Planning and Urban Design	Forward Dallas review	Historic Preservation review	Support of goals in area plans and neighborhood plans





City of Dallas

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

Agenda Information Sheet

File #: 24-1365

Item #: D.

Update on Development Programs: New Construction and Substantial Rehabilitation Program, Use of Right-of-Reverter in Land Transfer Program, and Single-Family Homeownership Development Requirements

[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]



City of Dallas

Update on Development Programs

**Housing and Homelessness Solutions
Committee
April 23, 2024**

Darwin Wade, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Purpose
- Background
- Development Programs
 - New Construction and Substantial Rehabilitation Program
 - Use of Right-of-Reverter in Land Transfer Program
 - Single-Family Homeownership Development Requirements
- Operational Challenges
- Proposed Solutions
- Next Steps





- Continuation of proposed policy changes
- Address impediments
- Offer solutions
- Solicit feedback and direction
- Discuss next steps



Background



- On May 9 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704
 - Developer Programs: New Construction and Substantial Rehabilitation Program
 - Single-Family Development Requirements
 - Land Transfer Program
- Authorized multiple amendments to the CHP since its inception



Background (Continued)



- On August 7, 2020, issued Notice of Funding Availability (NOFA) for gap financing in the form of repayable loan support for acquisition and rehabilitation of affordable housing units
- On April 12, 2023, City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog to include approved programs by Resolution No. 23-0444



Background (Continued)



- On February 14, 2024, City Council authorized the following amendments to the Dallas Housing Resource Catalog Land Transfer Program (LTP) by Resolution No. 24-0257:
 - Released LTP deed restrictions initially required when a qualified buyer is also a Dallas Homebuyer Assistance Program (DHAP) participant and replace them with DHAP deed restrictions
 - No longer require a qualified buyer that is not a DHAP participant to meet DHAP underwriting guidelines
 - Require a qualified buyer that is also a DHAP participant to meet DHAP underwriting guidelines



Background (Continued)



- On February 14, 2024, City Council authorized the following amendments to the Dallas Housing Resource Catalog Single Family Development Requirements/Underwriting (SFDRU) by Resolution No. 24-0257:
 - No longer require Community Housing Development Organizations (CHDOs) to repay HOME-funded loans for acquisition and construction financing and categorize them as forgivable loans



New Construction and Substantial Rehabilitation Program



- Provides financial assistance to new developments and substantial rehabilitation of existing property
- Incentivizes private investment of housing that is affordable to the residents of Dallas
- Awards funds through a competitive Notice of Funding Availability (NOFA) in accordance with scoring criteria
- Builds new single-family developments with 5 or more homes
- Builds new or substantially rehab multi-family rental housing with 5 or more units



New Construction and Substantial Rehabilitation Program (Continued)



- Loan Terms
 - Financial assistance provided in the form of a fully repayable loan with interest
 - Loans for permanent supportive housing projects are forgivable
- Repayment Terms
 - Equal monthly installments up to 300 months; or
 - Annual surplus cash payment requiring at least 50% of Eligible Cash in excess of \$50,000



Operational Challenges for New Construction and Substantial Rehabilitation Program



Factors	Challenges	Proposed Solutions
Repayable Loans to nonprofit CHDOs	Few developers build affordable housing using the city's incentive programs. The CHDOs' multi-family project budgets have low net operating income (due to affordable rents limits and operating expenses). Repaying the city's gap financing loans from the net operating income further stresses the on-going success of the project and limits the CHDOs' ability to build additional affordable housing projects	To continue to incentivize CHDOs to build affordable housing, amend the policy to categorize repayable loans to nonprofit CHDOs as forgivable with the requirement to use forgiven loans to spur additional affordable housing for Dallas residents
Administration of gap financing	1) Frequent large gap financing requests during fiscal year from same developers; 2) Rising gap requests due to market conditions; and 3) No maximum percentage of gap funding as percentage of total development cost per project resulting in depletion of funds	1) Require one NOFA application per fiscal year per developer to allow equitable distribution of gap funding; and 2) Cap all gap funding provided to developer at a maximum 25% of total development cost or \$5M whichever is less
Underwriting and repayments	Streamline repayment terms	Reduce and streamline the number of repayment terms
Equity Strategy Target Areas in DHP33	Targeted investments	Require 50% of each fiscal year Housing budget to be allocated to the target areas
Preferred unit mix requirements on bedroom sizes and targeted area median income (AMI) income bands	Proposed unit mix by developer's NOFA application may not align with Council Priorities or needs assessment data	Data-driven funding metric tied to the amount of gap funding for specific bedroom sizes and targeted AMI income bands (50% of funding for below 60% AMI and 50% of funding for 61% and higher.) Exceptions to be granted for developments with partnerships for specific project initiatives such as city-owned properties, DART, Dallas Housing Authority, Dallas ISD, or others in target areas and to nonprofit developers that may need more funding.

Land Transfer Program



- Incentivizes 1) development of quality, sustainable housing that is affordable to Dallas residents, and 2) development of other uses that complement the City's DHP33, economic development policy, or redevelopment policy
- Authorizes the City to sell qualifying city-owned real property (LTP) and resell tax foreclosed real property (LTP) to for-profit, non-profit and/or religious organizations in a direct sale at less than fair market value of the land; consistent with authorizing state statute or city ordinance
- The sale of real property pursuant to the LTP enables the City to facilitate the development of housing units for sale, lease or lease-purchase to low- and moderate-income households and, on appropriate parcels of land, enables the City to facilitate the development of commercial uses such as neighborhood retail.



Land Transfer Program (Continued)



- Tax foreclosed property is sold at *\$1,000 for the first 7500 SF of the lot size, plus *\$0.133 per SF for lots exceeding 7500 SF
- Surplus property is sold at comparative market value, qualifying developers may demonstrate through a proforma that a discount is necessary
- Participating developers should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years from the date of acquisition
- Targeted income of eligible homebuyers include households earning between 61%-80% and 81%-120% of Area Median Income



Land Transfer Program (Continued)



Type	Term of Affordability	Activity	Enforcement
Homeownership	5 years	Transfer from developer to homebuyer	Deed Restrictions and Right of Reverter
Rental and Commercial uses	20 years	Date the first unit is occupied by an eligible tenant	Deed Restrictions and Right of Reverter
Lease-purchase	Negotiated	Negotiated on case-by-case basis in accordance with goals of Program	Deed Restrictions and Right of Reverter



Land Transfer Program (Continued)



- State law authorizes the City to sell city-owned land without public bidding if the sale is for a public purpose – affordable housing.
- To ensure that the city is not providing an unconstitutional gift to developers by selling them public property at below fair market value, the LTP imposes various deed restrictions and a right of reverter on the lots to ensure compliance with the public purpose—affordable housing – as established by Council.



Land Transfer Program Right-of-Reverter (ROR)



- Deed restrictions - City imposes deed restrictions on all LTP parcels to :
 - Require property be developed per the size, quality, public infrastructure access and other requirements in the development agreement
 - Require number of units to be developed for low- to moderate-income households and remain the primary residence for qualified homebuyers for the affordability period
 - Cap the sales price based on the AMI income band
- Right of Reverter - It is superior to (precedes) the developer lender's liens. LTP lots revert to City if the developer:
 - Fails to take possession of land within 90 calendars after receiving deed
 - Fails to complete construction of housing units or other development on real property, or fails to ensure occupancy by eligible households within timeframe set forth in agreement
 - Incurred a lien on property due to violations city ordinance and failed to fully pay off lien within 180 days of the City's recording of lien
 - Sold, conveyed, or transferred land without City's consent
- City releases the ROR when developer completes construction and sells to qualified homebuyer within the required timeframe.



Operational Challenges for Land Transfer Program Right of Reverter



Factors	Challenges	Proposed Solutions
<p>Development agreements with LTP lots and ROR using construction financing</p>	<p>Numerous developers and lenders state that the City's right of reverter (ROR) decreases the developers' ability to get construction financing because a 3rd party lender wants to take the property when it forecloses on a defaulting developer. If default occurs during construction, the City's ROR precedes the lender's lien and the city may exercise its ROR (i.e., take land back). Original developer still liable for the lender's lien. Developer is liable for the lien (Deed without Warranty).</p>	<p>Amend the LTP to include the following:</p> <ol style="list-style-type: none"> 1) Sell surplus lots at Fair Market Value (FMV) without right of reverter and deed restrictions 2) Sell below FMV; Subordinate right of reverter when construction financing has closed; Deed restrictions will remain in place. 3) Meet with stakeholders (affordable housing advocates, developers, etc.) for feedback



Single-Family Homeownership Development Requirements



- Funds developers of affordable single-family homebuyer units, including for-profit developers, non-profit developers, and City of Dallas-designated Community Housing Development Organizations (CHDOs)
- Require new construction of a minimum of 1,200 square feet, at least 3 bedrooms, 1.5 baths
- Award funds through a competitive Notice of Funding Availability (NOFA) in accordance with scoring criteria



Single-Family Development Requirements (Continued)



- Loan Types and Terms
 - Provided in the form of a repayable loan to for-profit developers
 - No grants awarded
 - Loans may be used acquisition and construction financing
 - Maximum term of 2 years
 - For-profit developers must repay any net sales proceeds to the City
- Secured with promissory note, mortgage, and liens
- Affordable housing deed restriction tied to AMI band set by Council before conveyance to developer and qualified homeowner



Operational Challenges for Single Family Homeownership Development Requirements



Program	Factors	Challenges	Proposed Solutions
Single-Family Development Requirements	Administration of gap financing	1) Frequent large gap financing requests during fiscal year from same developers; 2) Rising gap requests due to market conditions; and 3) No maximum percentage of gap funding as percentage of total development cost per project	1) Require one NOFA application per fiscal year per developer to allow equitable distribution of gap funding on a rotational basis; and 2) Cap all gap funding provided to developer at a maximum 25% of total development cost or \$5M whichever is less
	Underwriting and repayments	Streamline repayment terms	Reduce and streamline the number of repayment terms
	Equity Strategy Target Areas in DHP33	Targeted investments	Require 50% of each fiscal year Housing budget to be allocated to the target areas
	Preferred unit mix requirements on bedroom sizes and targeted area median income (AMI) income bands	Proposed unit mix by developer's NOFA application may not align with Council Priorities or needs assessment data	Data-driven funding metric tied to the amount of gap funding for specific bedroom sizes and targeted AMI income bands (50% of funding for below 60% AMI and 50% of funding for 61% and higher). Exceptions to be granted for developments with partnerships for specific project initiatives such as city-owned properties, DART, Dallas Housing Authority, Dallas ISD, or others in target areas and to nonprofit developers that may need more funding.

Next Steps



Activity	Date
Solicit and compile feedback from HHS Committee	April 23, 2024
Development updates and feedback in Friday Memo	April 26, 2024
May HHS Committee memo on Development changes	May 21, 2024
Development updates action item on City Council agenda	May 22, 2024





City of Dallas

Update on Development Programs

**Housing and Homelessness Solutions
Committee
April 23, 2024**

Darwin Wade, Assistant Director
Department of Housing & Neighborhood Revitalization
City of Dallas



City of Dallas

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

Agenda Information Sheet

File #: 24-1366

Item #: E.

Department of Housing & Neighborhood Revitalization (HOU) FY 2023-2024 Cumulative Performance Measures for HOU programs in Quarters One and Two
[Thor Erickson, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE April 23, 2024

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 **Department of Housing & Neighborhood Revitalization (HOU) FY 2023-2024 Cumulative
Performance Measures**

Attached is the HOU performance report for FY 2023-2024 through Quarter Two. The data consists of development projects, home buyer assistance projects, and home repairs that are in the predevelopment phase, under construction, and have been completed.

