

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 22, 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 9:06 a.m. with a quorum of the committee present.

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

The meeting recessed at 11:28 a.m. and reconvened to open session at 11:35 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:39 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 22, 2025

EXHIBIT A

RECEIVED

2025 APR 18 PM 3:14

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250413

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

April 22, 2025

9:00 AM

REVISED

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. A quorum of the Dallas Housing Finance Corporation and/or a quorum of the Dallas Public Facility Corporation 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=m17ebc808b5a0b77b2ba70d89d5bb5d25>

Call to Order

MINUTES

1. [25-1306A](#) Approval of the March 24, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

PUBLIC HEARING

- A. [25-1461A](#) A public hearing to receive public comments related to Item B. Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements

BRIEFING MEMO/POTENTIAL ACTION ITEM

- B. [25-1301A](#) Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements
[Cynthia Rogers-Ellickson, Director, Housing and Community Development; Keith Pomykal, President, Dallas Public Facility Corporation; Marcy Helfand, President, Dallas Housing Finance Corporation]

Attachments: [Memorandum](#)

BRIEFING MEMOS

- C. [25-1298A](#) Update on Request For Information for Interim Housing with Supportive Services for Unsheltered Adults
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- D. [25-1311A](#) Update on Development Code Amendment #23-857 - Temporary Inclement Weather Shelters
[Emily Liu, Director, Planning and Development Department; Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- E. [25-1315A](#) Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for 1950 Fort Worth Avenue and Summary of Homeless Initiatives by City Council District
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

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

- F. [25-1331A](#) Upcoming Agenda Item on the April 23, 2025 City Council Agenda: Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- G. [25-1335A](#) Upcoming Items on the May 28, 2025 City Council Agenda: Authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents with TX Illinois 2024, Ltd., an affiliate of Generation Housing Partners, LLC (together, the Applicant) in an amount not to exceed \$2,980,000.00 in HOME Investment Partnerships Funds (HOME) , conditioned upon Applicant, or the entity named by the award, receiving 2024 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Hiline at Illinois, a 200-unit multifamily housing complex located 4710 W Illinois Avenue, Dallas, Texas 75211 (Project); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC) or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the real property located at 4710 W Illinois Avenue, Dallas, Texas 75211 (Property); and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliates(s) for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements
[Darwin Wade, Assistant Director, Department of Housing and Community Development]

Attachments: [Memorandum](#)

- H. [25-1338A](#) Upcoming Items on the May 28, 2025 City Council Agenda: Authorize the execution of a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2017 General Obligation Bond Funds (Proposition I: Economic Development/Housing Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project
[Darwin Wade, Assistant Director, Department of Housing and Community Development]

Attachments: [Memorandum](#)

FORECAST

- I. [25-1342A](#) Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 27, 2025 through October 21, 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
TUESDAY, APRIL 22, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

MINUTES

Item 1: Approval of the March 24, 2025, Housing & Homelessness Solutions Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Gracey and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

PUBLIC HEARING

Item A: A public hearing to receive public comments related to Item B. Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements

The following individuals addressed the committee on the item:

Alan Naul, 3899 Maple Ave.
Katy Slade, 5328 Waneta Dr.
Reinhart Hanson, 9925 Lakedale Dr.
David Ellis, 9035 Clearhurst Dr.
Mariela Estrada, 1636 Cedar Hill Ave.
Karsten Lowe, 9001 Cypress Waters Blvd.
Hunt Neurohr, 6060 N. Central Expy.
Phillip Kingston, 1701 N. Collins St.
Brad Griggs, 550 Hartz Ave.
Nathan Hall, 100 Bayview Cir.
Trey Kostohryz, Not Provided
Summer Greathouse, 125 W. Agarita Ave.
Anthony Page, 3210 Carlisle St.
Jake Walker, 5840 Gould Ave.
Barrett Linburg, 5619 Purdue Ave.
Ben Breunig, 9311 Lanshire Dr.
Michael Williams, 1918 Berwick Ave.
Bryan Tony, 4422 Live Oak St.
Aaron Eaquinto, Not Provided

