

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, FEBRUARY 24, 2025

25-0014

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

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

ABSENT: [0]

The meeting was called to order at 9:07 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 11:53 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.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, FEBRUARY 24, 2025

EXHIBIT A

RECEIVED

2025 FEB 20 PM 5:08

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250205

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

**February 24, 2025
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 *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (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:6/28/24

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

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

The meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv. The public may also listen to the meeting as an attendee at the following video conference link:

Call to Order

MINUTES

1. [25-670A](#) Approval of the January 28, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [25-744A](#) A Right to Stay - Dallas Neighborhood Anti-Displacement Toolkit for Dallas neighborhoods experiencing gentrification and displacement
[James Armstong III, President & CEO, Builders of Hope CDC; Stephanie Champion, Chief of Community Development & Policy, Builders of Hope CDC]

Attachments: [Presentation](#)

BRIEFING MEMOS

- B. [25-745A](#) Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

- C. [25-746A](#) Upcoming Items on the March 26, 2025 City Council Agenda: Authorize the Dallas Public Facility Corporation (1) to acquire an improved property, develop and own The Humphreys, a 322-unit mixed-income multifamily development to be located at 5339 Alpha Rd. Dallas, TX 75240 (Project); and (2) enter into a 75 year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project [Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development; Jaclyn Schroeder, Administrator (I), Department of Housing & Community Development]

Attachments: [Memorandum](#)

FORECAST

- D. [25-753A](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for March 24, 2025 through August 25, 2025

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
MONDAY, FEBRUARY 24, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

MINUTES

Item 1: Approval of the January 28, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember Gracey and unanimously adopted. (Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

BRIEFING ITEMS

Item A: A Right to Stay - Dallas Neighborhood Anti-Displacement Toolkit for Dallas neighborhoods experiencing gentrification and displacement

The following individuals briefed the committee on the item:

- James Armstong III, President & CEO, Builders of Hope CDC;
- Stephanie Champion, Chief of Community Development & Policy, Builders of Hope CDC;
- Thor Erickson, Assistant Director, Department of Housing & Community Development; and
- Cynthia Rogers- Ellickson, Director, Housing & Community Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

BRIEFING MEMOS

- Item B: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road
- Item C: Upcoming Items on the March 26, 2025 City Council Agenda: Authorize the Dallas Public Facility Corporation (1) to acquire an improved property, develop and own The Humphreys, a 322-unit mixed-income multifamily development to be located at 5339 Alpha Rd. Dallas, TX 75240 (Project); and (2) enter into a 75 year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

FORECAST

Item D: Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for March 24, 2025 through August 25, 2025

The committee did not discuss the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, FEBRUARY 24, 2025

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 25-744A

Item #: A.

A Right to Stay - Dallas Neighborhood Anti-Displacement Toolkit for Dallas neighborhoods experiencing gentrification and displacement

[James Armstong III, President & CEO, Builders of Hope CDC; Stephanie Champion, Chief of Community Development & Policy, Builders of Hope CDC]



A RIGHT TO STAY

Dallas
Neighborhood
Anti-Displacement
Toolkit

James Armstrong III
President & CEO, Builders of Hope CDC

Stephanie Champion
Chief of Community Development & Policy, Builders of Hope CDC

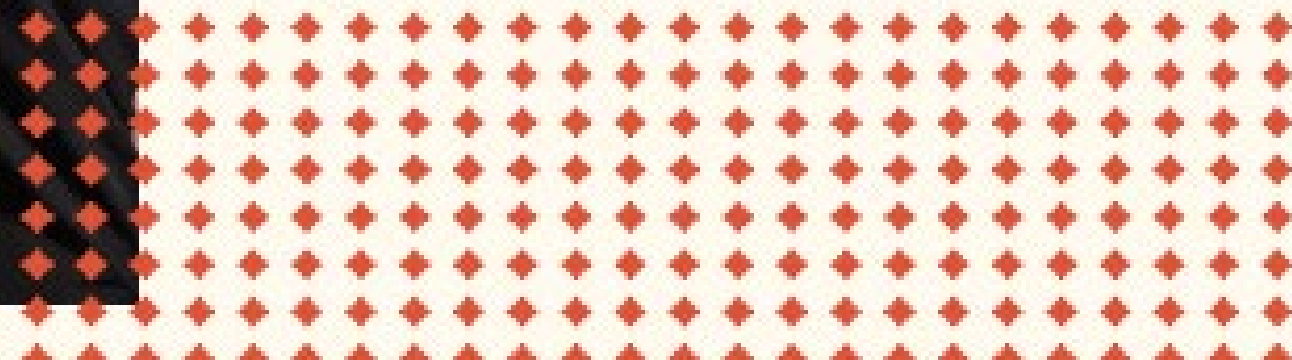


Acknowledgment of Land and People



Project Background

- In 2022, Builders of Hope CDC (BOHCDC) set out to create a citywide Anti-Displacement Toolkit to address the specific needs of Dallas neighborhoods experiencing gentrification and displacement
- Collaborative partnership with policy experts, data professionals, engagement specialists, and community stakeholders across the city
- Work is privately funded by generous grants from the JPMorgan Chase Foundation and The Dallas Foundation



Project Team



Policy Advisors

Heather Way
Dr. Cullum Clark



Data Partners

Dallas College Labor Market
Intelligence Center (LMIC)

Reinvestment Fund



Communications & Engagement Specialists

CoSpero Consulting
The Shearer Group
Vector Strategies



Advisory Committee

Carina Arellano	Don Payton
Priscilla Escobedo	Diane Ragsdale
Matt Houston	Joli Robinson
Jonathan Maples	Giovanni Valderas
Mark Melton	Hosanna Yemiru
Maggie Parker	