The data for the Home Repair and Homebuyer Assistance programs include the applicant's race/ethnicity, average age, gender, and the Area Median Income (AMI) percentage by City Council District. HOU's Development and Land Bank/Land Transfer programs report the number of City Council Districts served and the number of completed units at various AMI percentage levels. Budget information will be reported by all of HOU programs except for the Land Transfer division. HOU is also reporting Fiscal Year 2023-2024 M/WBE information for developers and contractors. In subsequent reports, HOU will provide data for each quarter, year-to-date data, and provide a comparison with data from the previous year. HOU will continue to report performance measures each quarter of the fiscal year in future Housing and Homelessness Solutions Committee meetings.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization at cynthia.rogersellic@dallas.gov or 214-670-3601.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

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

DATE April 23, 2024
SUBJECT **Department of Housing & Neighborhood Revitalization (HOU) FY2023-2024 Cumulative Performance Measures**
PAGE **2 of 2**

[Attachments:]

**1. Department of Housing & Neighborhood Revitalization Fiscal Year 2023-2024
Cumulative Performance Measures**

c: T.C. Broadnax, City Manager
Tammy Palomino, City
Attorney Mark Swann, City
Auditor Billerae 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



Housing and Neighborhood Revitalization

HOME REPAIR

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO

Number in Review	Number in Process/ Construction	Number Completed	Prior Years Carryover	Total Budget FY23-24	Committed	Expensed	Total Remaining to-Date
127	34	35	\$14,132,841.06*	\$1,440,035.95*	\$5,024,217.65	\$1,669,396.24	\$8,879,263.12

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO

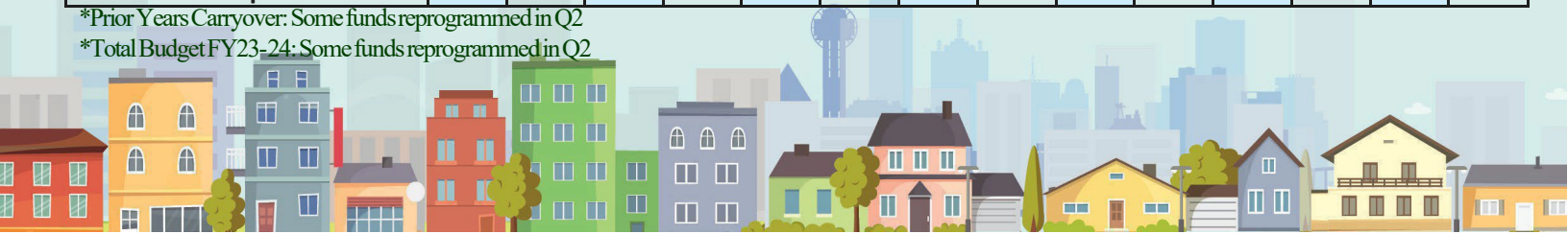
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Asian														
Black or African American				2	2	7	5	2						
White or Caucasian				1		8								
American Indian/ Alaskan Native						1								
Other Race/Two or More				1	1	1	1	2						
Hispanic				2	1	9		1						
Race Unknown							1							
Average Age of Applicant				68	64	66	73	63						
0-30%AMI				1		8	1							
31-50%AMI					1	3	1							
51-80%AMI					2	6	2	1						
81%+AMI				1										
AMI Unknown				2			3	3						
Male				1		7								
Female				3	3	10	6	3						
Gender Unknown							1	1						

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO

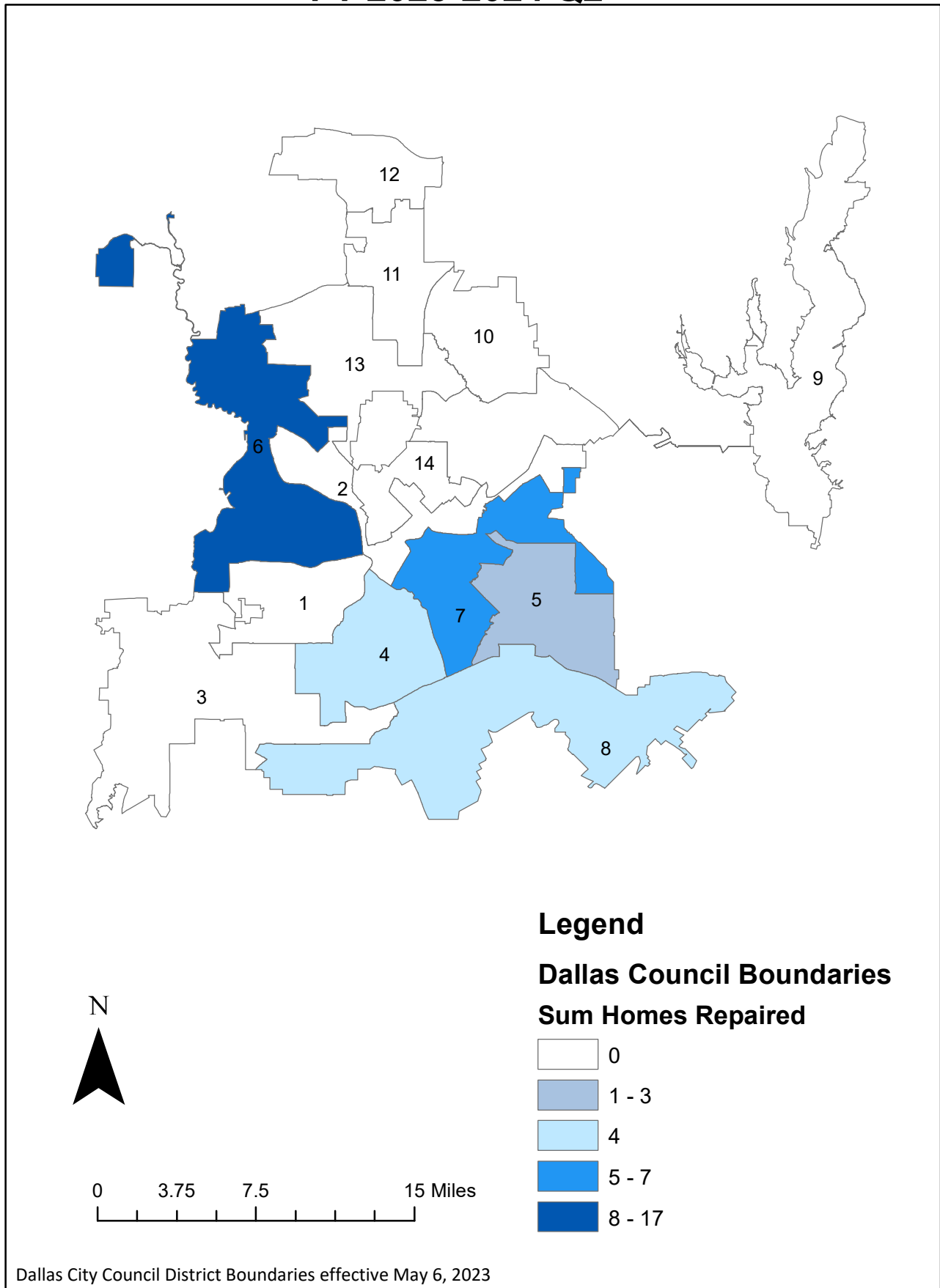
Women Owned Business Enterprise														
Minority Owned Business Enterprise				1	2		3	1						

*Prior Years Carryover: Some funds reprogrammed in Q2

*Total Budget FY23-24: Some funds reprogrammed in Q2



Home Repairs Completed by Council District FY 2023-2024 Q2





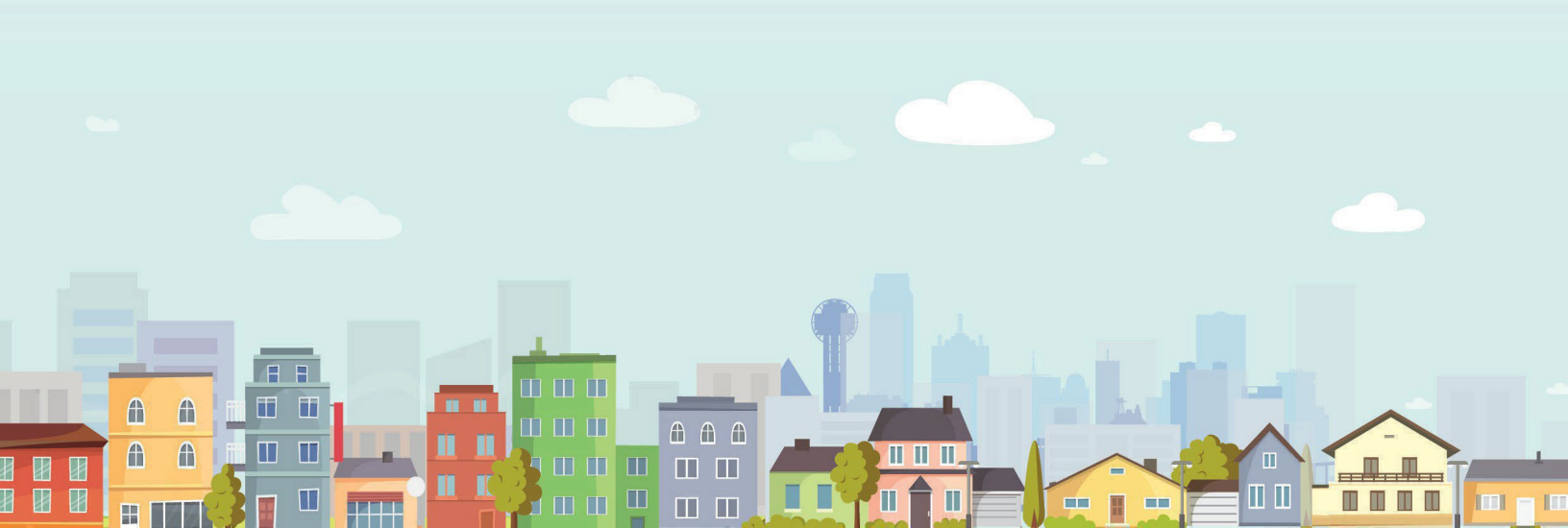
Housing and Neighborhood Revitalization

DHAP

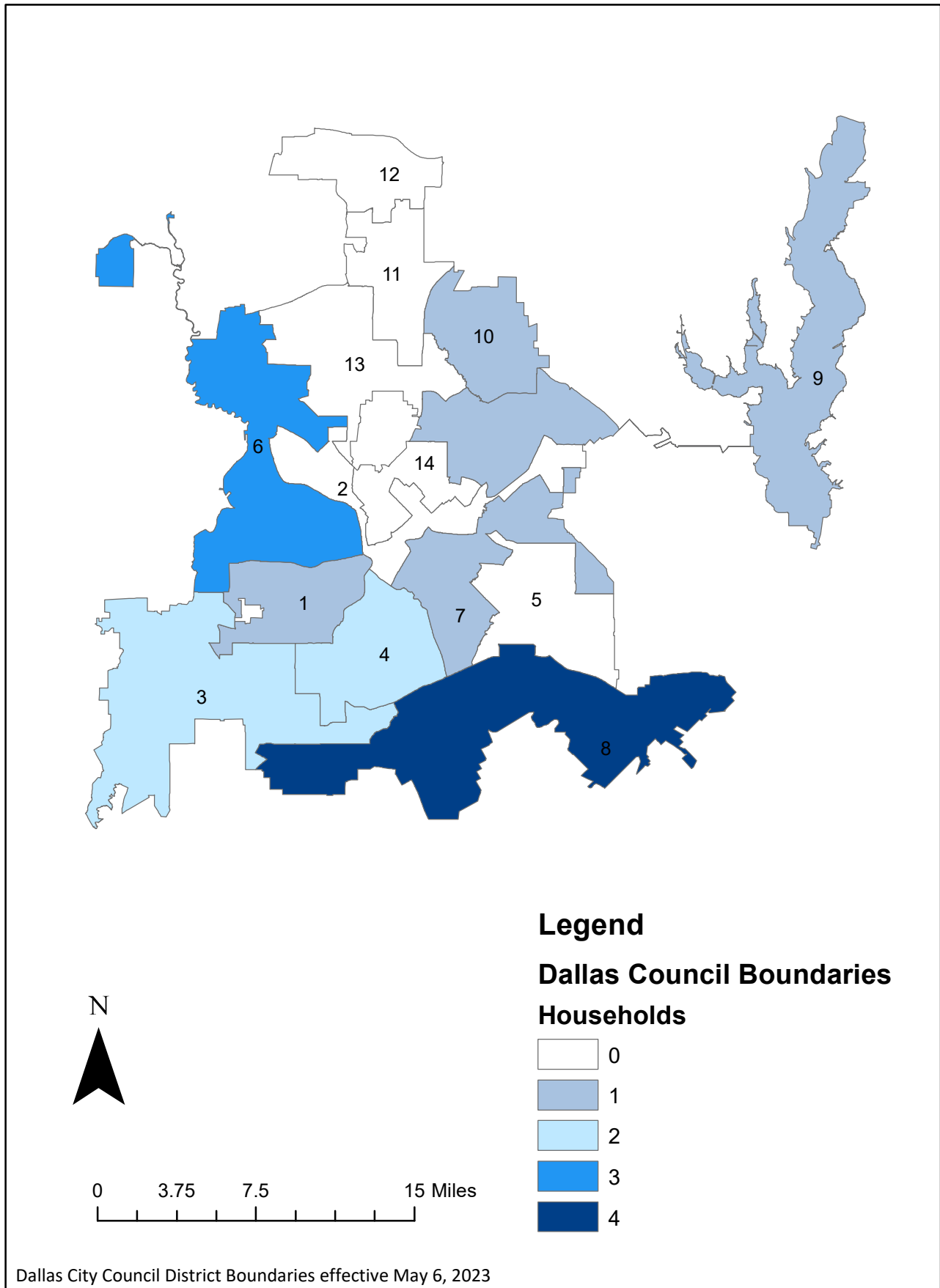
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO						
Number prequalified	Number Closed	Prior Years Carryover	Total Budget FY23-24	Committed	Expensed	Total Remaining-to-Date
34	15	\$744,876.28	\$2,420,000.00*	N/A	\$674,950.00	\$2,489,926.28

