

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

25-0014

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

PRESENT: [4] Moreno, Mendelsohn (**9:17 a.m.), *Gracey, Willis

ABSENT: [1] West

The meeting was called to order at 9:10 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 11:12 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
MONDAY, MARCH 24, 2025

EXHIBIT A

RECEIVED

2025 MAR 20 PM 5:01

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250308

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

March 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:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m02cb867626c5d1c50ac73a3a7572f3d4>

Call to Order

MINUTES

1. [25-1057A](#) Approval of the February 24, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING MEMOS

- A. [25-1058A](#) 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; and 2929 S. Hampton Road [Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

- B. [25-1103A](#) Upcoming City Council Agenda Item on April 23, 2025: Authorize the execution of a development loan agreement in the amount of \$7,000,000.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA Redevelopment) for the development Braniff Lofts, with Sycamore Strategies, LLC, or its affiliate (Developer), for the development of Braniff Lofts (Project), a 48-unit permanent supportive housing complex located 2801 Wycliff Avenue, Dallas, Texas 75219 [Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

- C. [25-1066A](#) Upcoming City Council Agenda Item on March 26, 2025: Authorize acquisition by the Dallas Housing Finance Corporation (DHFC) of Oak & Ellum, an existing market-rate multifamily development located at 2627 Live Oak Street, Dallas, Texas 75204 for development of affordable housing [Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development; Jaclyn Schroeder, Administrator (I), Department of Housing & Community Development]

Attachments: [Memorandum](#)

- D. [25-1067A](#) Upcoming City Council Agenda Item on April 23, 2025: Authorize the Dallas Public Facility Corporation to acquire, develop, and own 5550 LBJ, a mixed-income, multifamily development to be located at 5550 Lyndon B Johnson Fwy, Texas (Project); and enter into a seventy-five-year lease agreement with High Street Residential, 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

- E. [25-1072A](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for April 22, 2025 through September 22, 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, MARCH 24, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2025

MINUTES

Item 1: Approval of the February 24, 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; West absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2025

BRIEFING MEMOS

- Item A: 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; and 2929 S. Hampton Road
- Item B: Upcoming City Council Agenda Item on April 23, 2025: Authorize the execution of a development loan agreement in the amount of \$7,000,000.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA Redevelopment) for the development Braniff Lofts, with Sycamore Strategies, LLC, or its affiliate (Developer), for the development of Braniff Lofts (Project), a 48-unit permanent supportive housing complex located 2801 Wycliff Avenue, Dallas, Texas 75219
- Item C: Upcoming City Council Agenda Item on March 26, 2025: Authorize acquisition by the Dallas Housing Finance Corporation (DHFC) of Oak & Ellum, an existing market-rate multifamily development located at 2627 Live Oak Street, Dallas, Texas 75204 for development of affordable housing
- Item D: Upcoming City Council Agenda Item on April 23, 2025: Authorize the Dallas Public Facility Corporation to acquire, develop, and own 5550 LBJ, a mixed-income, multifamily development to be located at 5550 Lyndon B Johnson Fwy, Texas (Project); and enter into a seventy-five-year lease agreement with High Street Residential, LLC (Applicant) or its affiliate, for the development of the Project.

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 24, 2025

FORECAST

Item E: Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for April 22, 2025 through September 22, 2025

The committee discussed the items.

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

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 25-1058A

Item #: A.

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; 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 March 24, 2025

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 Properties Update**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the three (3) properties currently in varying stages be reported on moving forward via a project tracker. Attached, please find a high-level overview of the listed properties with additional financial information, as of today:

- Fort Worth Avenue
- Independence Drive
- Hampton Rd

As the properties continue through the phases, 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.

[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: January-February 2026
Estimated Resident Move-in Date: March 2026
Bed Totals: 71
Appraisal at Acquisition: \$2,060,000.00
Acquisition Costs: \$3,517,596.00
Environmental Costs: \$286,954.00
City Rehab Incentive as approved by Council: \$4,790,000.00
Total Development Costs by Developer: \$10,119,439.00/\$67,464.00 per unit

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	

Environmental Review process	Underway	HCD	DHA and BMS	
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Adjacent Amenities: Coombs Creek Trail, Lula B's Oak Cliff Antique Shop, Lupita's Restaurant, AutoZone Auto Parts, Yam Wireless, Crown Buffet, Wendy's, 7-Eleven, Exxon, Santos Radiator and Muffler and a DART bus stop at Plymouth and Tarrant less than two tenths of a mile.