A RIGHT TO STAY

VISION STATEMENT

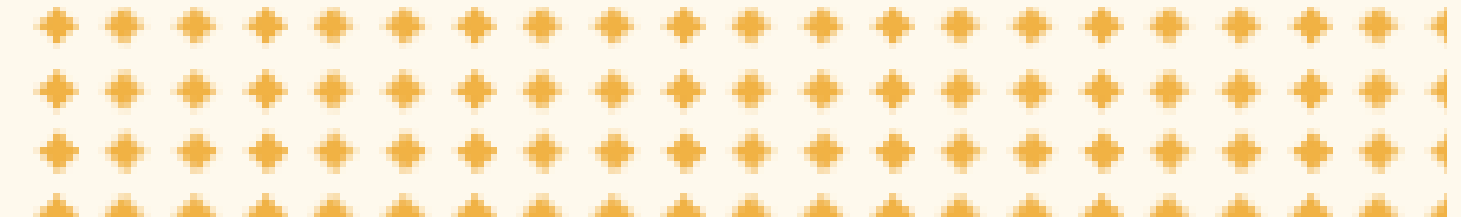
A Right to Stay aims to create lasting and impactful policy change within the city of Dallas ensuring that:

- Vulnerable residents in historically marginalized communities have the **right to stay** and the **opportunity to return** to their neighborhoods in the face of rapid development and rising housing costs.
- Over time, opportunities remain for **new low - income residents** to move into the community.
- All residents, but especially those **most vulnerable to displacement**, have a meaningful role in shaping the future of their neighborhoods.



DEFINING GENTRIFICATION

Gentrification is a *process of neighborhood change* in which:

- ◆ New investment floods a historically marginalized neighborhood;
 - ◆ Property values rise, increasing housing costs and reducing the supply of affordable units;
 - ◆ The neighborhood is physically transformed through the influx of new, higher-end construction;
 - ◆ Neighborhood demographics shift as new, higher-income residents move in;
 - ◆ Existing low-income residents, often Black or Latino, are directly or indirectly displaced; and
 - ◆ The cultural character of the neighborhood is fundamentally altered.
- 



DEFINING DISPLACEMENT

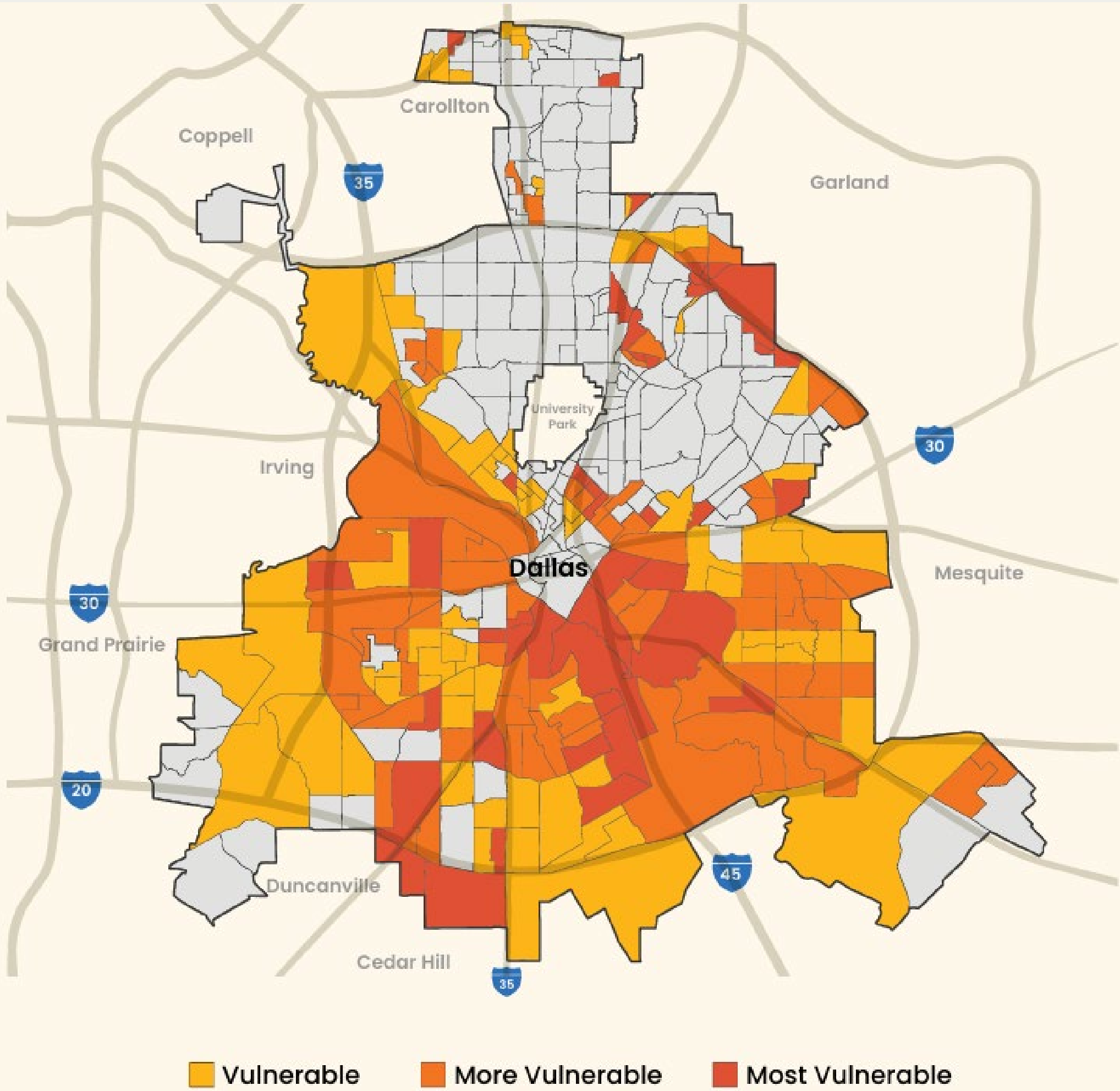
- ◆ Direct Displacement
- ◆ Indirect Displacement
- ◆ Cultural Displacement