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Asian														
Black or African American			1	1		2	1	2		1				
White or Caucasian			1			1		1	1					
Other Race/Two or More				2				1						
Hispanic			1	2		1		1	1					
Average Age of Applicant			28	32		32	63	43	36	44				
0-30% AMI														
31-50% AMI														
51-80% AMI			1			3	1	2		1				
81%+AMI			1	3				2	1					
Male			1	1										
Female			1	2		3	1	4	1	1				

*Total Budget FY 23-24: Q1 Budget did not include DR & Equity Funds



DHAP Closed Loans by Council District FY 2023-2024 Q2





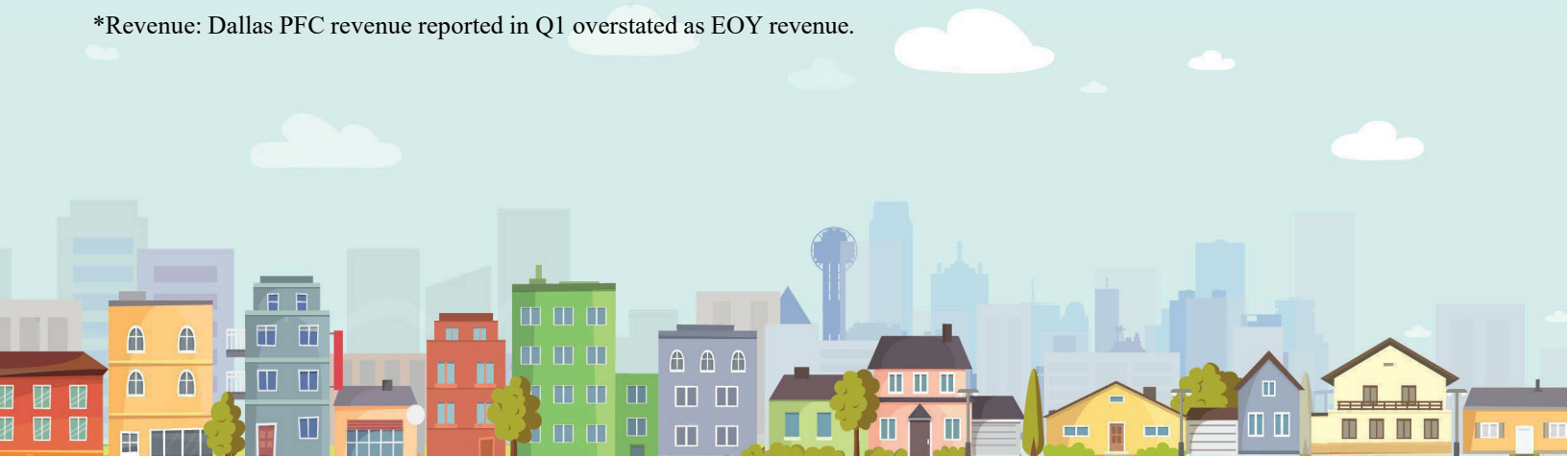
Housing and Neighborhood Revitalization

PFC

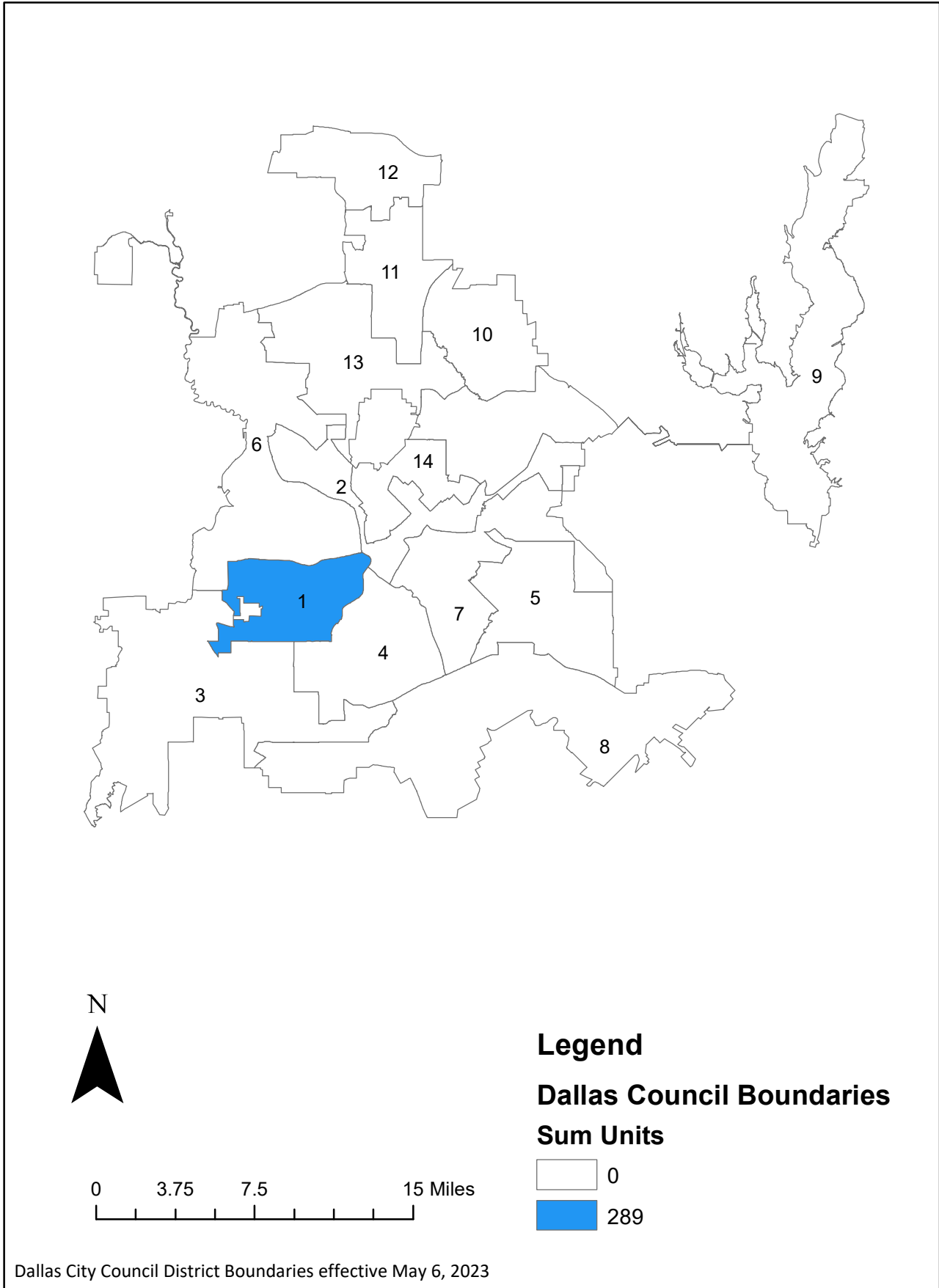
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO	
Break Out Affordable Units Vs. Market Rate Units	145 affordable units versus 144 market rate units
Number in Predevelopment	1,981
Number Under Construction	2,899
Number Completed	289
Developer Applications Received	1
Actual Taxes Foregone	To be determined
Actual Rental Savings	To be determined
Revenue	\$1,139,562.00*
Total Development Cost	\$1,218,559,632.00

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI	145													
Units 81%+AMI	144													
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Women Owned Business Enterprise														
Minority Owned Business Enterprise	1													

*Revenue: Dallas PFC revenue reported in Q1 overstated as EOY revenue.



DPFC Units Completed by Council District FY 2023-2024 Q2



Dallas City Council District Boundaries effective May 6, 2023



Housing and Neighborhood Revitalization

HFC

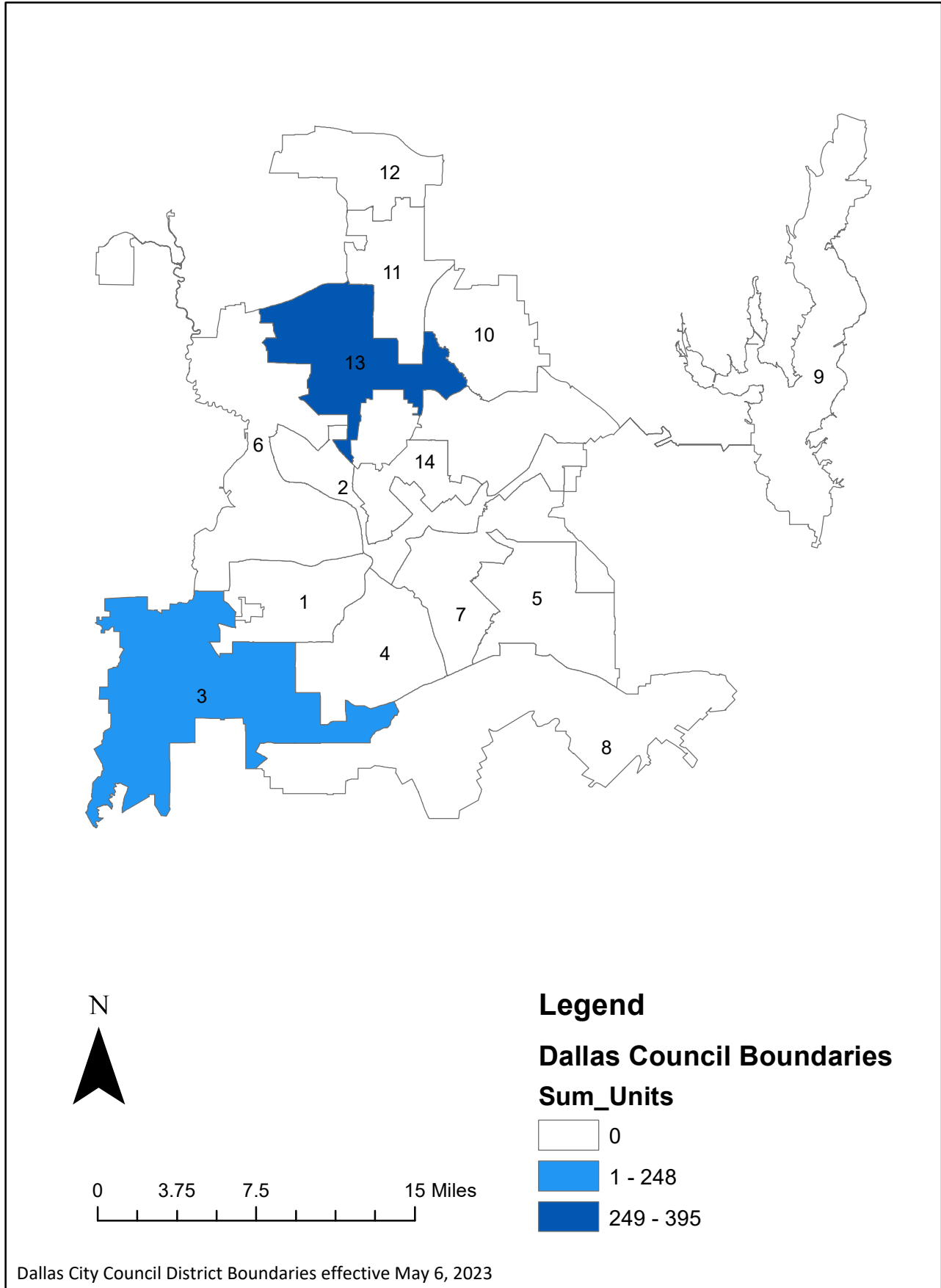
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO	
Break Out Affordable Units Vs. Market Rate Units	580 affordable units versus 63 market rate units
Number in Predevelopment	1,295
Number Under Construction	2,620
Number Completed	643
Developer Applications Received	1
Actual Taxes Foregone	\$1,133,356.00
Actual Rental Savings	\$2,565,231.00
Revenue	\$934,066.00
Total Development Cost	\$1,118,519,834.00*