4150 Independence Drive

Purchase Date: May 5, 2022
Estimated Development Completion Date: TBD
Estimated Resident Move-in Date: TBD
Bed Totals: minimum of 100 as required by NOFA application
Appraisal at Acquisition: \$3,215,000.00
Acquisition Costs: \$4,964,934.00
Environmental Costs: \$80,580.00
Resident Services Building Renovation Costs: \$1,874,105.00
2022 RFP Rehab Costs: \$7,892,761.00 TDC for 108 units/\$7,392,761.00 gap request/\$69,451.00 per unit
2024 NOFA City Rehab Incentive: \$4,370,876.20
2024 NOFA Proposal Total Development Cost (TDC) Costs:

- \$29,997,762.00 TDC for rehab of 108 units/\$8,950,000.00 gap request/\$277,757.00 per unit
- \$24,214,040.00 TDC for demo (estimated at \$350,000.00) and new construction of 60 units/\$4,950,000.00 gap request/\$403,567.00 per unit

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 brought forth during a discussion at HHS in early summer.

Adjacent Amenities: The VUES Apartments, a newly constructed 102-unit multifamily development, Ari Motel, Royal Inn Motel, Super 7 Inn, Liberty Capital Investments, Shabach Sanctuary and DART bus stop at Camp Wisdom and Independence Drive less than one tenth of a mile.

2929 S. Hampton Road

Purchase Date – September 27, 2022
Development Completion Date – TBD
Estimated Resident Move-in Date – TBD
Bed Totals – TBD
Appraisal at Acquisition: \$6,040,000.00
Acquisition Costs: \$6,529,388.00
Environmental Costs: \$55,615.00
City Incentive: TBD

Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
				Staff is in the process of drafting an RFI anticipated to be issued in April 2025.

Adjacent Amenities: Nolan Grand Apartments, The Oaks at Hampton, Hampton-Illinois Branch Library, Jimmie Tyler Brashear Elementary School, other medical services office space, DART bus stop at Hampton and McAdams less than one tenth of a mile.



City of Dallas

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

Agenda Information Sheet

File #: 25-1103A

Item #: B.

Upcoming City Council Agenda Item on April 23, 2025: Authorize the execution of a development loan agreement in the amount of \$7,000,000.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA Redevelopment) for the development Braniff Lofts, with Sycamore Strategies, LLC, or its affiliate (Developer), for the development of Braniff Lofts (Project), a 48-unit permanent supportive housing complex located 2801 Wycliff Avenue, Dallas, Texas 75219 [Darwin Wade, Assistant Director, Department of Housing & Community Development]

Memorandum



CITY OF DALLAS

DATE March 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: NOFA Development Project – Braniff Lofts**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on April 23, 2025 to authorize the execution of a development loan agreement in the amount of \$7,000,000.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA) for the development Braniff Lofts, with Sycamore Strategies, LLC, or its affiliate (Developer), in conjunction with Aids Services of Dallas, for the development of Braniff Lofts (Project), a 48-unit permanent supportive housing complex located 2801 Wycliff Avenue, Dallas, Texas 75219.

BACKGROUND

Sycamore Strategies, LLC submitted a proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive gap financing in the form of a cash flow loan to support the construction of a 48-unit permanent supportive housing complex known as Braniff Lofts. The NOFA was issued by the Department of Housing and Community Development (Housing) in accordance with the City's Comprehensive Housing Policy (CHP), as amended by the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC). Braniff Lofts received a fundable score of 98.5 points.

Housing proposes to authorize the supplemental NOFA funding request of \$7,000,000.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (ARPA) for the Project.

Sycamore Strategies, LLC, or its affiliate, will serve as the developer and guarantor of the project, while Aids Services of Dallas will own and operate the facility. Sycamore Strategies, LLC, specializes in the development of mixed-income and affordable housing and is a Texas-certified Historically Underutilized Business (HUB). The Applicant has decades of experience working in the public and private sectors and has been involved in multiple affordable housing developments from land purchase through development and asset management. Sycamore Strategies, LLC is located in Dallas with 1,200 units under development across Texas, of which four developments totaling 647 units are located in Dallas.