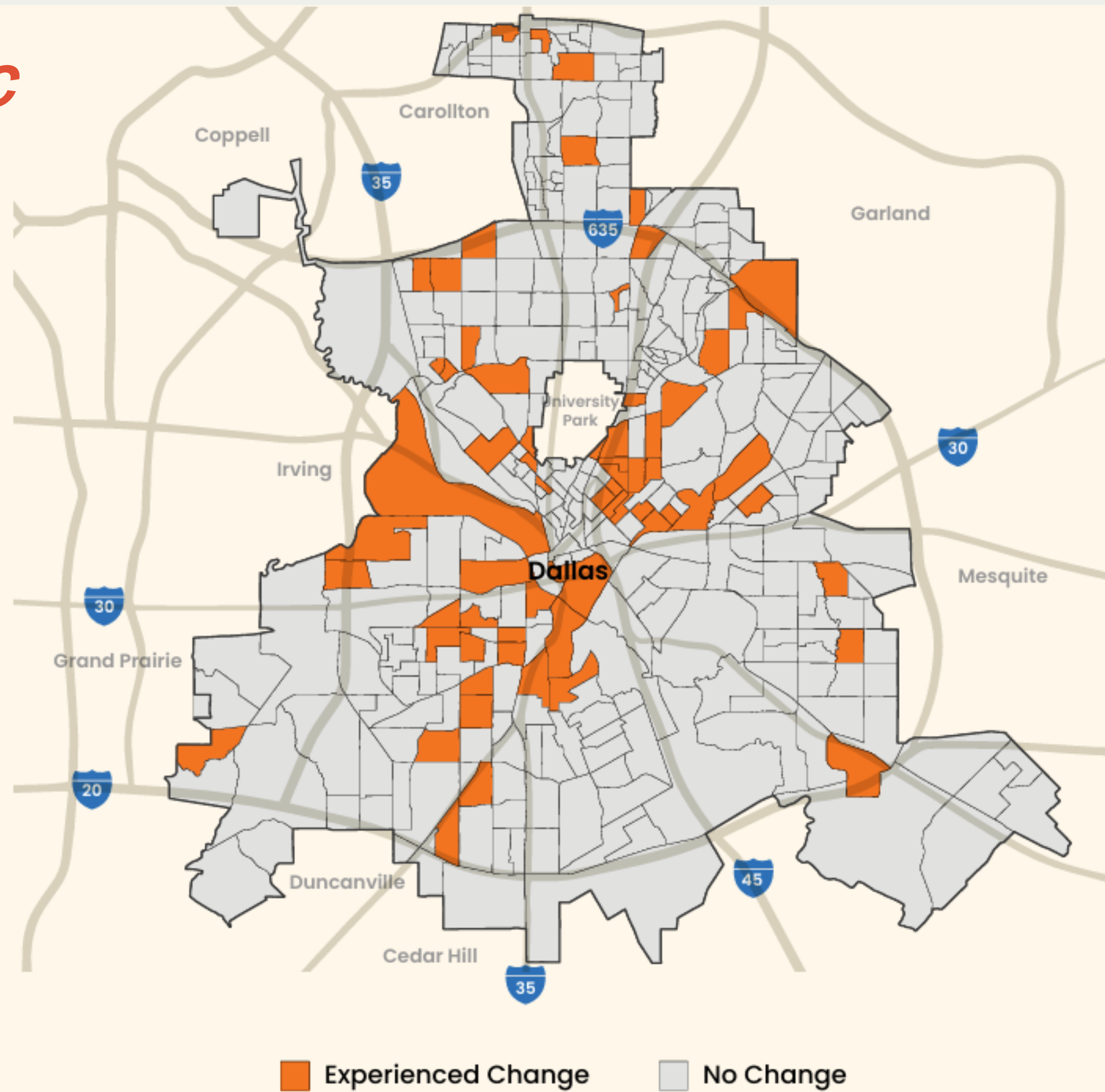
THREE PART GENTRIFICATION ANALYSIS

- 1 Vulnerability**
Where vulnerable populations live
- 2 Demographic Change**
Which neighborhoods have experienced demographic change
- 3 Housing Market Change**
Strength and growth of neighborhood housing markets