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI			223										199	
Units 81%+AMI			25										196	
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Women Owned Business Enterprise														
Minority Owned Business Enterprise			1											

*Total Development Cost: Reflects updates to HFC Development Pipeline



DHFC Units Completed by Council District FY 2023-2024 Q2





Housing and Neighborhood Revitalization

DEVELOPMENT

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO	
Number in Predevelopment	8,306
Number Under Construction	10,326
Number Completed	1,385
Developer Applications Received	8
Prior Years Carryover	\$20,869,205.20
Total Budget FY23-24	\$12,631,607.00*
Committed	\$1,906,419.00*
Expensed	\$7,932,182.50*
Total Remaining-to-date	\$25,568,629.70

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Council District (Served)	1	2*	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI		8												
Units 31-50% AMI		29												
Units 51-80% AMI	145	34	223				2						199	
Units 81%+AMI	144	16	361	3			1						196	
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Women Owned Business Enterprise	1	1	1	2										
Minority Owned Business Enterprise	1	1												

*Committed: Q1 committed included FY 23 numbers

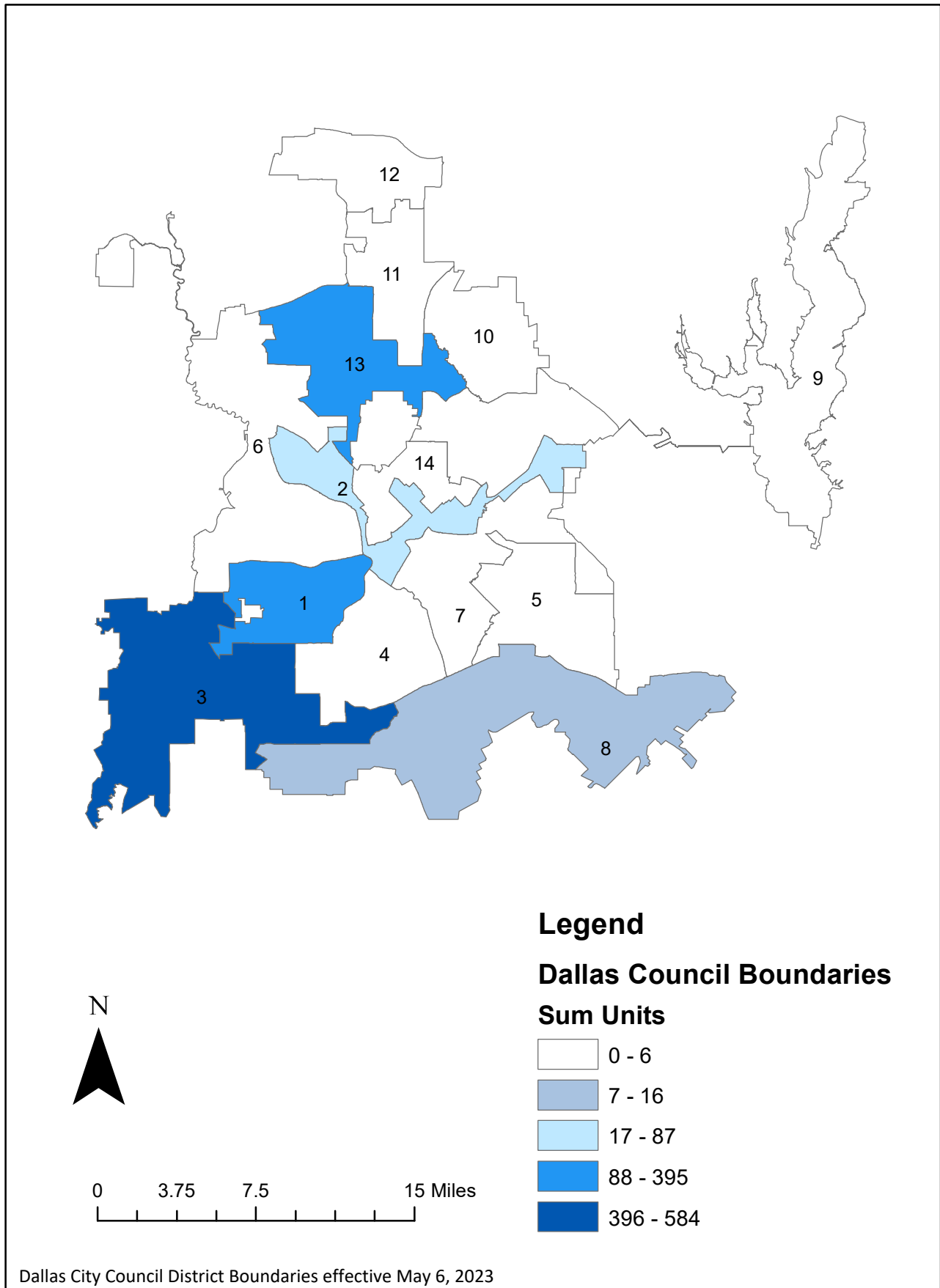
*Expensed: Q1 committed included FY 23 numbers

*District 2: 82 Kiva East NOFA units overlap with MIHDB

*Total Budget FY23-24: Includes funds reprogrammed in Q2



Development Units Completed by Council District FY 2023-2024 Q2





Housing and Neighborhood Revitalization

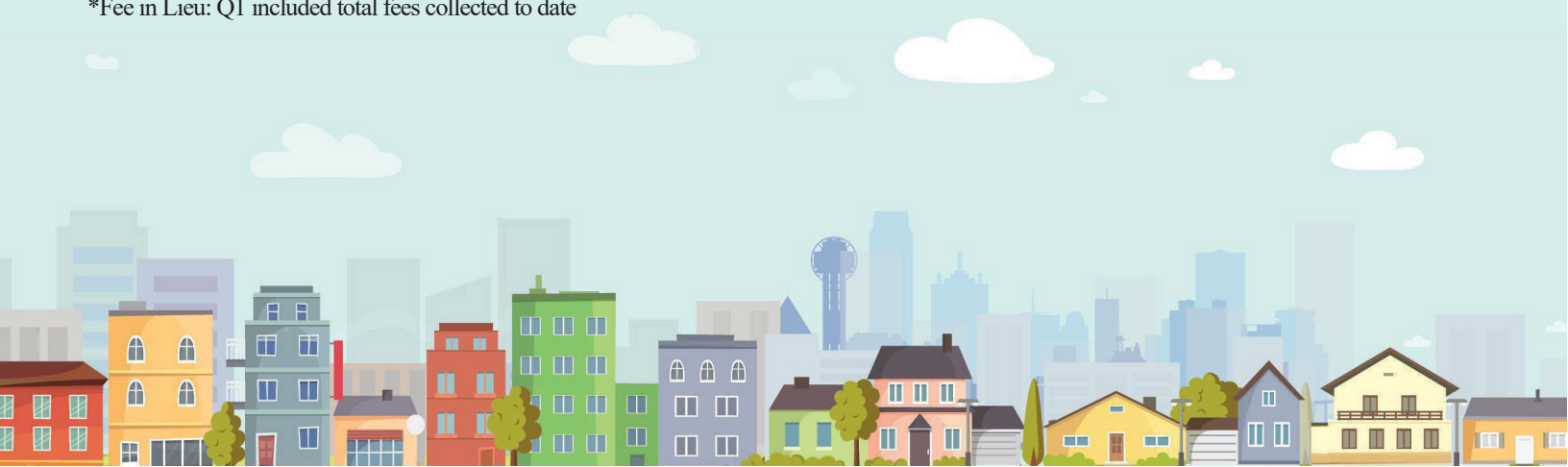
MIHDB

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO	
Breakout Affordable Units vs. Market Rate Units	22 affordable units versus 401 market rate units
Number in Predevelopment	4,102
Number Under Construction	4,948
Number Completed	423
Developer Applications Received	7
Fee in Lieu Collected by Number of Projects and Total Dollars	\$8,364,718.68 for 3 projects*
Types of Reductions Received and Number	13 bonuses – density, height, parking reduction, lot size, lot coverage

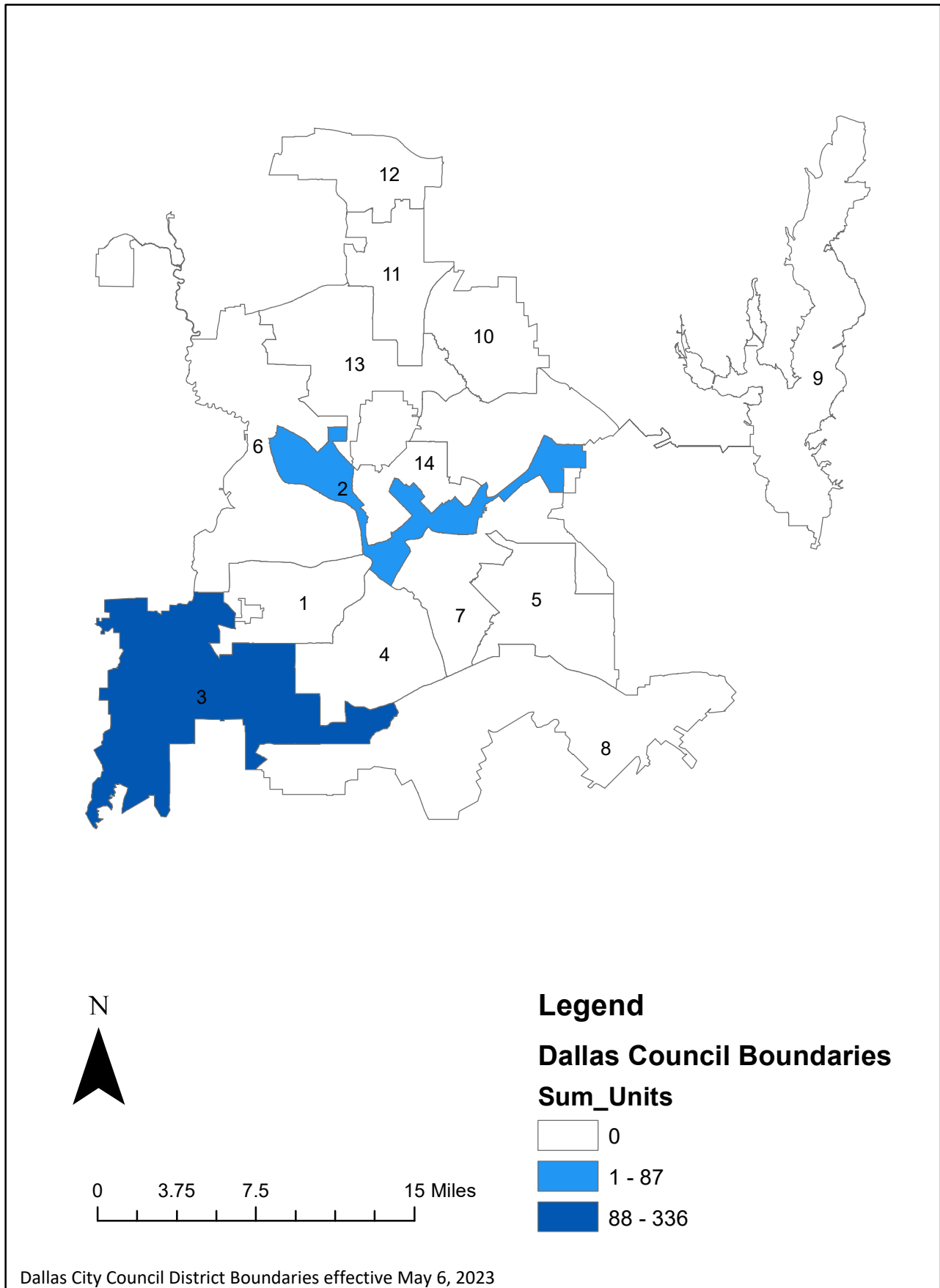
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Council District (Served)	1	2*	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI		5												
Units 81%+AMI		82	336											
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Women Owned Business Enterprise		1												
Minority Owned Business Enterprise														