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

BRIEFING MEMO/POTENTIAL ACTION ITEM

Item B: Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements

The following individuals briefed the committee on the item:

- Cynthia Rogers-Ellickson, Director, Housing and Community Development;
- Keith Pomykal, President, Dallas Public Facility Corporation;
- Marcy Helfand, President, Dallas Housing Finance Corporation; and
- Hanna Peacock, Assistant City Attorney, City Attorney's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

BRIEFING MEMOS

- Item C: Update on Request For Information for Interim Housing with Supportive Services for Unsheltered Adults
- Item D: Update on Development Code Amendment #23-857 - Temporary Inclement Weather Shelters
- Item E: Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for 1950 Fort Worth Avenue and Summary of Homeless Initiatives by City Council District

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

UPCOMING AGENDA ITEMS

- Item F: Upcoming Agenda Item on the April 23, 2025 City Council Agenda: Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program
- Item G: Upcoming Items on the May 28, 2025 City Council Agenda: Authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents with TX Illinois 2024, Ltd., an affiliate of Generation Housing Partners, LLC (together, the Applicant) in an amount not to exceed \$2,980,000.00 in HOME Investment Partnerships Funds (HOME) , conditioned upon Applicant, or the entity named by the award, receiving 2024 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Hiline at Illinois, a 200-unit multifamily housing complex located 4710 W Illinois Avenue, Dallas, Texas 75211 (Project); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC) or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the real property located at 4710 W Illinois Avenue, Dallas, Texas 75211 (Property); and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliates(s) for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements
- Item H: Upcoming Items on the May 28, 2025 City Council Agenda: Authorize the execution of a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2017 General Obligation Bond Funds (Proposition I: Economic Development/Housing Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project

The committee discussed the items.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 22, 2025

FORECAST

Item I: Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 27, 2025 through October 21, 2025

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, APRIL 22, 2025

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 25-1461A

Item #: A.

A public hearing to receive public comments related to Item B. Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements



City of Dallas

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

Agenda Information Sheet

File #: 25-1301A

Item #: B.

Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements

[Cynthia Rogers-Ellickson, Director, Housing and Community Development; Keith Pomykal, President, Dallas Public Facility Corporation; Marcy Helfand, President, Dallas Housing Finance Corporation]

Memorandum



CITY OF DALLAS

DATE April 22, 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 **Proposed Dallas Housing Finance Corporation and Dallas Public Facility
Corporation Program Statements**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee (HHSC) on the updated Dallas Housing Resource Catalog to include draft program statements (Attachment A and B) for the general operation and policies for the Dallas Housing Finance Corporation (DHFC) and the Dallas Public Facility Corporation (DPFC). On October 29, 2024, at the Special Called Meeting for discussion on DHFC and DPFC, Councilmembers asked for recommendations to realign the corporations and place parameters around processes to address the questions raised for Revenue, Location, Approval Process, and Control.

On January 28, 2025, at the HHSC meeting, the Department of Housing and Community Development (Housing) presented recommended amendments to policy, operations, and bylaws for the DHFC and DPFC. Since that time, additional input has been received from the HHSC members, the two corporations, development partners, and stakeholders through various channels including in-person meetings, a housing survey, and by written correspondence and verbal conversations in group and individual settings with developers and the board chairs. That feedback is summarized in Appendix A, and below. The Appendix also indicates which feedback has been incorporated into the policy statements attached to this memo for your consideration. If feedback was not incorporated, the Appendix explains why that decision was made, as well.

Generally, the feedback fell into five areas of concern.