Vulnerability

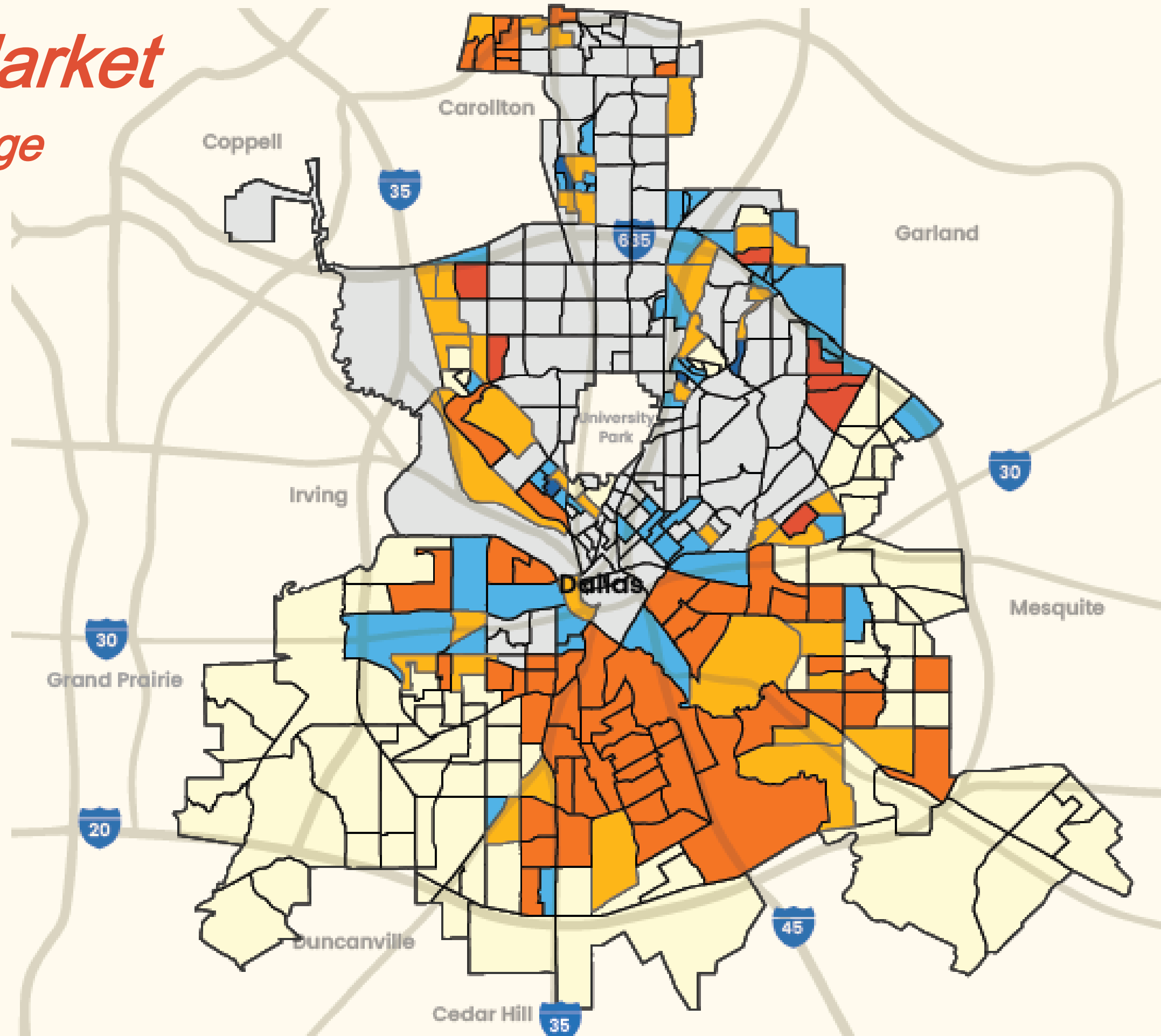


Demographic Change



Housing Market

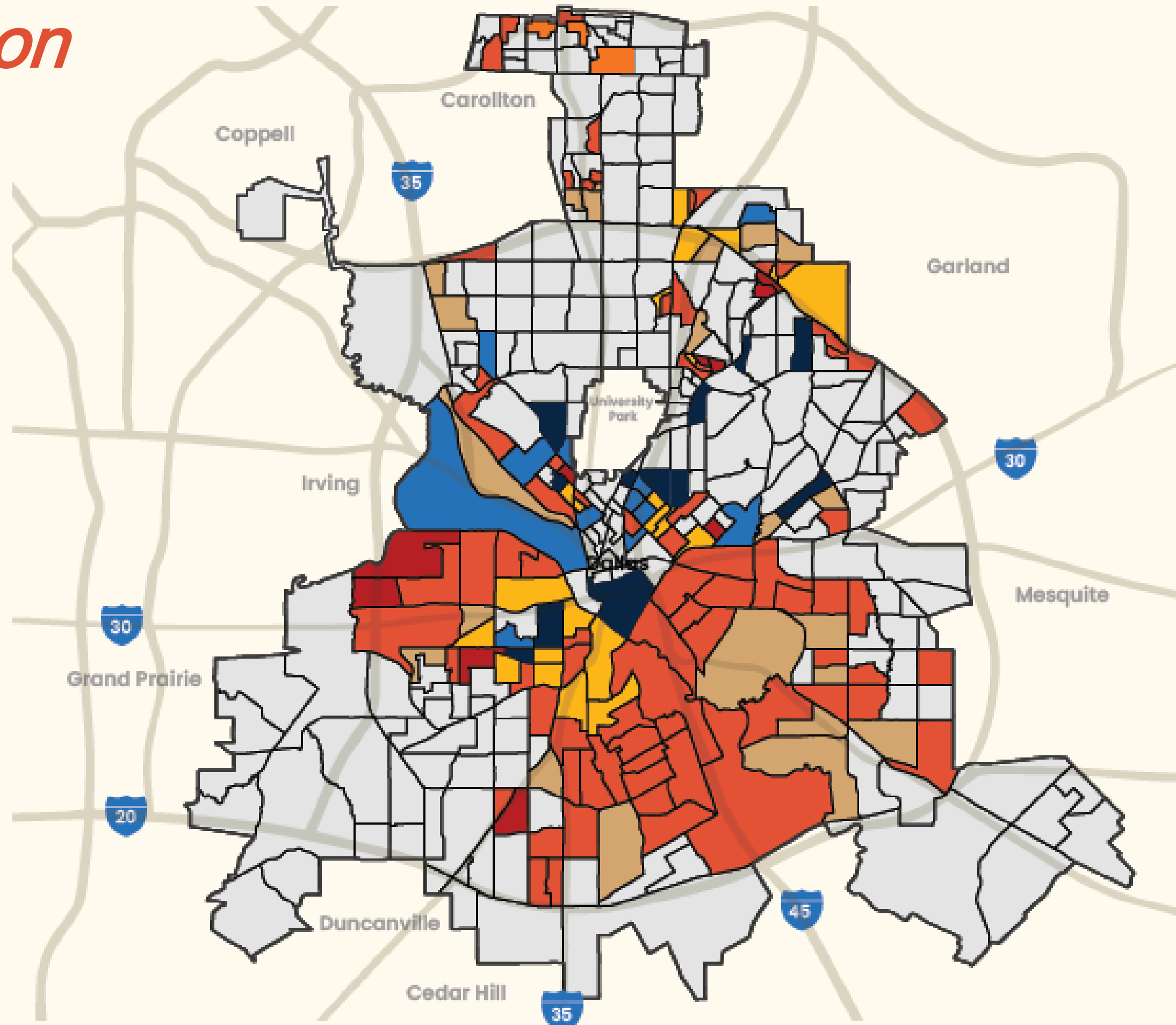
Strength & Change





- Appreciated Home Value
- Accelerating Home Value
- Adjacent

- Appreciated Rent
- Accelerating Rent
- Stable
- Sustained

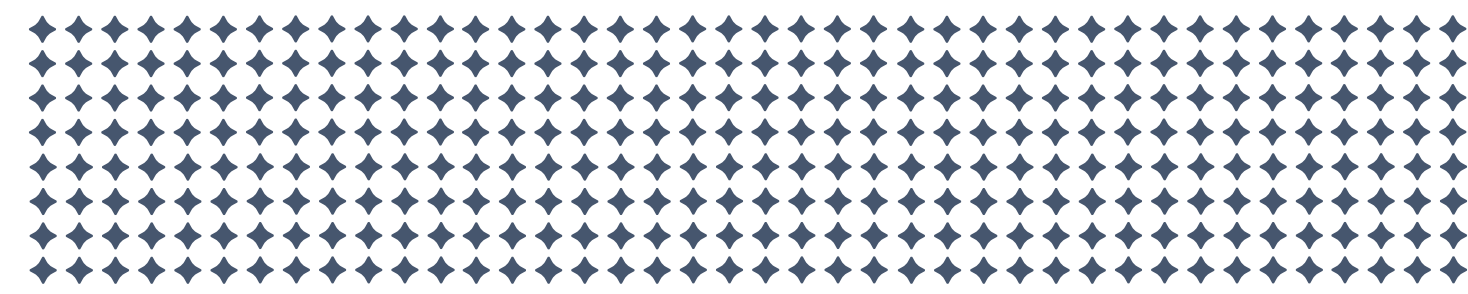
Gentrification Typology



-  Susceptible
-  Early Type 1
-  Early Type 2

-  Dynamic
-  Late
-  Historic Loss

FINDINGS

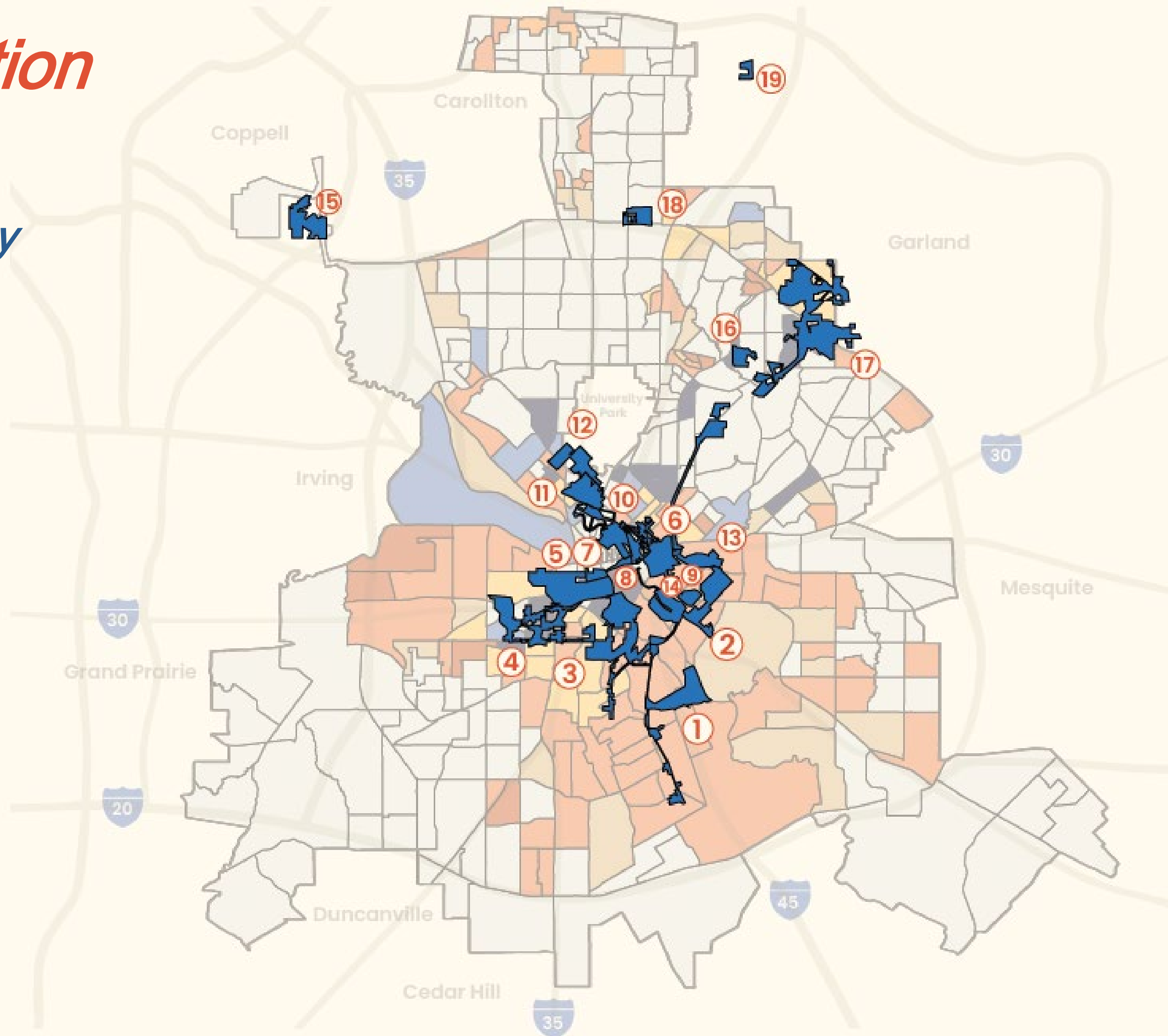


- *Displacement pressures are varied and widespread throughout Dallas*
- *One in five Dallas neighborhoods are in the early stages of gentrification primarily, though not exclusively, located in the southern sector of the city* -
- *One in ten Dallas neighborhoods are in the dynamic or late stages of gentrification*
- *Fourteen neighborhoods are classified as continued or historic loss*
- *Indicators that illustrate increased pressure include: proximity to urban core and the location and presence of targeted public investments*



A RIGHT TO STAY

Gentrification Typology With TIF Overlay



-  Susceptible
-  Early Type 1
-  Early Type 2

-  Dynamic
-  Late
-  Historic Loss

POLICY GOALS



1

Protecting vulnerable residents from direct displacement

2

Preserving and constructing affordable housing that is appropriately targeted to existing and future vulnerable residents

3

Building and resourcing community power to promote neighborhood self-determination and community stewardship of land and business development