*District 2: 82 Kiva East NOFA units overlap with MIHDB

*Fee in Lieu: Q1 included total fees collected to date



MIHDB Units Completed by Council District FY 2023-2024 Q2





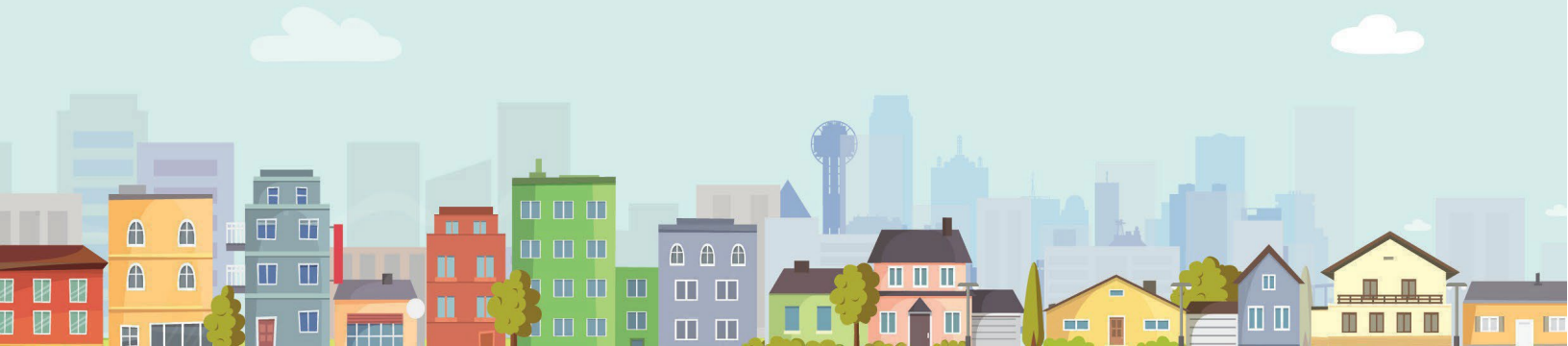
Housing and Neighborhood Revitalization

LAND BANK

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO	
Current Number of Lots Available	95
Lots Sold	0
Lots Built Out	0
All Units Underway/Under Construction	43
Developer Applications Received	5
Budget FY 23-24	\$1,035,737.00
Committed	\$14,300.00
Expensed	\$144,028.00
Prior Years Carryover	\$851,713.09
Total Remaining-to-date	\$524,126.00*

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI														
Units 81%+AMI														
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Women Owned Business Enterprise														
Minority Owned Business Enterprise														

*Total Remaining to date: Adjusted from Q1



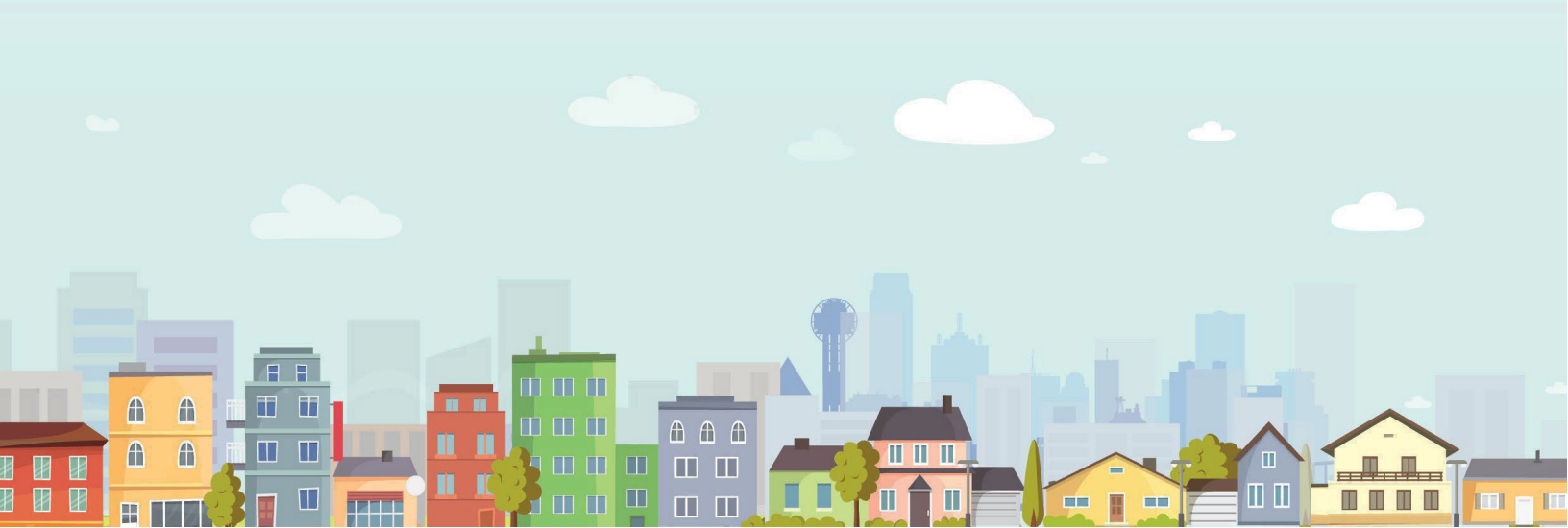


Housing and Neighborhood Revitalization

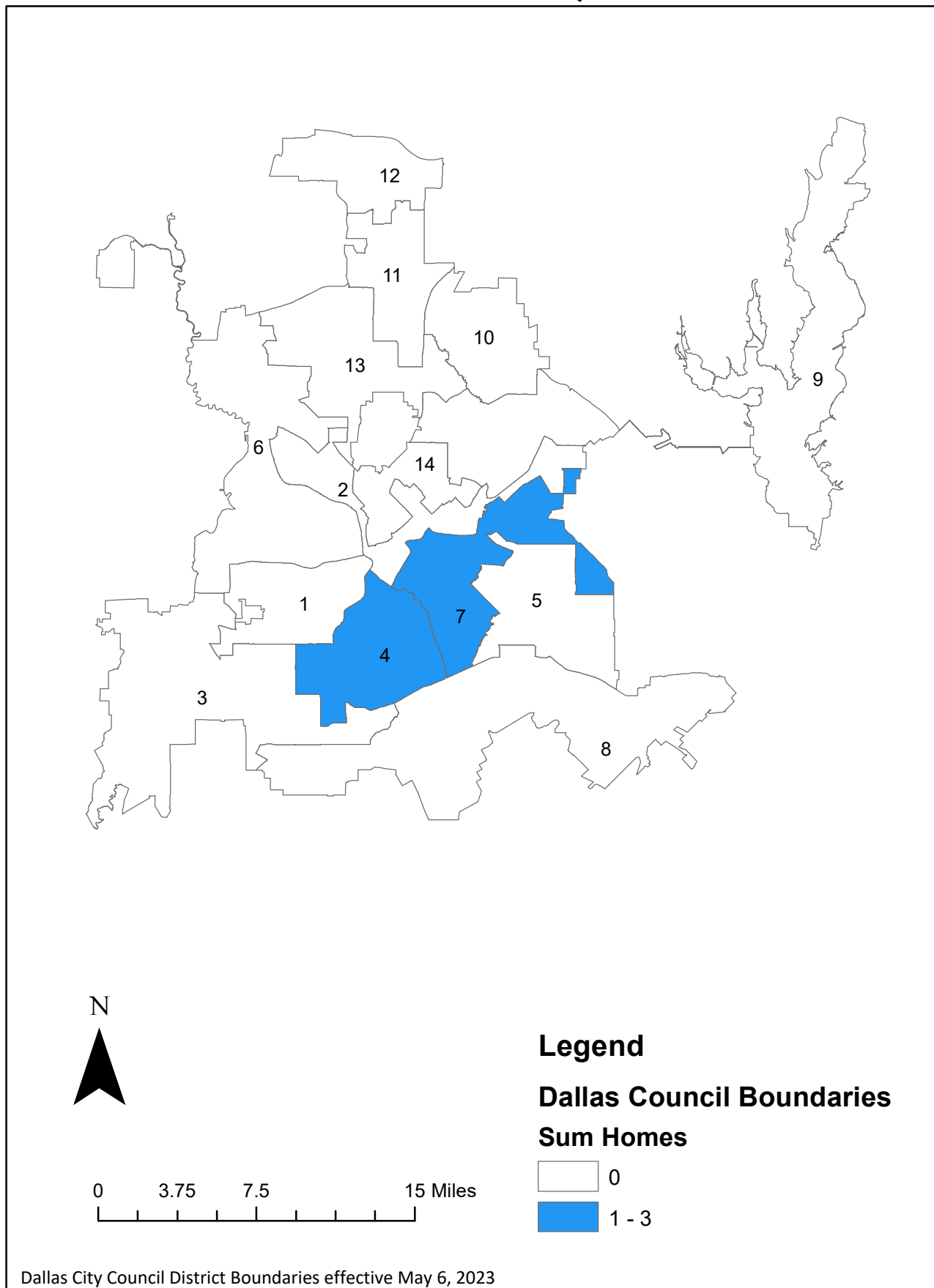
LAND TRANSFER

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO	
Current Number of Lots Available	3
Lots Sold	6
Lots Built Out	6
All Units Underway/Under Construction	272
Developer Applications Received	2
Total Budget Remaining	Fee study underway

QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Council District (Served)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Units 0-30% AMI														
Units 31-50% AMI														
Units 51-80% AMI							2							
Units 81%+AMI				3			1							
QUARTERLY PERFORMANCE MEASURES - QUARTERS ONE AND TWO														
Women Owned Business Enterprise														
Minority Owned Business Enterprise				2										



Land Transfer Homes Completed by Council District FY 2023-2024 Q2





City of Dallas

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

Agenda Information Sheet

File #: 24-1370

Item #: F.

Update on 1,000-unit Housing Challenge: Transit-Oriented Development sites located at 6601 South Lancaster Road, 4515 South Lancaster Road, 1900 Wheatland Road, 3015 Al Lipscomb Way, and 3039 Lancaster Road

[Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE April 23, 2024

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

SUBJECT **Update on the 1,000-Unit Housing Challenge**

The purpose of this memorandum is to provide a follow-up update from the March 25, 2024 Housing and Homelessness Solutions Committee meeting on the 1,000-Unit Housing Challenge sites as requested in a table format. Please see the attached chart on the five City-owned sites:

- 6601 South Lancaster Road
- 4515 South Lancaster Road
- 1900 Wheatland Road
- 3015 Al Lipscomb Way
- 3039 Lancaster Road

Should you have any questions or require additional information, please contact me or Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization cynthia.rogersellic@dallas.gov or 214-670-3601.

[Attachment]

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

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

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Update on the 1,000-Unit Housing Challenge

Property Address	CD	Proposal Submission Date	Developer	City Council Approval Date	Unit Mix	Total Units	Expected Completion	Project Status	Next Steps	Responsible Department(s)
1) 1900 Wheatland Road	8	No Proposer	No Proposer	N/A	N/A	N/A	See Next Steps	No proposal submitted for site	Development of the 3.7-acre site that fronts Lancaster Road is surrounded by an assemblage of privately owned land master planned as University Hills. ECO is currently working on an amendment to an incentive package to move project forward to include infrastructure and Phase 1 vertical development with a timeline of completion projected to be 7-10 years. Phases 3 and 4 will include the Wheatland parcel in the overall University Hills development. Completion of build-out (all phases) is expected to occur on a 20+ year timeline.	ECO
2) 3015 Al Lipscomb Way	7	01/21/2021	Brinshore Development, LLC	5/26/2021	•60 two-bedroom, and 20 three-bedroom unit multifamily project •20 units at 0%-30% AMI, 18 units at 31%-50% AMI, 20 units at 51%-60% AMI, and 12 market rate units	80	Withdrew	Due to the close proximity to heavy industrial adjacent to a multifamily development, the developer was unable to achieve the required points by the Texas Department of Housing and Community Affairs resulting in the denial of competitive housing tax credits.	Staff will explore options for potential development of site for City-led RFP for potential uses over the next six to eight months.	HOU
3) 3039 South Lancaster Road	4	No Proposer	No Proposer	N/A	N/A	N/A	See Next Steps	Office of Economic Development released a subsequent request for proposal in May 2022 for commercial development of property. In October 2022, City Council authorized development agreement with UCR Development along with gap funding from TIF incentives. Expected completion is early 2027.	Construction of new ground-up development of three free-standing retail/restaurant buildings to start December 2024.	ECO
4) 4515 South Lancaster Road	4	01/21/2021	Lavorro Acquisitions, LLC	05/26/2021	•26 studio, 193 one-bedroom, 106 two-bedroom, and 7 three-bedroom unit multi-family project •133 units at 80% AMI, 33 units at 60% AMI, and 166 units at market rate	332	Cancelled	Project has been cancelled. A key principal left the firm. A request to assign rights to another entity was not allowed per City's procurement rules. A new request for proposal will be issued at later date for the site.	Staff will explore options for potential development of site for City-led RFP or other procurement process for potential uses over the next six to eight months.	HOU

Property Address	CD	Proposal Submission Date	Developer	City Council Approval Date	Unit Mix	Total Units	Expected Completion	Project Status	Next Steps	Responsible Department(s)
5) 6601 South Lancaster Road	8	01/21/2021	Innovan Neighborhoods Consulting, LLC	05/26/2021	<ul style="list-style-type: none"> •118 two-bedroom/2.5 bath garden home (single-family detached townhomes), 66 three-bedroom/2.5 bath townhome, and 19 four-bedroom/3.5 bath garden home (single-family detached) •Square foot ranges from 1,150 – 1,900 across the three product types 	203	2028/2029	Currently, the developer's timeline on zoning case is anticipated for May/June 2024 to appear before City Planning and Zoning Commission and an August City Council agenda date.	Developer expects to submit full and complete development agreement with final scope of work and will request an incentive package to include NOFA funding from the City to close gap in capital stack over the next six months.	HOU



City of Dallas

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

Agenda Information Sheet

File #: 24-1367

Item #: G.