- Administration Caps – the boards express concern about proposed limitations on the amount of funding that can be allocated to administrative costs. Staff had included this proposal as a way to ensure that corporation proceeds are utilized in a responsible way, with the majority of funding made available for additional housing development.
- Location – developers generally expressed that they do not want to limit projects to certain locations of Dallas and want waivers for high poverty areas. Staff had included location proposals to ensure that the City does not concentrate poverty or violate fair housing laws.

- AMI Caps – developers expressed concerns about the proposed requirement to include units at the 50% AMI threshold . Staff had included this proposal to ensure that corporation projects fulfill the goals of Council-approved housing policy.
- Community Input – boards are concerned that the proposed requirement to require community meetings for each proposed project treats subsidized affordable housing differently than unsubsidized developments. Staff had included this proposal to ensure that Council members and neighborhoods had a chance to weigh in on proposed projects before they are brought to Council for consideration.
- Staff on board as ex-officio members – boards are concerned that staff would have too much insight into board operations in executive sessions and may have a conflicting agenda. Staff included this proposal to ensure that City staff are in the loop on all corporation actions. This model mirrors the City of Dallas Economic Development Corporation structure, which includes the City Manager and Director of Economic Development as non-voting ex-officio board members.

In response to the feedback received, Housing staff did make a number of changes to the department's proposals, outlined below:

- The original proposals limited developers to one corporation-supported project at a time, to ensure projects can be delivered on time and in budget. The revised proposal allows multiple applications, subject to limitation by the board.
- Developer communications should be directly with the corporation and Housing staff will communicate with the corporation staff on project details.
- Phase 1 Environmental Reviews are to be conducted on all projects and to be reviewed and certified by the Corporation before presenting to committee and City Council, rather than involving the Office of Environmental Quality and Sustainability as initially proposed.
- Instead of utilizing this formula to structure affordable units in non-LIHTC projects, "For DHFC non-LIHTC projects, minimize market-rate units (81% AMI and higher) to 10% overall in each project with matching units for 50% AMI. If developments must have more than 10% market-rate units, the 50% AMI units will match. Developments can offer more units at 50% AMI but at no time will developments exceed 20% of units at market-rate", limit the number of non-LIHTC projects to two (2) projects that DHFC can perform annually.
- It is the corporations' responsibility to review and approve Uniform Relocation Acts relocation plans rather than the City.

DATE April 22, 2025
SUBJECT **Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements**
PAGE **3 of 8**

- It is the corporations' responsibility to review and approve capital needs assessments rather than the City.
- Use of the corporations' revenue will be approved by both the Housing Director and Board of Directors rather than just the Housing Director.

Meetings with the Boards will continue into May 2025 to clarify and possibly redefine parameters around the recommendations. During the time, Housing will continue to work with the Boards on this matter.

Should you have any questions, please contact Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at cynthia.rogersellic@dallas.gov or 214-670-3601.

[Attachments]

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae 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
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Appendix A

Housing Recommendation from memo on January 28, 2025	Feedback Received	Feedback Incorporated	Reason
<p>1.G. Developer communication will be through the corporations. Housing will communicate with the corporation staff on reviews, meetings with Councilmembers, questions on projects, and all other pertinent information.</p>	<p>Communication should go through the corporation</p>	<p>Yes</p>	<p>Housing agrees that developer communications should be directly with the corporation and Housing staff will communicate with the corporation staff on project details</p>
<p>1.B. The corporations will hire staff to assist the Boards with general administration, project management, and ongoing monitoring for project development and ownership. Corporation administration costs will be capped at the lesser of \$1M or 20% of annual revenue from the prior year. When City resources are utilized for compliance and monitoring or other services requested by the corporations, the corporations will reimburse the City for those costs. Administrative overruns above the cap set above will require approval of City.</p>	<p>General concern about state law conflicts. Concern that the administrative cap limit is too low</p>	<p>No</p>	<p>CAO legal opinion on this item is under review; the administrative expense cap recommendations are unchanged</p>
<p>1.H Housing Director or designee will have a seat on the Board of Directors as an ex-officio board member, to attend all Board meetings, including executive or closed sessions.</p>	<p>General concern about state law conflicts and conflicting agendas of ex-officio board members.</p>	<p>No</p>	<p>The CAO legal opinion on this item is under review. This structure mirrors the organization of the City of Dallas Economic Development Corporation, which includes the City Manager and Economic</p>