The Developer proposes to develop 48 units, to include 12 studio-bedroom and 36 one-bedroom units. The Project will be a five-story adaptive reuse construction product providing permanent supportive housing to formerly unsheltered individuals. The units will feature full electric kitchen appliances, nine-foot ceilings, porches or balconies with storage, decorative lighting, garden tubs and walk-in showers, full size washers and dryer connections, high-speed internet, and cable tv access, and other TDHCA-required features. The plans also include elevators in each building, community kitchen, full fitness studio, billiards room, movie theatre, business center, laundry facilities, barbeque stations, picnic areas, pavilion with seating and outdoor fans, and a resort style pool. Planned resident services will include social events, income tax preparation, food pantry services, annual health fair, weekly classes, notary services, recreational activities, and part-time resident services coordinator.

The property will provide onsite resident services including:

- Free health and wellness classes;
- Annual income tax preparation;
- Food pantry;
- Annual health fair;
- Weekly exercise class
- Community events and social gatherings;
- Financial literacy classes

Total development costs are anticipated to be approximately \$32,435,734.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$13,985,880.00 which is \$291,372.50 per unit.

Proposed Financing Sources	Amount
Permanent Loan	\$ 6,000,000.00
Tax Credit Equity	\$ 8,053,444.00
Historic Tax Credit Equity	\$ 8,018,944.00
City of Dallas ARPA Loan	\$ 7,000,000.00
Deferred Developer Fee	\$ 3,363,346.00
Total	\$ 32,435,734.00

Proposed Uses	Costs
Acquisition	\$ 8,000,000.00
Hard Construction Costs	\$ 13,985,880.00
Soft Costs & Financing Fees	\$ 4,948,495.00
Developer Fees	\$ 5,014,476.00
Reserves	\$ 486,883.00

Total	\$ 32,435,734.00
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After the development is complete, all 48 units will be made available to households earning 0.00%-60.00% Area Median Income (AMI).

On September 22, 2021, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY2021-22 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the ARPA funds from the U.S. Department of Treasury (Treasury) for the Coronavirus Local Fiscal Recovery Funds by Resolution No. 21-1590. In prior actions by the City Council, ARPA funds have been approved for eligible affordable housing investments as a response to the negative economic impacts of the pandemic.

According to Treasury guidance, a project is an eligible affordable housing investment as a response to the negative economic impacts of the pandemic if: (1) a project is eligible for funding under an expanded list of federal housing programs; or (2) a project is for the development, repair, or operation of affordable rental housing with certain income and affordability requirements. Treasury will presume that any project that is eligible to be funded under the HOME Investment Partnerships Program is an eligible use of Coronavirus State and Local Fiscal Recovery Funds as response to the negative economic impacts of the pandemic. Detailed provisions for ARPA funds can be found at 2 CFR, Part 200 (Appendix II to 2 CFR, Part 200); HOME funds are at 24 CFR, Part 92.

The development 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, meets the threshold requirements of the NOFA, and the financial gap confirmation is under review 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, Director, Housing and Community Development at Cynthia.rogersellic@dallas.gov or 214-670-3601.

DATE March 24, 2025
SUBJECT **Upcoming Agenda Item: NOFA Development Project – Braniff Lofts**
PAGE **4 of 4**

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 #: 25-1066A

Item #: C.

Upcoming City Council Agenda Item on March 26, 2025: Authorize acquisition by the Dallas Housing Finance Corporation (DHFC) of Oak & Ellum, an existing market-rate multifamily development located at 2627 Live Oak Street, Dallas, Texas 75204 for development of affordable housing [Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development; Jaclyn Schroeder, Administrator (I), Department of Housing & Community Development]

Memorandum



CITY OF DALLAS

DATE March 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 acquisition by the Dallas Housing Finance Corporation (DHFC) of Oak & Ellum, an existing market-rate multifamily development located at 2627 Live Oak Street, Dallas, Texas 75204 for development of affordable housing**

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on March 26, 2025 to authorize acquisition by the Dallas Housing Finance Corporation (DHFC) of Oak & Ellum, an existing market-rate multifamily development located at 2627 Live Oak Street, Dallas, Texas 75204 for development of affordable housing - Financing: Estimated Revenue Foregone: General Funds \$9,502,325.00 (estimated taxes over 15-year period)

BACKGROUND

Waterford Property Company, LLC (Applicant) submitted an application to the Dallas Housing Finance Corporation (DHFC) to acquire and own Oak & Ellum, an existing 424-unit market-rate multifamily development which was completed in 2015 by Greystar (branded as Elan City Lights) and is located at 2627 Live Oak Street, Dallas, Texas 75204 (Project). This item originally appeared on the October 22 HHSC meeting agenda.