Office of Homeless Solutions and the Department of Housing & Neighborhood Revitalization Properties Update: projects located at Fort Worth Avenue, Independence Drive, Hampton Road, Vantage Point, and St. Paul

[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE April 23, 2024

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

SUBJECT **Office of Homeless Solutions and the Department of Housing and Neighborhood
Revitalization Properties Update**

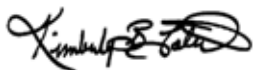
The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the five (5) properties currently in varying stages of development be reported on moving forward via a project tracker. Attached, please find a high-level overview of the listed properties, as of today:

- Fort Worth Avenue
- Independence Drive
- Hampton Road
- Vantage Point
- St Paul

As the properties continue through the phases of development the tables will be revised monthly with most current information. Should you have any questions, please contact me or Christine Crossley, Director, Office of Homeless Solutions, or Cythnia Rogers- Ellickson, Director of the Department of Housing and Neighborhood Revitalization.

[Attachment]

Putting Service First,



Kimberly Bizer Tolbert
Deputy City Manager

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

Ft Worth Ave.

Purchase Date - 12/23/2020

Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Evaluation of NOFA applications	March – May 2024	HOU	OCC, PUD, DSD, ECO, Code, and third-party underwriter	
Public hearing and CPC consideration of SUP renewal	May 2, 2024 (tentative)	PUD and OHS		Public hearing notices will be mailed to affected property owners on April 19, 2024
Council consideration to award contract for development of property	June 26, 2024	HOU and OHS		
Public hearing and Council consideration of SUP renewal	June 26, 2024	PUD and OHS		Public hearing notices will be mailed to affected property owners on June 7, 2024

Estimated Completion Date - TBD

Independence Rd				
Purchase Date – 3/31/2022				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Revising PSH NOFA application for release	June 2024	OHS and HOU	OHS, HOU, Consultants, and Housing Forward	Summer 2024 release of PSH NOFA
Estimated Completion Date - TBD				

Hampton Rd				
Purchase Date – 9/24/2022				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
This item is pending action by Councilmember Gracey, to include but not limited to community outreach feedback on next steps.				
Estimated Completion Date - TBD				

Vantage Point				
Purchase Date -				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Acquisition/Rehabilitation Completion	August 2023-May 2024	HOU	HOU	

Estimated Completion Date - TBD

St Paul				
Purchase Date – 08/19/1987				
Item	Key Dates / Deadline	OHS / Real Estate Performed on behalf of OHS	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Lease Agreement Sub Lease Agreement	December 6, 1985 June 18, 1986	Real Estate Real Estate	Agreement with CBD Properties-Dallas #8 Agreement with Family Gateway Center	Agreement to lease land & improvements w/option to purchase Amended on December 2, 1987
Acquisition authorized	August 19, 1987	Real Estate		
Five (5) year Lease Agreement	November 10, 1993	Real Estate	Agreement with Family Gateway Center	Amended agreement on November 17, 1998, to extend the term for an additional five-years
City and Center entered into a month-to-month Lease Agreement	January 2, 2004	Real Estate	Agreement with Family Gateway Center	
New ten (10) year Lease Agreement	September 27, 2006	Real Estate	Agreement with Family Gateway Center	Amended agreement on September 14, 2016, to extend the term for an additional ten-years

Facility Use Agreement	August 24, 2023	Real Estate led/OHS	Agreement with Family Gateway Center	
Termination of Lease authorization	October 11, 2023	Real Estate led/OHS	Family Gateway Center	City and Center mutually desire to terminate the Lease for the Property located at 711 South St. Paul Street, also known as 1722 Marilla Street
Currently working to obtain appraisal on property				
Estimated Completion Date - TBD				



City of Dallas

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

Agenda Information Sheet

File #: 24-1371

Item #: H.

Office of Homeless Solutions - Upcoming Agenda Item: a public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program and American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L Time Re-Housing Program

[Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



CITY OF DALLAS

DATE April 23, 2024

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

SUBJECT **Office of Homeless Solutions – Upcoming Agenda Item #PH3**

The purpose of this memorandum is to provide information regarding the following upcoming agenda item #PH3 on the April 24, 2024, City Council Agenda.

Following preliminary adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for the HOME ARPA Grant Funds for the R.E.A.L. Time Rehousing initiative on December 13, 2023, to move funds from Tenant Based Rental Assistance to Supportive Services budget line item, the Office of Homeless Solutions (OHS), Dallas Housing Authority (DHA), and Housing Forward jointly conducted additional analysis of the current dynamic rental and supportive services costs via review of several months of new monthly program cost analysis.

To ensure as much funding as possible is available to rehouse people experiencing homelessness, it has been decided to not move any funding from the Tenant Based Rental Assistance to the Supportive Services budget line items within DHA's contract. Housing Forward has instead identified other funding sources for the additional supportive service's costs.

In just one year, the R.E.A.L. Time Rehousing (RTR) Initiative contributed to a 14% reduction in unsheltered homelessness and a 32 % reduction in chronic homelessness because of the substantial increase in the number of individuals and families re-housed each month, housing over 6,000 individuals since it began as the Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative in 2021. Only 27% of all Continuum of Care regions in the United States reported reductions in homelessness between 2022 and 2023, and Dallas and Collin Counties was one of those regions because of aligned investment in the RTR initiative. As funding for this highly impactful initiative transitions to new, one-time, and sustainable funding sources, this approach creates additional rehousing opportunities with the limited funds remaining from the original DRTRR.

On April 24, 2024, the closure of the public hearing period on this item will be brought to City Council for approval. No further action will be bought to City Council on this item.

DATE April 23, 2024
SUBJECT **Office of Homeless Solutions – Upcoming Agenda Item #PH3**
PAGE **2 of 2**

Agenda Item #PH3

A public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,468,564.00 and to Administration and Planning in an amount not to exceed \$31,436.00, for a total amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L. Time Re-Housing Program - Financing: No cost consideration to the City (This item was held under advisement, with the public hearing open on January 24, 2024 and February 28, 2024).

Should you have any questions, please reach out to me or Christine Crossley, Director of the Office Homeless Solutions at Christine.Crossley@dallas.gov.

Putting Service First,



Kimberly Bizer Tolbert
Deputy City Manager

- c:
- | | |
|--|--|
| T.C. Broadnax, City Manager | Majed A. Al-Ghafry, Assistant City Manager |
| Tammy Palomino, City Attorney | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Mark Swann, City Auditor | Dr. Robert Perez, Assistant City Manager |
| Biliera Johnson, City Secretary | Jack Ireland, Chief Financial Officer |
| Preston Robinson, Administrative Judge | Genesis D. Gavino, Chief of Staff to the City Manager |
| Jon Fortune, Deputy City Manager | Directors and Assistant Directors |



City of Dallas

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

Agenda Information Sheet

File #: 24-1408

Item #: I.

Upcoming Agenda Item: Notice of Funding Availability (NOFA) Development Project - Tenison Lofts at Samuell Grand: Authorize the City Manager to execute a development loan agreement with Generation Housing Partners, LLC. and/or its affiliates in the amount of \$11,000,000.00 in Community Development Block Grant Disaster Recovery Funds for the development of Tenison Lofts at Samuell Grand, a 164-unit mixed income multi-family complex to be located at 3500-3632 Samuell Boulevard

[Darwin Wade, Assistant Director, Department of Housing & Revitalization]

Memorandum



CITY OF DALLAS

DATE April 23, 2024

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: NOFA Development Project – Tenison Lofts at Samuell
Grand**

The purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 22, 2024 to authorize the execution of a development loan agreement with TX Tenison 2024, Ltd., an affiliate of Generation Housing Partners, LLC (Applicant) in the amount of \$11,000,000.00 in Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Community Development Block Grant Disaster Recovery Funds (CDBG-DR) for the development of Tenison Lofts at Samuell Grand, a 164-unit mixed income multi-family complex located at 3500-3632 Samuell Boulevard, Dallas, Texas 75523 (Project).

BACKGROUND

TX Tenison 2024, Ltd., or its affiliate (Applicant), a to be formed Texas limited partnership, submitted a proposal under the City's Notice of Funds Availability (NOFA), as amended, to receive gap financing in the form of a cash flow loan to support the development and construction of Tenison Lofts at Samuell Grand, a 164-unit mixed-income, Class A multifamily complex. The NOFA was issued by the Department of Housing and Neighborhood Revitalization (Housing) in accordance with the City's Comprehensive Housing Policy (CHP), as amended by the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog (DHRC).

Housing administers programs to appropriately incentivize private investment for the development of quality, sustainable housing that is affordable to the residents of the City. Specifically, Housing administers the New Construction and Substantial Rehabilitation Program which, when necessary, seeks to provide financial assistance to new developments or to substantially rehabilitate existing developments. All projects seeking financial assistance are required to submit a Notice of Intent to apply for financial assistance through the NOFA to develop affordable homeownership and rental housing. As outlined in the NOFA, multiple sources of funding are available; however, proposed projects must meet specific thresholds to qualify for the use of a specific funding source. At minimum, each proposed project must be composed of at least five affordable units and must achieve a fundable score as outlined in the NOFA solicitation. The Project received a fundable score of 112.5 of 143 points.

In addition to NOFA funding, the Applicant, or an affiliate thereof, plans to utilize 2023 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits) from the Texas Department of Housing and Community Affairs (TDHCA) to acquire and construct the development. The City Council approved a Resolution of No Objection on February 14, 2024, by Resolution No. 24-0290. On September 12, 2023, the Dallas Housing Finance Corporation (DHFC) Board of Directors adopted a resolution declaring its intent to issue bonds for the property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board. The requested NOFA funds, if approved, will cover the gap created by recent market conditions, increased construction costs, and stabilize the viability and economics of the development.

The Applicant, a Texas-based developer, owner, and asset manager of Class A multi-family assets throughout the southwest. As a long-term owner, the Applicant has been involved in the development, construction, and management of over 4,000 units with a capitalization value of approximately \$385,000,000.00. The units include multi-story apartment properties for families, seniors, senior cottages, rehabilitation, and adaptive reuse developments. The Applicant has partnered with the DHFC in two other developments (Estates at Shiloh, Estates at Ferguson, and Westmoreland Station) and intends to use Asset Living Property Management to manage the development once completed. Asset Living Property Management has been in the residential property business for 36 years and has developed approximately 20,000 units and currently manages over 24,000 units.