Policy Highlights

A RIGHT
TO STAY

1 Protecting Vulnerable Residents From Direct Displacement

A. Protecting Vulnerable Renters:

Emergency Rental and Relocation Assistance Programs

Enhanced Legal Protections for Tenants

Neighborhood Stabilization Voucher Programs

Community Preference Policies

B. Protecting Vulnerable Homeowners:

Homestead Preservation Centers and Exemption Enrollment Programs

Property Tax Relief Funds

Targeted Home Repair Programs

Fair Lending Education and Enforcement

C. Increasing Access To Homeownership:

Anti-Displacement Home Buyer Assistance Programs

Community Homeownership Loan Funds

Policy Highlights

A RIGHT
TO STAY

2 Preserving And Constructing Affordable Housing That Is Appropriately Targeted To Existing And Future Vulnerable Residents

A. Preserving Existing Affordable Housing:

Affordable Housing Preservation Network

Citywide Database to Track At-Risk Properties

Displacement-Mitigation Zoning Overlay

Targeted Home Repair Programs

B. Creating New Affordable Housing:

Public Land for Affordable Housing Policy

Strategic Land Banking

Comprehensive Density Bonus Program

C. Making Sure Affordable Housing Programs Serve Vulnerable Residents

Right-Priced Affordable Housing Policy

Targeted Marketing Plans

Community Preference Policies

Policy Highlights

A RIGHT
TO STAY

3 Building And Resourcing Community Power To Promote Neighborhood Self-Determination And Community Stewardship Of Land And Business Development

A. Support For Community-Capacity Building:

Funding for Tenant and Community Organizing

Capacity-Building and Incubator Programs for Community Development Corporations

B. Inclusivity And Equity In City Planning And Development Decisions:

Citywide Comprehensive Community Engagement Strategy

Support for Neighborhood-Led Planning Efforts

Community Impact Analyses for Proposed Projects

C. Increase Community Control Of Land And Business Development:

Shared Equity Housing Models

Community-Owned Commercial Property

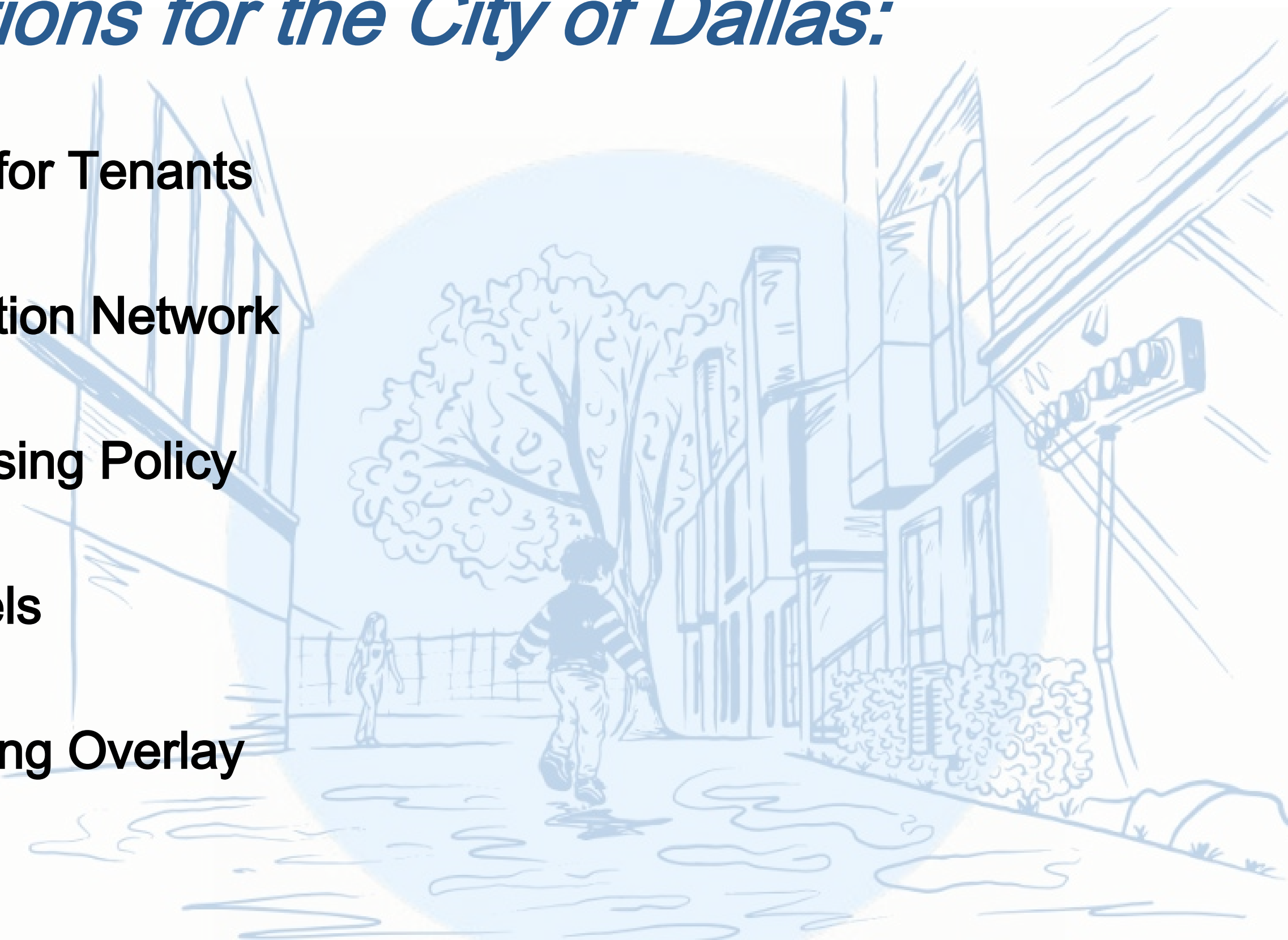
Community Benefits Agreements

TOP FIVE

A RIGHT TO STAY

Policy Recommendations for the City of Dallas:

- 1** Enhanced Legal Protections for Tenants
- 2** Affordable Housing Preservation Network
- 3** Right -Priced Affordable Housing Policy
- 4** Shared Equity Housing Models
- 5** Displacement Mitigation Zoning Overlay





Download
The Toolkit



A RIGHT TO STAY

Dallas
Neighborhood
Anti-Displacement
Toolkit

Download
The Toolkit





City of Dallas

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

Agenda Information Sheet

File #: 25-745A

Item #: B.

Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road

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

Memorandum



CITY OF DALLAS

DATE February 24, 2025

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 Community Development Properties Update**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the four (4) 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 Rd
- Vantage Point

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 Community Development.

[Attachment]

Service First, Now!

A handwritten signature in black ink, appearing to read 'Alina Ciocan'.

Alina Ciocan
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

1950 Ft Worth Avenue

Purchase Date – December 23, 2020
Estimated Development Completion Date – December 31, 2025
Estimated Resident Move-in Date – February – March 2026
Bed Totals – 72 (current, pre-re-design)

Item	Key Dates / Deadline	OHS / HCD Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Community liaison committee as required by SUP is being formed with notifications sent to property owners	Underway	St. Jude, Inc.		Email blast distributed on September 22 with six commitments to date for the committee
Design development documents including drawings and specifications are 100% complete. Currently in construction document phase.	Underway	Kirksey Architects and St. Jude, Inc.	HCD	
Review drafts of development and conditional grant agreements, and conveyance documents	Underway	HCD, and OHS	St. Jude, ATT, HCD, and OHS	
Building permit application was submitted on November 15 and is in process	November 15	Kirksey Architects and St. Jude, Inc.	PDS	

Submitted RFP for project-based vouchers to Dallas Housing Authority (DHA) on November 15	November 15	St. Jude, Inc.	Dallas Housing Authority, Housing Forward	
Received DHA recommendation for 71 Project-Based Vouchers	February 5	DHA and St. Jude Inc.		
Environmental Review process	Underway	HCD	DHA and BMS	

4150 Independence Drive

Purchase Date – March 31, 2022
Estimated Development Completion Date – January 2026
Estimated Resident Move-in Date – March 2026
Bed Totals - minimum of 100 as required by NOFA application

Item	Key Dates / Deadline	OHS / HCD Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
PSH NOFA pre-submission meeting with interested parties	October 22	HCD and OHS		
One PSH NOFA submission was received on November 18, 2024	NOFA application rejected due to financial feasibility and reasonableness;	HCD and OHS	HOU, OHS, Consultants, and Housing Forward	Next steps and options for property to be determined

2929 S. Hampton Road

Purchase Date – September 24, 2022
Development Completion Date – TBD
Estimated Resident Move-in Date – TBD
Bed Totals – TBD

Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps Issue an RFI to evaluate market interest for this location.
-------------	-----------------------------	----------------------	---	--

- **September 2024** - Housing and Homeless Solutions (HHS) Committee went into closed session to deliberate real property concerning this site
- **December 2024** - Housing and Homeless Solutions (HHS) Committee went into closed session to deliberate real property concerning this site

9019 Vantage Point – St Jude Center Vantage Point*

Purchase Date – August 23, 2023
Development Completion Date – August 2024
Estimated Resident Move-in Date – March 2024
Bed Totals – 136

*This location / property is not owned by the City of Dallas

Item	Key Dates / Deadline	OHS / HCD Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
<ul style="list-style-type: none"> February 2025 - Renovations are 100% complete. One-hundred twenty-three (123) or ninety percent (90%) of the one-hundred thirty-six (136) rooms are occupied. Currently, there are 13 rooms left to lease. Weekly discussions are held with Housing Forward on leasing and referrals to ensure units are filled as quickly as possible. 				



City of Dallas

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

Agenda Information Sheet

File #: 25-746A

Item #: C.

Upcoming Items on the March 26, 2025 City Council Agenda: Authorize the Dallas Public Facility Corporation (1) to acquire an improved property, develop and own The Humphreys, a 322-unit mixed-income multifamily development to be located at 5339 Alpha Rd. Dallas, TX 75240 (Project); and (2) enter into a 75 year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project

[Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development; Jaclyn Schroeder, Administrator (I), Department of Housing & Community Development]

Memorandum



CITY OF DALLAS

DATE February 24, 2025

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

SUBJECT **Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to acquire, develop, and own The Humphreys, a mixed-income, multifamily development to be located at 5339 Alpha Road Dallas, Texas (Project); and enter into a seventy-five-year lease agreement with Ethos Property Development, LLC (Applicant) or its affiliate, for the development of the Project**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on March 26, 2025 to authorize the Dallas Public Facility Corporation (Corporation) (1) to acquire an improved property, develop and own The Humphreys, a 322-unit mixed-income multifamily development to be located at 5339 Alpha Rd. Dallas, TX 75240 (Project); and (2) enter into a 75 year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project.

BACKGROUND

The City is authorized by the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (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, by Resolution No. 20-1035, City Council authorized the creation of the Corporation pursuant to the Act to further the public purposes stated in the Corporation's Articles of Incorporation and Bylaws, which were subsequently amended by Resolution No. 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 Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog.

Ethos Property Development LLC (Applicant), a Texas limited liability company submitted an application to the Corporation for the development of The Humphreys, a 322-unit mid-rise multifamily development to be located at 5339 Alpha Road, Dallas, TX 75240 (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the 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 40% of the units for

residents earning at or below 80% of the Area Median Income (AMI) and at least 10% of the units for residents earning at or below 60% of the AMI. The Project will reserve 10% of the units at below 60% AMI, 40% of the units at below 80% AMI, and the remaining units will be at a fair market rate.

On January 28, 2025, the DPFC Board of Directors adopted a resolution authorizing the negotiation and execution of a term sheet for The Humphreys in partnership with the Applicant. The Applicant is a limited liability company, Ethos Property Development LLC. This Applicant is Texas-based with real estate development and multifamily construction experience. Its current portfolio includes 2 PFC multifamily projects in Texas, and 23 completed projects.