The DHFC will own the site and improvements while contracting with the Applicant who will act as the project administrator. Pursuant to the Texas Housing Finance Corporation Act, Chapter 394 of the Texas Local Government Code (Act), a Housing Finance Corporation may issue bonds to acquire affordable housing, and any residential property owned by a Housing Finance Corporation is exempt from all ad valorem taxes.

The Project is currently market rate (i.e., not income-restricted). However, upon acquisition by the DHFC, at least 20.00% of the units will be reserved for residents earning below 60.00% Area Median Income (AMI), 30.00% of the units will be reserved for residents earning 80.00% AMI, 40.00% of the units will be reserved for residents earning 140.00% AMI, and 10.00% of the units will be market rate.

Waterford Property Company is an experienced owner and developer of institutional "Class A" multifamily rental projects and affordable housing projects. Since its founding in 2014, Waterford has acquired and developed over 8,000 multifamily units. Waterford is an expert in the development of affordable housing having developed and been a principal in over 3,000 affordable residential units. Since 2021, Waterford has closed and

acquired over \$2 billion of bond debt and equity financed workforce housing projects, totaling 4,708 units through its middle-income housing program.

The Project consists of 424 multifamily residential units configured in a continuous five-story wraparound building with a 5-level parking structure on approximately 3.87 acres. The unit mix includes 34 studio units, 300 one-bedroom units, and 90 two-bedroom units. The Project site is in the Deep Ellum neighborhood and within walking distance of the downtown central business district. The Project is transit-oriented (approximately 680 feet to the Dallas Area Rapid Transit (DART) Deep Ellum station and approximately 1,500 feet to the DART (Pearl/Arts District station), across the street from a full-service grocery store, and in close proximity to retail and other recreational opportunities. The Project is also located in a High Opportunity Area.

The Project is located in the Deep Ellum TIF District. Upon DHFC acquisition, the Project becomes tax-exempt, thereby reducing the Deep Ellum TIF District’s annual incremental revenue, negatively impacting the TIF District’s budget, and hindering the TIF District’s ability to implement the Deep Ellum TIF District Project Plan during its remaining three years. To mitigate this impact, the DHFC has asked that the Applicant facilitate a payment to the Deep Ellum TIF District to replace the funds impacting the budget. City staff has estimated and negotiated a one-time payment to the in lieu of annual tax increment for the remaining three years of the TIF District’s term (tax years 2025, 2026, and 2027). The Applicant has agreed to such one-time payment of \$1,489,361.00, which shall be made as a condition of DHFC’s acquisition of the Project and shall be paid co-terminus with such closing.

Upon acquisition, the unit mix and rental rates will be the lesser of the Texas Department of Housing and Community Affairs (TDHCA) published income-restricted rents or market rents. The suggested Project rents are as follows:

AMI & Unit Mix			
Unit Type	AMI	Units	Proposed Rent
0BR	60.00%	4	\$1,158.00
0BR	80.00%	6	\$1,190.00
0BR	140.00%	8	\$1,230.00
0BR	Market	1	\$1,278.00
1BR	60.00%	63	\$1,240.00
1BR	80.00%	95	\$1,375.00
1BR	140.00%	126	\$1,445.00
1BR	Market	31	\$1,482.00
2BR	60.00%	18	\$1,489.00
2BR	80.00%	27	\$1,986.00
2BR	140.00%	36	\$2,095.00
2BR	Market	9	\$2,162.00

All income-qualifying residents that are currently paying more than the TDHCA income-restricted rents will see their rents lowered to that amount instead of being increased to market rents. This represents annual average rent savings of \$274.00/month or \$3,288.00/annually for residents earning less than 80.00% AMI compared to current market rents across all unit types. The rents for individuals and families earning less than 80.00% 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 60.00% AMI but would be cost burdened by market rents. These incomes range from approximately \$52,920.00 to \$70,560.00 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 60.00% to 80.00% AMI restricted units function like market rate units, but are included to satisfy the income requirements of the Act. The market rents are anticipated to grow much faster than the income-restricted rents over the next 15 years, resulting in exponential rental savings to residents earning less than 80.00% AMI. Total rental savings are estimated to be roughly \$13,358,379.00 over 15 years. The DHFC also can sell, refinance, or deepen affordability any time after year 10, thus realizing what is likely to be a substantial appreciation in value of the Project even earlier.