DATE April 22, 2025

SUBJECT **Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements**

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			Development Director as ex-officio board members.
2.A Redirect the corporations to focus their projects to prioritize those that fill the gaps identified in the Housing Needs Assessment and Action Plans for development of units for families below 50% AMI and homeownership opportunities. This can be accomplished through a variety of methods.	Request to soften the language	Yes	Housing believes that Corporations are a great resource in delivery of affordable housing and that by aligning and prioritizing projects against the Dallas Housing Action Plan and Dallas Housing Policy 2033 will assist in tackling the greatest housing needs in Dallas.
2.A.i Written applications/intake must be submitted to the corporations for all discussions and transactions for proposed projects. The corporations will timely notify Housing of new applications.	Remove requirement to receive an application before discussions can begin	Yes	Housing agrees that conversations can happen ahead of a written application, however an intake system must be developed by the corporation to capture the full pipeline of activity.
2.A.ii For existing taxable improved properties, the DHFC will minimize market-rate units (81% AMI and higher) to 10% overall in each project with matching units for 50% AMI. If developments must have more than 10% market-rate units, the 50% AMI units will match. Developments can offer more units at 50% AMI but at no time will developments exceed 20% of units at market-rate.	Revise the formula up to % AMI and/or allow only 2 non-LIHTC projects	Yes	Housing reworked to state that for DHFC non-LIHTC projects, minimize market-rate units (81% AMI and higher) to 10% overall in each project with matching units for 50% AMI. If developments must have more than 10% market-rate units, the 50% AMI units will match. Developments can offer more units at 50% AMI but at no time will developments exceed 20% of units at market-rate. Staff also recommends limiting to no more than 2 non-LIHTC projects annually
2.A.iii DPFC will continue to provide workforce housing	Location of projects should not be limited	No	Projects need to add value to communities and avoid concentrations of poverty.

DATE April 22, 2025

SUBJECT **Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements**

PAGE **6 of 8**

in areas of greatest need to assist with eliminating concentration of poverty. These areas are R/ECAP and underdeveloped areas. DPFC projects will be limited to areas with poverty rates greater than 20%.			DPFC projects can assist in meeting this requirement by providing market-rate projects in low-income areas and hard to develop areas. The DHP33 states that we are to ensure developments do not concentrate poverty.
2.A.iv DHFC will not request waivers for LIHTC in R/ECAP areas in Dallas or areas with 20% poverty or higher unless redevelopment of an existing low-income property is proposed.	Location of projects should not be limited	No	Projects need to add value to communities and avoid concentrations of poverty. DHFC projects can assist in meeting this requirement. The DHP33 states that we are to ensure developments do not concentrate poverty.
2.A.v All corporation projects located in a TIF district will be reviewed and approved by the TIF board of directors before being considered by HHS Committee or Council.	Location of projects should not be limited	No	Projects need to add value to communities and working with TIF boards is warranted when a property may be removed from contributing to that TIF district. State law already requires that the TIF board of directors' review and approve other types of tax abatements, so this recommendation aligns with similar approvals for other tools.
2.B DHFC and DPFC will require Phase 1 Environmental Reviews to be conducted on all projects and to be further reviewed by the Office of Environmental Quality before presenting to HHSC. The cost of review will be reimbursed by the developer.	This should be the Corporation responsibility	Yes	Housing agrees and this updated language is in the draft program statements - Phase 1 Environmental Reviews are to be conducted on all projects and to be reviewed and certified by the Corporation before presenting to committee and City Council.
2.D	Remove this requirement as	No	Federal and State guidelines do list engagement