When formed, TX Tenison 2024, Ltd., a Texas limited partnership and the general partner of which is anticipated to be TX Tenison 2024 GP, LLC, will be a single asset entity solely owned by the DHFC. A to-be-formed special limited partnership company will be a to-be-formed special limited partner. TX Tenison 2024 SLP will be owner of the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

The Applicant proposes to remove all existing buildings and/or structures and redevelop the property with a Class-A, new construction, mixed-income residential development of 164 units on 3.4 acres. The existing property(s) consists of a commercial strip center, with several existing businesses and associated parking. The units are comprised of 24 one-bedroom, 76 two-bedroom, and 64 three-bedroom units. The project will be a five-story wrap construction product. The units will include nine-foot ceilings, granite countertops, 100% masonry exteriors, Low-e thermal windows, low flow fixtures, ample storage, Energy Star appliances, faux wood flooring, ceiling fans, covered entries, open floor plans, and Berber carpet. Community amenities will include a state-of-the-art fitness center, community room, resort style pool, and computer learning center.

Onsite resident services will include free health and wellness classes, income tax preparation, food pantry, health fair and flu shots, weekly exercise classes, notary services, community and social events, bi-weekly after-school programming, and financial literacy classes.

The Applicant will work with the Office of Integrated Public Safety Solutions for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, the Applicant 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 unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	30%	6	\$519.00
1BR	50%	6	\$905.00
1BR	60%	6	\$1,099.00
1BR	70%	4	\$1,292.00
1BR	80%	2	\$1,486.00
2BR	30%	10	\$614.00
2BR	50%	12	\$1,078.00
2BR	60%	24	\$1,310.00
2BR	70%	20	\$1,542.00
2BR	80%	10	\$1,593.00
3BR	30%	8	\$702.00
3BR	50%	12	\$1,238.00
3BR	60%	14	\$1,506.00
3BR	70%	20	\$1,774.00
3BR	80%	10	\$1,798.00

Total development costs are anticipated to be approximately \$43,613,009.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$27,571,941.00 which is \$168,121.59 per unit.

Proposed Financing Sources	Amount
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Permanent Loan	\$ 18,290,057.00
Tax Credit Equity	\$ 12,643,339.00
City of Dallas CDBG-DR Loan	\$ 6,500,000.00
City of Dallas HOME Loan	\$ 1,000,865.51
City of Dallas CDBG Loan	\$ 3,499,134.49
Deferred Developer Fee	\$ 1,679,613.00
Total	\$ 43,613,009.00

Proposed Uses	Costs
Acquisition	\$ 4,505,000.00
Hard Costs	\$ 27,571,941.00
Soft Costs	\$ 904,460.00
Developer Fee	\$ 4,650,000.00
Financing Fees & Reserves	\$ 5,981,608.00
Total	\$ 43,613,009.00

After the development is complete, 24 of the 164 units to be made available to households earning 0.00%-30.00% Area Median Income (AMI), 30 of the 164 units to households earning 31.00% - 50.00% AMI, 44 of the 164 units to households earning 51.00% - 60.00% AMI, 44 of the 164 units to households earning 61.00% - 70.00% AMI, and 22 of the 164 units to households earning 71.00% - 80.00% AMI. CDBG and CDBG-DR regulations require 51% of the total number of units or 84 units be reserved for households earning at or below 80.00% AMI. A subset of these affordable units will be counted as HOME-assisted units as well. All CDBG, CDBG-DR, and HOME-assisted units must remain affordable for a minimum of 20 years secured by a restrictive covenant as required by the DHRC and federal guidelines to ensure long-term affordability.

In April 2022, the U.S. Department of Housing and Urban Development (HUD) announced that approximately \$24.4 million of Community Development Block Grant Disaster Recovery funding has been allocated to the City of Dallas under the second tranche of funds released from the Disaster Relief and Supplemental Appropriations Act of 2022. This funding was allocated to the City as a result of the winter and ice storm that occurred in February 2021.

On December 14, 2022, the City Council held a public hearing to receive public comments and approved the final adoption of the 2022 Community Development Block Grant Disaster Recovery (CDBG-DR) Budget and draft Action Plan to accept CDBG-DR funds from the U.S. Department of Housing and Urban Development which included New Construction - Multi-Unit funds by Resolution No. 22-1836.

DATE April 19, 2024
SUBJECT **Upcoming Agenda Item: NOFA Development Project – Tenison Lofts at Samuell Grand**
PAGE **5 of 5**

The CDBG-DR Funds must only be spent for necessary activities related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the “most impacted and distressed (MID)” areas of qualifying disasters. The entire City of Dallas is included in the MID. New construction of affordable housing is an eligible activity under HUD’s CDBG-DR policy as it clearly addresses a direct or indirect impact of the February 2021 winter and ice storm that resulted in damaged or destroyed available affordable housing stock in Dallas, TX.

The Project has been found to affirmatively further fair housing by the Office of Equity and Inclusion Fair Housing Division. Staff recommends approval of this item as it furthers the mixed-income housing goals of the DHP33, complies with the DHRC, meets the threshold requirements of the NOFA, and the financial gap has been confirmed by third-party underwriting.

Staff confirmed that this Project would not be feasible but for the City’s participation and that the Project furthers the goals of the DHP33. Staff recommends approval of this item to allow this mixed-income housing development to move forward.

Should you have any questions or require any additional information, please 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, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bazor Tolbert, Deputy City Manager
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 24-1368

Item #: J.

Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Bloc House Santa Fe Trail, a 92-unit mixed-income, multifamily development to be located at 4533 Willow Street (Project); and (2) enter into a seventy-five-year lease agreement with Bloc House Santa Fe Trail LLC or its affiliate for the development of the Project

[Albert Gonzalez, Dallas Public Facility Corporation Manager, Department of Housing & Neighborhood Revitalization]

Memorandum



CITY OF DALLAS

DATE April 19, 2024

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

SUBJECT **Upcoming Agenda Item: Dallas Public Corporation - Bloc House Santa Fe Trail**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 22, 2024 to authorize the Dallas Public Facility Corporation's (Corporation) acquisition, development and ownership of Bloc House Santa Fe Trail, a 92-unit mixed-income multifamily development to be located at 4533 Willow Street (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). The Project will reserve 40% of the units for residents earning less than 80% AMI, 10% of the units at 60% AMI, and the remaining 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

Bloc House Santa Fe Trail, LLC (Applicant), a Texas limited liability company, submitted an application to the Dallas Public Facility Corporation (Corporation) for the development of Bloc House Santa Fe Trail, a 92-unit mixed income multifamily development to be located at 4533 Willow Street (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 these units at 80%-AMI & 10% of these units at 60%-AMI.

The Applicant will be a limited liability company, Bloc House Santa Fe Trail LLC. Bloc House Santa Fe Trail LLC. The LLC is a partnership between Bloc House, Madison Partners and Crimson Building Company. Each partner is Texas-based with real estate development and multifamily construction experience, as well as commercial and mixed-use projects. Their current portfolio includes 5 multifamily projects in Dallas totaling approximately 600 units.

The property is a 92-unit low-rise multifamily development in East Dallas, just north of Fair Park and bordering the City's equity target area #1. The Project will be situated on

DATE April 19, 2024

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 4**

1.49 acres on Willow Street, along the Santa Fe Trail. Amenities will include a clubhouse, green space, fitness center and community events. The Project is accessible to DART bus stops and bike trail.

The Project has been re-zoned for multifamily development without any opposition to the request. Bloc House has held three meetings with the surrounding neighborhoods and has received significant support from each neighborhood group. The project also has the support of from the Board of the Friend of the Santa Fe Trail. 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 anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
Studio	60%	9	\$1,136.00
Studio	80%	40	\$1,444.00
Studio	Market	37	\$1,510.00
2BR	50%	3	\$1,283.00
2BR	80%	3	\$1,473.00

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. This project also aims to provide a small number of units serving households at 50% AMI and below.

Total development costs are anticipated to be approximately \$14,682,259.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$8,246,321.00, which is \$89,634.00 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$8,804,568.00
Developer/Investor Equity	\$5,877,691.00
Total	\$14,682,259.00

DATE April 19, 2024

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 4**

Proposed Uses	Amount
Development Costs	\$8,246,321.00
Land Acquisition	\$2,265,684.00
Soft Costs/Other Costs	\$3,757,954.00
Contingency	\$412,300.00
Total	\$14,682,259.00

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 \$10,393,005.00 in revenues over the 75 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 \$58,398.00 and increasing by 3% annually upon stabilization; (4) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project; and (5) 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 2023 City tax bill for this property (8 parcels) is \$7,607 and the 75-year estimate of foregone taxes is \$23,549,377.00. However, the workforce housing rental savings of \$51,753,912.00 over 75 years and the estimated \$10,393,005.00 in revenues provides the City with \$62,146,917.00 in benefits that outweigh the foregone revenue. Without the Dallas Public Facility Corporation's participation in this project, the project would require a subsidy of approximately \$28.6 million over the same period.

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

DATE April 19, 2024
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 **4 of 4**

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 March 26, 2024, 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.Rogers.Ellic@Dallas.gov or 214-670-3601.



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

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
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Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Bloc House Santa Fe Trail

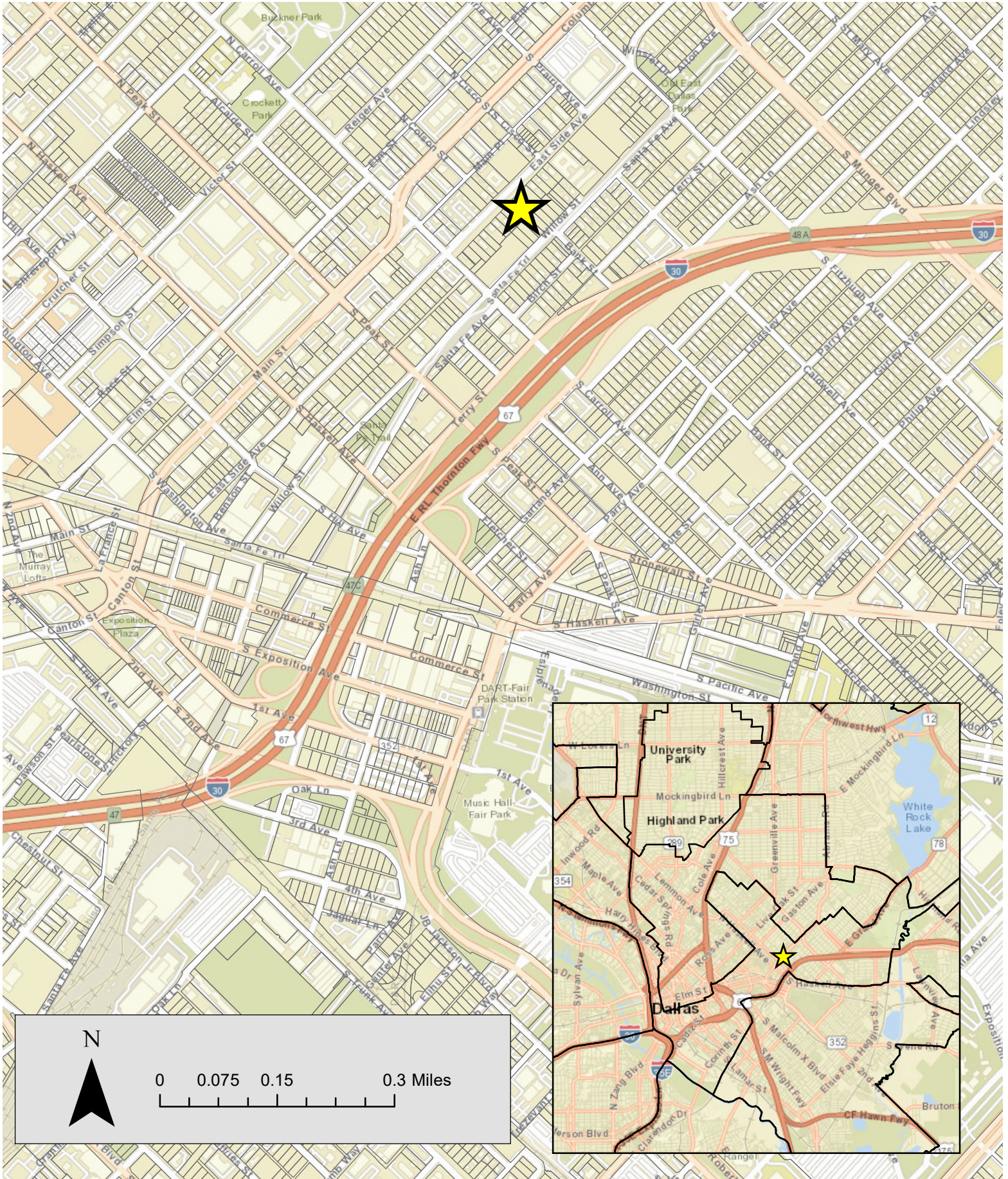


Exhibit A
Dallas Public Facility Corporation - Blochouse Santa Fe Trail
75-Year Estimates