The deal structure includes a traditional mortgage with the proposed sources and uses:

Proposed Sources	Amount
1 st Mortgage	\$ 48,839,000.00
Investor Equity	\$ 37,962,000.00
Sponsor Equity	\$ 1,998,000.00
Total	\$ 88,799,000.00

Proposed Uses	Amount
Project Acquisition	\$ 84,800,000.00
Closing Costs	\$ 950,000.00
Acquisition Fee DHFC	\$ 636,000.00
Acquisition Fee Waterford	\$ 636,000.00
Working Capital	\$ 111,000.00
Development Fee	\$ 67,000.00
Financing Costs	\$ 486,000.00
Unit Renovation Costs	\$ 1,113,000.00
Total	\$ 88,799,000.00

The DHFC shall be entitled to receive an acquisition fee equal to 0.75% of the acquisition price of the Project at Closing. The DHFC as Ground Lessor shall be entitled to receive an annual lease payment under the ground lease (the Annual Lease Payment), which

shall be payable as the first item in the cash flow waterfall under the partnership agreement, after payments on any loans or outstanding debt, and that is in addition to the upfront lease payment. The initial annual lease payment (\$200,128.00) shall increase by 3.00% annually. In the event that net cash flow is insufficient in any year to pay the full amount of the annual lease payment, the amount unpaid shall accrue without interest and be payable in subsequent years. The general partner, a to-be-formed limited partnership, and Special LP, a special limited partner of the partnership designated by the Applicant or its affiliate, shall each be entitled to receive a Partnership Management Fee in the initial amount of \$10,000.00 and increasing by 3.00% per year for its services in connection with management of the Partnership.

The 15-year estimate of foregone taxes to the general fund is \$9,502,325.00. The affordable housing rental savings provides the City with public benefits that outweigh the foregone revenue. This acquisition and financial structure also allows the DHFC to immediately own and provide affordable housing in a walkable High Opportunity Area near jobs, transit, parks, retail, and other amenities.

The DHFC's estimated revenues were calculated by the DHFC's partnership legal counsel and financial advisors. Market rent and sales comps were analyzed to ensure the project costs were reasonable for the market. DHFC financial advisors also confirmed that, but for the ad valorem tax exemption and the issuance of tax-exempt bonds, the Project would not be economically feasible with the affordable housing income restrictions.

Staff has confirmed that this Project would not be feasible but for the DHFC's participation and that the Project furthers the goals of the Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC) by providing affordable housing in a High Opportunity Area of the City.

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

DATE March 24, 2025

SUBJECT **Upcoming DHFC Agenda Item: Oak & Ellum – 2627 Live Oak Street**

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c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Bilierae 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

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Council Chambers, 6th Floor
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Agenda Information Sheet

File #: 25-1067A

Item #: D.

Upcoming City Council Agenda Item on April 23, 2025: Authorize the Dallas Public Facility Corporation to acquire, develop, and own 5550 LBJ, a mixed-income, multifamily development to be located at 5550 Lyndon B Johnson Fwy, Texas (Project); and enter into a seventy-five-year lease agreement with High Street Residential, 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 March 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 5550 LBJ, a mixed-income, multifamily development to be located at 5550 Lyndon B Johnson Fwy, Texas (Project); and enter into a seventy-five-year lease agreement with High Street Residential, 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 April 23, 2025 to authorize the Dallas Public Facility Corporation (Corporation) (1) to acquire an improved property, develop and own HSR LBJ, a 399-unit mixed-income multifamily development to be located at 5550 Lyndon B Johnson Freeway, Dallas, Texas 75240 (Project); and (2) enter into a seventy-five-year lease agreement with High Street Residential, 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.

High Street Residential, LLC (Applicant), a Texas limited liability company submitted an application to the Corporation for the development of 5550 LBJ, a 399-unit mid-rise multifamily development to be located at 5550 Lyndon B Johnson Freeway, Dallas, Texas 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 5% of the units at below 50% AMI, 5% 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 February 25, 2025, the DPFC Board of Directors adopted a resolution authorizing the negotiation and execution of a term sheet for 5550 LBJ in partnership with the Applicant. The Applicant is a limited liability company, High Street Residential LLC. This Applicant is Texas-based with real estate development and multifamily construction experience. In the last ten years they have developed ten multifamily projects in the DFW metroplex with a \$670,000,000.00 footprint.