<p>Corporations will notify property owners and homeowners associations surrounding the proposed development site of the project and will ensure that each developer holds at least one community meeting about the proposed project before HHS Committee or Council consideration. The City Councilmember of the district in which the proposed project is located shall be invited to all community meetings.</p>	<p>this requirement treats subsidized affordable housing differently than unsubsidized developments</p>		<p>requirements and the DHP33 Engagement Pillar states that we should authentically engage Dallas residents to minimize confusion on planned activities and better understand community interests and expectations.</p>
<p>2 H. For developments that are occupied by existing tenants and that are not otherwise subject to the Uniform Relocation Act (URA), the development proposal must include a City approved relocation plan that:</p>	<p>This should be the Corporation responsibility</p>	<p>Yes</p>	<p>Housing Agrees. City is Replaced with Corporation in draft program statement</p>
<p>2.I. For rehabilitation projects, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified third-party professional that is independent from the Development’s architect or engineer, builder/general contractor, or other member of the Development Team. The City will review the CNA and conduct a site visit. The CNA must demonstrate to the City’s satisfaction that the initial scope of work is</p>	<p>This should be the Corporation responsibility</p>	<p>Yes</p>	<p>Housing Agrees. City is Replaced with Corporation in draft program statement</p>

DATE April 22, 2025

SUBJECT **Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements**

PAGE **8 of 8**

sufficient to address all City code violations (whether formally cited or not).			
3. Limit uses of revenue to development opportunities only as defined by Housing Director. Development activities can be, but are not limited to acquisition, construction, rehabilitation (multifamily) and infrastructure for housing development.	This should be a joint decision of the board and Housing director	Yes	Housing agrees and both are listed in the draft program statements

Dallas Housing Finance Corporation (DHFC) – Pillars 1, 2, 3, 4, 5, 6, 7
Amended Month, Day, 2025, by Resolution No 25-???

~~The City of Dallas Housing Finance Corporation (DHFC) was organized in 1984 in accordance with Chapter 394 of the Texas Local Government Code (Code). Under the Code, the purpose of the DHFC is to assist persons of low and moderate income to acquire and own decent, safe, sanitary, and affordable housing. To fulfill this purpose, the DHFC can be an issuer of tax-exempt bonds. The DHFC may issue bonds to finance, in whole or in part, the development costs of a residential development or redevelopment; the acquisition of existing residential properties, the costs of purchasing or funding the making of home mortgages; and any other costs associated with the provision of decent, safe, and sanitary housing and non-housing facilities that are an integral part of or are functionally related to an affordable housing development.~~

~~*Affordable Housing Partnerships:* The DHFC can also partner with affordable housing developers for the production of multifamily and for sale housing. The DHFC can acquire an ownership stake in the development by becoming the General Partner (GP) of an ownership entity, right of refusal to purchase the improvements, and owning and controlling the land. DHFC is the sole member of the GP. Fifty-one percent of the units must be set aside for affordable housing. If all of the aforementioned criteria are met; then the development can benefit from a tax exemption. Additionally, the DHFC can be the General Contractor to allow for sales tax exemption on construction materials.~~

About Dallas Housing Finance Corporation

The City of Dallas Housing Finance Corporation (DHFC) was created by the City of Dallas in 1984 in accordance with the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code (the Act). Under the Act, the purpose of the DHFC is to assist persons of low and moderate income to acquire and own decent, safe, sanitary, and affordable housing. To fulfill this purpose, the DHFC can be an issuer of tax-exempt bonds. The DHFC may issue bonds to finance, in whole or in part, the development costs of a residential development or redevelopment; the acquisition of existing residential properties, the costs of purchasing or funding the making of home mortgages; and any other costs associated with the provision of decent, safe, and sanitary housing and non-housing facilities that are an integral part of or are functionally related to an affordable housing development. The DHFC is authorized to purchase, lease, own, hold title to, or otherwise acquire an interest in residential development, directly or indirectly through a subsidiary of the DHFC. For both LIHTC and non-LIHTC properties, at least Ninety percent of the units must be set aside for affordable housing.