	Y15 TTL	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15
COD Property Taxes	\$ 1,491,052	\$ 7,607	\$ 44,719	\$ 92,121	\$ 94,885	\$ 97,731	\$ 100,663	\$ 103,683	\$ 106,793	\$ 109,997	\$ 113,297	\$ 116,696	\$ 120,197	\$ 123,803	\$ 127,517	\$ 131,343
Rent Savings	\$ 3,168,897	\$ -	\$ -	\$ 202,903	\$ 208,990	\$ 215,260	\$ 221,718	\$ 228,369	\$ 235,220	\$ 242,277	\$ 249,545	\$ 257,031	\$ 264,742	\$ 272,685	\$ 280,865	\$ 289,291
Acquisition Fee	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 621,057	\$ -	\$ -	\$ 39,766	\$ 40,959	\$ 42,188	\$ 43,453	\$ 44,757	\$ 46,100	\$ 47,483	\$ 48,907	\$ 50,374	\$ 51,886	\$ 53,442	\$ 55,045	\$ 56,697
Annual TTL Revenue	\$ 871,057	\$ 250,000	\$ -	\$ 39,766	\$ 40,959	\$ 42,188	\$ 43,453	\$ 44,757	\$ 46,100	\$ 47,483	\$ 48,907	\$ 50,374	\$ 51,886	\$ 53,442	\$ 55,045	\$ 56,697
Benefits (Sav. + Rev.)	\$ 4,039,954	\$ 250,000	\$ -	\$ 242,669	\$ 249,949	\$ 257,448	\$ 265,171	\$ 273,126	\$ 281,320	\$ 289,759	\$ 298,452	\$ 307,406	\$ 316,628	\$ 326,127	\$ 335,911	\$ 345,988

	Y30 TTL	Y16	Y17	Y18	Y19	Y20	Y21	Y22	Y23	Y24	Y25	Y26	Y27	Y28	Y29	Y30
COD Property Taxes	\$ 4,007,166	\$ 135,283	\$ 139,341	\$ 143,522	\$ 147,827	\$ 152,262	\$ 156,830	\$ 161,535	\$ 166,381	\$ 171,372	\$ 176,513	\$ 181,809	\$ 187,263	\$ 192,881	\$ 198,667	\$ 204,627
Rent Savings	\$ 8,710,813	\$ 297,970	\$ 306,909	\$ 316,116	\$ 325,600	\$ 335,368	\$ 345,429	\$ 355,792	\$ 366,465	\$ 377,459	\$ 388,783	\$ 400,447	\$ 412,460	\$ 424,834	\$ 437,579	\$ 450,706
Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 1,707,191	\$ 58,398	\$ 60,150	\$ 61,954	\$ 63,813	\$ 65,727	\$ 67,699	\$ 69,730	\$ 71,822	\$ 73,976	\$ 76,196	\$ 78,482	\$ 80,836	\$ 83,261	\$ 85,759	\$ 88,332
Annual TTL Revenue	\$ 1,957,191	\$ 58,398	\$ 60,150	\$ 61,954	\$ 63,813	\$ 65,727	\$ 67,699	\$ 69,730	\$ 71,822	\$ 73,976	\$ 76,196	\$ 78,482	\$ 80,836	\$ 83,261	\$ 85,759	\$ 88,332
Benefits (Sav. + Rev.)	\$ 10,668,004	\$ 356,368	\$ 367,059	\$ 378,070	\$ 389,413	\$ 401,095	\$ 413,128	\$ 425,522	\$ 438,287	\$ 451,436	\$ 464,979	\$ 478,928	\$ 493,296	\$ 508,095	\$ 523,338	\$ 539,038

	Y45 TTL	Y31	Y32	Y33	Y34	Y35	Y36	Y37	Y38	Y39	Y40	Y41	Y42	Y43	Y44	Y45
COD Property Taxes	\$ 7,927,188	\$ 210,766	\$ 217,089	\$ 223,602	\$ 230,310	\$ 237,219	\$ 244,336	\$ 251,666	\$ 259,216	\$ 266,992	\$ 275,002	\$ 283,252	\$ 291,750	\$ 300,502	\$ 309,517	\$ 318,803
Rent Savings	\$ 17,344,938	\$ 464,227	\$ 478,154	\$ 492,499	\$ 507,274	\$ 522,492	\$ 538,167	\$ 554,312	\$ 570,941	\$ 588,069	\$ 605,711	\$ 623,883	\$ 642,599	\$ 661,877	\$ 681,734	\$ 702,186
Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 3,399,352	\$ 90,982	\$ 93,711	\$ 96,523	\$ 99,418	\$ 102,401	\$ 105,473	\$ 108,637	\$ 111,896	\$ 115,253	\$ 118,711	\$ 122,272	\$ 125,940	\$ 129,718	\$ 133,610	\$ 137,618
Annual TTL Revenue	\$ 3,649,352	\$ 90,982	\$ 93,711	\$ 96,523	\$ 99,418	\$ 102,401	\$ 105,473	\$ 108,637	\$ 111,896	\$ 115,253	\$ 118,711	\$ 122,272	\$ 125,940	\$ 129,718	\$ 133,610	\$ 137,618
Benefits (Sav. + Rev.)	\$ 20,994,291	\$ 555,209	\$ 571,865	\$ 589,021	\$ 606,692	\$ 624,893	\$ 643,640	\$ 662,949	\$ 682,837	\$ 703,322	\$ 724,422	\$ 746,155	\$ 768,539	\$ 791,595	\$ 815,343	\$ 839,804

	Y60 TTL	Y46	Y47	Y48	Y49	Y50	Y51	Y52	Y53	Y54	Y55	Y56	Y57	Y58	Y59	Y60
COD Property Taxes	\$ 14,034,454	\$ 328,367	\$ 338,218	\$ 348,364	\$ 358,815	\$ 369,580	\$ 380,667	\$ 392,087	\$ 403,850	\$ 415,965	\$ 428,444	\$ 441,298	\$ 454,537	\$ 468,173	\$ 482,218	\$ 496,684
Rent Savings	\$ 30,796,624	\$ 723,251	\$ 744,949	\$ 767,297	\$ 790,316	\$ 814,026	\$ 838,446	\$ 863,600	\$ 889,508	\$ 916,193	\$ 943,679	\$ 971,989	\$ 1,001,149	\$ 1,031,183	\$ 1,062,119	\$ 1,093,982
Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 6,035,685	\$ 141,747	\$ 145,999	\$ 150,379	\$ 154,890	\$ 159,537	\$ 164,323	\$ 169,253	\$ 174,330	\$ 179,560	\$ 184,947	\$ 190,496	\$ 196,210	\$ 202,097	\$ 208,160	\$ 214,404
Annual TTL Revenue	\$ 6,285,685	\$ 141,747	\$ 145,999	\$ 150,379	\$ 154,890	\$ 159,537	\$ 164,323	\$ 169,253	\$ 174,330	\$ 179,560	\$ 184,947	\$ 190,496	\$ 196,210	\$ 202,097	\$ 208,160	\$ 214,404
Benefits (Sav. + Rev.)	\$ 37,082,309	\$ 864,998	\$ 890,948	\$ 917,676	\$ 945,206	\$ 973,563	\$ 1,002,769	\$ 1,032,853	\$ 1,063,838	\$ 1,095,753	\$ 1,128,626	\$ 1,162,485	\$ 1,197,359	\$ 1,233,280	\$ 1,270,278	\$ 1,308,387

	Y75 TTL	Y61	Y62	Y63	Y64	Y65	Y66	Y67	Y68	Y69	Y70	Y71	Y72	Y73	Y74	Y75
COD Property Taxes	\$ 23,549,377	\$ 511,585	\$ 526,932	\$ 542,740	\$ 559,023	\$ 575,793	\$ 593,067	\$ 610,859	\$ 629,185	\$ 648,060	\$ 667,502	\$ 687,527	\$ 708,153	\$ 729,398	\$ 751,280	\$ 773,818
Rent Savings	\$ 51,753,912	\$ 1,126,802	\$ 1,160,606	\$ 1,195,424	\$ 1,231,287	\$ 1,268,225	\$ 1,306,272	\$ 1,345,460	\$ 1,385,824	\$ 1,427,399	\$ 1,470,221	\$ 1,514,327	\$ 1,559,757	\$ 1,606,550	\$ 1,654,746	\$ 1,704,389
Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 10,143,005	\$ 220,837	\$ 227,462	\$ 234,285	\$ 241,314	\$ 248,553	\$ 256,010	\$ 263,690	\$ 271,601	\$ 279,749	\$ 288,142	\$ 296,786	\$ 305,689	\$ 314,860	\$ 324,306	\$ 334,035
Annual TTL Revenue	\$ 10,393,005	\$ 220,837	\$ 227,462	\$ 234,285	\$ 241,314	\$ 248,553	\$ 256,010	\$ 263,690	\$ 271,601	\$ 279,749	\$ 288,142	\$ 296,786	\$ 305,689	\$ 314,860	\$ 324,306	\$ 334,035
Benefits (Sav. + Rev.)	\$ 62,146,917	\$ 1,347,638	\$ 1,388,067	\$ 1,429,709	\$ 1,472,601	\$ 1,516,779	\$ 1,562,282	\$ 1,609,151	\$ 1,657,425	\$ 1,707,148	\$ 1,758,362	\$ 1,811,113	\$ 1,865,447	\$ 1,921,410	\$ 1,979,052	\$ 2,038,424



City of Dallas

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

Agenda Information Sheet

File #: 24-1372

Item #: K.

Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 21, 2024 through October 22, 2024

Housing & Homelessness Solutions Committee Forecast

Committee Date	Briefing Item/ Report	Presenter(s)
May 21 st	Briefing Memorandum: HFC – Mondello (TEFRA)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Cornerstone	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Office of Homeless Solutions – Update: The Bridge Homeless Recovery Center Good Neighbor Agreement	Christine Crossley, Director, Office of Homeless Solutions
	Briefing Memorandum: HFC – HighLine Illinois (TEFRA)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: HFC – Tenison Lofts (TEFRA)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: HFC – West Virginia Apartments (TEFRA)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: HFC – Waterford at Goldmark (TEFRA)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Park at North Point	Aaron Equinto, HFC Administrator, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Cypress Creek at Forest Lane	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: HFC – Legacy on Kiest (RONO)	Aaron Equinto, HFC Administrator, Department of Housing & Neighborhood Revitalization
	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization
Briefing Memorandum: Master Lease Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization	

	Briefing Presentation: Office of Homeless Solutions Budget Presentation	Christine Crossley, Director, Office of Homeless Solutions
June 24 th	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: PFC Update	Cynthia Rogers-Ellickson, (I) Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: Housing and Neighborhood Revitalization Dashboard	Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: General Fund Budget	Cynthia Rogers-Ellickson, (I) Director, Housing & Neighborhood Revitalization
	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, President & CEO, Housing Forward
	Briefing Memorandum: Temporary and Alternate Housing Update	Christine Crossley, Director, Office of Homeless Solutions
	Briefing Presentation: Dallas County Presentation: Local Data on The Cost of Homelessness (working title)	Dr. Phillip Huang, MD, MPH, Director, Health Authority, Dallas County
	Briefing Presentation: Central Library Activities for the Unsheltered Population (tentative title)	Jo Guidice, Director, Dallas Public Libraries
	Briefing Memorandum: 2929 South Hampton Road: Options and Next Steps	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization
August 26 th	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: Community Land Trust	Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization; Linda McMahon, TREC
	Briefing Memorandum: Housing & Neighborhood Revitalization Quarterly Report	Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization

	Briefing Presentation: DHP33 Update Quarterly Report	Thor Erickson, Assistant Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: HFC Overview	Cynthia Rogers-Ellickson, (I) Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: HFC Paradise Gardens (RONO)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
September 23 rd	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization
	Briefing Memorandum: Land Bank Annual Plan	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
	Briefing Presentation: Dallas Homebuyer Assistance Program (DHAP)	Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization
October 22 nd	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Neighborhood Revitalization Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Neighborhood Revitalization
	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, President & CEO, Housing Forward
	Briefing Presentation: State of Housing & Yearly Update	Cynthia Rogers-Ellickson, (I) Director, Housing & Neighborhood Revitalization