The Project will be located at the South-East corner of the intersection of Dallas North Tollway and Interstate 635 on 4.4 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 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	50%	3	\$ 966.00
Efficiency	60%	3	\$1,159.00
Efficiency	80%	24	\$1,546.00
Efficiency	Market	30	\$1,650.00
1BR	50%	13	\$1,035.00
1BR	60%	12	\$1,242.00
1BR	80%	101	\$1,656.00
1BR	Market	126	\$1,995.00
2BR	50%	4	\$1,241.00
2BR	60%	5	\$1,489.00
2BR	80%	35	\$1,986.00
2BR	Market	43	\$2,875.00

Reserving units 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 between 60 and 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 \$111,931,580.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$93,327,921.00, which is \$233,904.56 per unit.

Proposed Financing Sources	Amount
Mortgage Loan	\$ 61,562,369.00
Developer/Investor Equity	\$ 50,369,211.00
Total	\$111,931,580.00
Proposed Uses	Amount
Development Costs	\$ 71,388,177.00
Land Acquisition	\$ 21,939,744.00
Soft Costs/Other Costs	\$ 18,603,659.00
Contingency	\$ 0.00
Total	\$111,931,580.00

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 \$544,294,124.00 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 \$231,855.00 and increasing by 3% annually upon stabilization; (3) 20% 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 \$78,035.00 and the 75-year estimate of foregone taxes is \$170,331,504.00. However, the workforce housing rental savings of \$488,658,206.00 over 75 years and the estimated \$55,635,918.00 in Project revenues provide the City with \$544,294,124.00 in benefits that outweigh the foregone revenue.

DATE March 24, 2025
SUBJECT **Upcoming Agenda Item: 5550 LBJ – 5550 Lyndon B Johnson Fwy**
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 Bizzor Tolbert, City Manager
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Mark Swann, City Auditor
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Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

1500 Marilla Street
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Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1072A

Item #: E.

Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for April 22, 2025 through September 22, 2025

Housing & Homelessness Solutions Committee Forecast

Committee Date	Briefing Items	Presenter(s)
April 22, 2025 9:00 A.M.	Briefing Presentation: Blockchain Deployment Services	OHS staff & TBD
	Upcoming Agenda Item: Dallas Housing Finance Corporation – Baraboo Hills	Cynthia Rogers-Ellickson, Director, Housing and Community Development/Jaclyn Schroeder, Administrator (I), Housing and Community Development
	Upcoming Agenda Item: NOFA – Highline at Illinois	Darwin Wade, Assistant Director, Housing and Community Development
	Briefing Memorandum: Department of Housing and Community Development FY 2024-2025 Quarter Two Performance Measures	Thor Erickson, Assistant Director, Housing and Community Development
	Briefing Memorandum: Summary of Market Study Report for 2929 S. Hampton	Christine Crossley, Director, Office of Homeless Solutions
	Briefing Memorandum: Update on Request For Information for Interim Housing with Supportive Services for Unsheltered Adults	Christine Crossley, Director, Office of Homeless Solutions
	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 Community Development
May 27, 2025 9:00 A.M.	Briefing Presentation: Dallas Water Utilities on Flood Plain Standards and Housing Development	Sarah Standifer, Director, Dallas Water Utilities
	Briefing Presentation: Community Land Trust Overview	Thor Erickson, Assistant Director, Housing and Community Development/TREC
	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, CEO, Housing Forward
	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Community

		Development
June 10, 2025 9:00 A.M.	Briefing Presentation: Office of Homeless Solutions FY25/26 Budget Review	Christine Crossley, Director, Office of Homeless Solutions
	Upcoming Agenda Item: NOFA – TBD	Darwin Wade, Assistant Director, Housing and Community Development
	Briefing Presentation: Dallas Homebuyer Assistance Program (DHAP)	Darwin Wade, Assistant Director, Housing and Community Development
	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Community Development
July – Council Recess		
August 25, 2025 9:00 A.M.	Briefing Memorandum: Department of Housing and Community Development FY 2024-2025 Quarter Three Performance Measures	Thor Erickson, Assistant Director, Department of Housing and Community Development
	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Community Development
September 22, 2025 9:00 A.M.	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Community Development
October 21, 2025 9:00 A.M.	Briefing Memorandum: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update	Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Housing and Community Development
	Briefing Memorandum: Department of Housing and Community Development FY 2024-2025 Quarter Four Performance Measures	Thor Erickson, Assistant Director, Housing and Community Development
	Briefing Presentation: Homeless Response System Quarterly Report	Christine Crossley, Director, Office of Homeless Solutions; Sarah Kahn, CEO, Housing