The DHFC and all property owned by it are exempt from license fees, recording fees and all other taxes imposed by the State of Texas or any political subdivision.

Partnerships

The DHFC can partner with affordable housing developers to produce affordable housing. The DHFC can participate in the partnership structure by becoming the General Partner (GP) of an ownership entity, admitted into a limited partnership with the affordable housing developer and an investor; the Ground Lessor, owning the land on which the development is located and receiving fees for the ground lease from the borrower; Co-Developer, entering into a development agreement with the affordable housing developer; and/or General Contractor, entering into a construction contract (and subcontract) of joint-venture agreement for the construction of the affordable housing development. Of these partnership structures, the DHFC is the sole member of the GP. The DHFC's role as GC allows for sales tax exemption on construction materials.

If the application criteria are met and approved by City Council, then the development can benefit from a tax exemption.

Policies and Procedures

DHFC must have written policies and procedures that outline division of duties, application criteria, fair, equitable, transparent procurement procedures, board terms and assignment and methods to adjust any and all policy or procedure stated.

City Staff Representation on the Board

Housing Director or designee will have a seat on the Board of Directors as an ex-officio board member, to attend all Board meetings, including executive or closed sessions.

Staffing

DHFC staff will handle:

- general administration,
- developer communication,
- notifying Housing staff of new applications received,
- project management,
- project monitoring,
- quarterly reporting,
- annual education for developers,
- attending all Housing and Homelessness Solutions Committee (or others as needed or named) and City Council meetings when board-related agenda items are under consideration.

Housing Staff will handle:

- review projects against city policies,
- long-term monitoring,
- perform administrative functions for items to be placed on committee or council agendas,
- communicate with the corporation staff on reviews, meetings with Councilmembers, questions on projects, and all other pertinent information.

Administration costs will be capped at the lesser of \$1M or 20% of annual revenue from the prior year. When City resources are utilized for compliance and monitoring or other services requested by the corporations, the corporations will reimburse the City for those costs. Administrative overruns above the cap set above will require approval by Director of Housing.

Applications

Applications for partnership agreements shall:

- be submitted in writing to DHFC so that discussions and transactions can be discussed
- prioritize projects that serve families below 50% AMI or have homeownership opportunities,
- not request waivers for LIHTC in R/ECAP areas in Dallas or areas with 20% poverty or higher, unless redevelopment of an existing low-income property is proposed,
- for non-LIHTC projects, minimize market-rate units (81% AMI and higher) to 10% overall in each project with matching units for 50% AMI. If developments must have more than 10% market-rate units, the 50% AMI units will match. Developments can offer more units at 50% AMI but at no time will developments exceed 20% of units at market-rate or allow 2 non-LIHTC projects annually.

Applications may be denied if:

- applicants have open projects underway
- waivers are requested for LIHTC in R/ECAP areas in Dallas or areas with 20% poverty or higher, unless redevelopment of an existing low-income property is proposed,
- project does not align with any term of the program statement, City of Dallas program or regulation.

Community Input

DHFC will notify property owners and homeowners associations surrounding the proposed development site of the project and will ensure that each developer holds at least one community meeting about the proposed project before HHS Committee or Council consideration. The City Council member of the district in which the proposed project is located shall be invited to all community meetings.

Relocation Policy

For developments that are occupied by existing tenants and that are not otherwise subject to the Uniform Relocation Act (URA), the development proposal must include a

Corporation approved relocation plan that: (1) Minimizes permanent displacement from the Development. In the event of permanent displacement, Applicants will be required to provide compensation to affected tenants that is otherwise in alignment with URA requirements; (2) Must provide reasonable notice to affected tenants prior to any temporary relocation and covers all reasonable out of pocket costs incurred by tenants as a result of moving from one unit to another within the Development or temporarily vacating their units to allow rehabilitation work to proceed; and (3) Proposer must meet all applicable state, federal, or local laws relating to displacement of tenants.