The Project will be located in the International District, at the North-East corner of the intersection of Dallas North Tollway and Interstate 635 on 3.3 acres that is currently a vacant office building. Once acquired the developer will be required to secure the property no more than 60 days after closing and provide security until completion of the project. Amenities will include a clubhouse, dog park, green space, a pool, fitness center and is accessible to Dallas Area Rapid Transit bus stops. The Project is zoned for multifamily development without any opposition. The Applicant has scheduled a meeting with the International District Association to receive input on the project. The Applicant will work with the Office of Emergency Management and Crisis Response throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
Efficiency	60%	5	\$1,160
Efficiency	80%	17	\$1,546
Efficiency	Market	22	\$1,599
1BR	60%	16	\$1,242
1BR	80%	64	\$1,656
1BR	Market	80	\$2,099
2BR	60%	11	\$1,490
2BR	80%	41	\$1,986
2BR	Market	51	\$2,499
3BR	60%	2	\$1,721
3BR	80%	6	\$2,295
3BR	Market	7	\$3,559

Reserving units at fair market rents (as annually set by the U.S. Housing and Urban Development) for individuals and families earning between 60% and 80% AMI provides

affordable housing for the “missing middle” of the housing market: residents that earn above low-income housing tax credit income restrictions of 60% AMI but would be cost-burdened by market rents. Household incomes at 60 – 80% AMI range from approximately \$54,560.00 to \$77,900.00 in the City, based on family size, and reflect average incomes for a variety of employment sectors, such as teachers, first responders, government employees, and health care providers. The rents for individuals and families earning at or below 60% AMI are included to provide deeper affordability at this property with incomes ranging from \$40,920.00 to \$58,440.00, depending on family size.

Total development costs are anticipated to be approximately \$88,792,630.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$67,052,381.00, which is \$242,066.36 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$71,873,629.00
Developer/Investor Equity	\$16,919,002.00
Total	\$88,792,630.00
Proposed Uses	Amount
Development Costs	\$52,562,381.00
Land Acquisition	\$14,490,000.00
Soft Costs/Other Costs	\$21,740,249.00
Contingency	\$0
Total	\$88,792,630.00

The Project will be owned by the DPFC and leased to the Applicant and other potential owners for a period of 75 years. In consideration for the DPFC’s participation in the Project, the DPFC is estimated to receive \$302,145,551.00 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 \$324,000.00 and increasing by 3% annually upon stabilization; (3) 15% of net profits after repayment of debt, equity, and preferred equity returns upon first capital event of the Project; and (4) 2% of gross profits on all future capital events. In the event of a sale during the life of the Project, DPFC will continue to receive the annual lease payments. Upon completion of the 75-year lease, DPFC will own the Project free and clear.

The DPFC’s Project revenues will be used to fund DPFC 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 current City tax bill for this property is \$3,495 and the 75-year estimate of foregone taxes is \$127,165,063. However, the workforce housing rental savings of \$221,541,725.00 over 75 years and the estimated \$79,920,186.00 in Project revenues provide the City with \$302,145,551.00 in benefits that outweigh the foregone revenue.

DATE February 24, 2025
SUBJECT **Upcoming Agenda Item: The Humphreys – 5339 Alpha Road**
PAGE **4 of 4**

The DPFC's estimated revenues were calculated by DPFC's partnership counsel and financial advisors. Market rent comps and current construction costs were analyzed to ensure the project costs are reasonable for the market. DPFC financial advisors have 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 Project. Also, the DPFC's revenue consideration and affordability levels have been analyzed to confirm that the ad valorem tax exemption does not over-subsidize the Project.

The DPFC Board, its outside legal counsel, and its financial advisors have confirmed that this Project would not be feasible but for the DPFC's participation and that the Project furthers the goals of the DHP33. The DPFC Board 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 contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at Cynthia.RogersEllic@Dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 25-753A

Item #: D.

Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for March 24, 2025 through August 25, 2025

Housing & Homelessness Solutions Committee Forecast

Committee Date	Briefing Items	Presenter(s)
<p style="text-align: center;">March 24, 2025 9:00 A.M.</p>	<p>Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update</p>	<p>Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing & Community Development</p>
	<p>Briefing Memorandum: NOFA – Braniff Lofts</p>	<p>Darwin Wade, Assistant Director, Housing and Community Development</p>
	<p>Briefing Memorandum: Update on Request For Information for Interim Housing with Supportive Services for Unsheltered Adults</p>	<p>Christine Crossley, Director, Office of Homeless Solutions</p>
	<p>Upcoming Agenda Item: Dallas Public Facility Corporation Project – Baraboo Hills</p>	<p>Cynthia Rogers-Ellickson, Director, Housing and Community Development/Jaclyn Schroeder, Administrator (I), Housing and Community Development</p>
<p style="text-align: center;">April 22, 2025 9:00 A.M.</p>	<p>Briefing Presentation: FY25/26 Budget Review</p>	<p>Christine Crossley, Director, Office of Homeless Solutions</p>
	<p>Briefing Presentation: Homeless Response System Quarterly Report</p>	<p>Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, CEO, Housing Forward</p>
	<p>Briefing Memorandum: Update on Blockchain Deployment Services - Request For Competitive Sealed Proposals</p>	<p>Christine Crossley, Director, Office of Homeless Solutions</p>
	<p>Briefing Memorandum: Department of Housing and Community Development FY 2024-2025 Quarter Two Performance Measures</p>	<p>Thor Erickson, Assistant Director, Housing and Community Development</p>
<p style="text-align: center;">May 27, 2025 9:00 AM</p>	<p>Briefing Presentation: Dallas Homebuyer Assistance Program (DHAP)</p>	<p>Darwin Wade, Assistant Director, Housing and Community Development</p>

	Briefing Presentation: Department of Housing and Community Development and Dallas Water Utilities on Flood Plain Standards and Housing Development	Cynthia Rogers-Ellickson, Director, Housing and Community Development / Sarah Standifer, Director, Dallas Water Utilities
	Briefing Presentation: Community Land Trust Overview	Thor Erickson, Assistant Director, Housing and Community Development/TREC
	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 and Neighborhood Revitalization
June 10, 2025 9:00 AM	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, CEO, Housing Forward
	Briefing Memorandum: Department of Housing and Community Development FY 2024-2025 Quarter Three Performance Measures	Thor Erickson, Assistant Director, Housing and Community Development
	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 and Neighborhood Revitalization
July – Council Recess		
August 25, 2025 9:00 AM	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 and Neighborhood Revitalization