Minimum Rehabilitation Requirements

For rehabilitation projects, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified third-party professional that is independent from the Development's architect or engineer, builder/general contractor, or other member of the Development Team. The Corporation will review the CNA and conduct a site visit. The CNA must demonstrate to the Corporation's satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not). Further, the scope of work, combined with planned replacement reserve funding, must be determined sufficient to address all projected repairs or replacements of the following items through the entire term of the Development's affordability period:

- All major systems including roof, foundation, electrical, HVAC, and plumbing,
- Interior and exterior windows and doors,
- The interiors of all units including the kitchen and bathroom and all major appliances,
- The exterior of the development, including balconies, walkways, railings, and stairs,
- Communal facilities such as community rooms, fitness centers, business centers, etc.,
- Security features including gates and security cameras, and
- Accessibility.

City Goals and Initiatives

Prior to consideration by the Housing and Homelessness Solutions (HHS) Committee or Council, Housing staff will:

- review DHFC projects for compliance with DHP33 goals, needs identified as priorities, and affordability compliance,
- determine if project is located in a TIF district and if so, project will be reviewed and approved by the TIF board of directors before being considered by HHS Committee or Council.
- require a Phase 1 Environmental Review to be conducted on all projects and to be further reviewed by the corporation to certify the review was cleared before presenting to committee and City Council.

If additional City incentives are requested in conjunction with DHFC tax exemptions, a second fiscal underwrite will be conducted by the Department of Housing or Economic

Development for subsidy layering review before any commitments are authorized.

Monitoring

Long-term affordability monitoring will be conducted by Housing staff, while project monitoring is conducted by corporation staff

Reporting

DHFC staff will provide:

- quarterly reports for the entity and each project in a form satisfactory to the Director of Housing and Community Development, including financial information, property occupancy, crime statistics, project pipeline, and other information requested by the Director from time to time.
- financial audits that must be completed and submitted to the Department of Housing and Community Development no later than December 1st.

Revenue

DHFC will limit uses of revenue to opportunities as defined by Housing Director and the Board of Directors. Development activities can be, but are not limited to acquisition, construction, rehabilitation (multifamily), City services and infrastructure for contributions to housing.

- Funds will be made available to the City and developers annually through the corporation or in another approved application opportunity approved by Housing Director and the Board. Housing and the Board will collaborate on uses of funds that will be presented to the Housing Committee.

Dallas Public Facility Corporation (DPFC) – Pillars 1, 2, 3, 4, 5, 6, 7
Amended Month, Day, 2025, by Resolution No 25-???

~~Created by the City of Dallas in 2020, the Dallas Public Facility Corporation (DPFC) is a Texas public facility corporation and public nonprofit corporation governed by the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (the "Act"). The DPFC is organized exclusively for the purpose of assisting the City in financing, refinancing, or providing "public facilities," as defined by the Act. In general, the DPFC seeks to develop and preserve mixed-income workforce housing communities to serve residents earning at or below 80% of the area median income (AMI) as well as provide non-income restricted units.~~

~~The DPFC is authorized to finance the acquisition of obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities as allowed by the City and pursuant to the Act.~~

About Dallas Public Facility Corporation

The City of Dallas Public Facility Corporation (DPFC) was created by the City of Dallas in 2020, in accordance with Chapter 303 of the Texas Local Government Code (Code) under the Public Facility Corporation Act (Act). Under the Code, the purpose of the DPFC is organized exclusively for the purpose of assisting the City in financing, refinancing, or providing "public facilities." as defined by the Act. To fulfill this purpose, the DPFC can develop and preserve mixed-income workforce housing communities to serve residents earning at or below 80% of the area median income (AMI) as well as provide non-income restricted units.

The DPFC is authorized to finance the acquisition of obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities as allowed by the City and pursuant to the Act.

Partnerships

The DPFC can partner with affordable housing developers to produce multifamily or for-sale housing. The DPFC can acquire an ownership stake in the development by becoming the General Partner (GP) of an ownership entity, right of refusal to purchase the improvements, and owning and controlling the land. DPFC is the sole member of the GP.

DPFC can be the General Contractor to allow for sales tax exemption on construction materials.

Policies and Procedures

DPFC must have written policies and procedures that outline division of duties, application criteria, fair, equitable, transparent procurement procedures, board terms and assignment and methods to adjust any and all policy or procedure stated.

City Staff Representation on the Board

Housing Director or designee will have a seat on the Board of Directors as an ex-officio board member, to attend all Board meetings, including executive or closed sessions.

Staffing

DPFC will hire staff for:

- general administration,
- developer communication,
- notifying Housing staff of new applications received,
- project management,
- project monitoring,
- quarterly reporting,
- annual education for developers,
- attending all Housing and Homelessness Solutions Committee (or others as needed or named) and City Council meetings when board-related agenda items are under consideration.

Housing Staff will:

- review projects against city policies,
- long-term monitoring,
- perform administrative functions for items to be placed on committee or council agendas,
- communicate with the corporation staff on reviews, meetings with Councilmembers, questions on projects, and all other pertinent information.

Administration costs will be capped at the lesser of \$1M or 20% of annual revenue from the prior year. When City resources are utilized for compliance and monitoring or other services requested by the corporations, the corporations will reimburse the City for those costs. Administrative overruns above the cap set above will require approval by Director of Housing.

Applications

Applications for partnership agreements shall:

- be submitted in writing to DPFC so that discussions and transactions can be discussed
- prioritize projects that serve families below 50% AMI or have homeownership opportunities,
- not request waivers for LIHTC in R/ECAP areas in Dallas or areas with 20% poverty or higher, unless redevelopment of an existing low-income property is

- proposed,
- provide workforce housing in areas of greatest need to assist with eliminating concentration of poverty. These areas are R/ECAP and underdeveloped areas. DPFC projects will be limited to areas with poverty rates greater than 20%.

Applications may be denied if:

- applicants have open projects underway
- waivers are requested for LIHTC in R/ECAP areas in Dallas or areas with 20% poverty or higher, unless redevelopment of an existing low-income property is proposed,
- project does not align with any term of the program statement, City of Dallas program or regulation.

Community Input

DPFC will notify property owners and homeowners associations surrounding the proposed development site of the project and will ensure that each developer holds at least one community meeting about the proposed project before HHS Committee or Council consideration. The City Council member of the district in which the proposed project is located shall be invited to all community meetings.

Relocation Policy

For developments that are occupied by existing tenants and that are not otherwise subject to the Uniform Relocation Act (URA), the development proposal must include a Corporation approved relocation plan that: (1) Minimizes permanent displacement from the Development. In the event of permanent displacement, Applicants will be required to provide compensation to affected tenants that is otherwise in alignment with URA requirements; (2) Must provide reasonable notice to affected tenants prior to any temporary relocation and covers all reasonable out of pocket costs incurred by tenants as a result of moving from one unit to another within the Development or temporarily vacating their units to allow rehabilitation work to proceed; and (3) Proposer must meet all applicable state, federal, or local laws relating to displacement of tenants.

Minimum Rehabilitation Requirements

For rehabilitation projects, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified third-party professional that is independent from the Development's architect or engineer, builder/general contractor, or other member of the Development Team. The Corporation will review the CNA and conduct a site visit. The CNA must demonstrate to the Corporations satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not). Further, the scope of work, combined with planned replacement reserve funding, must be determined sufficient to address all projected repairs or replacements of the following items through the entire term of the Development's affordability period:

- All major systems including roof, foundation, electrical, HVAC, and plumbing,
- Interior and exterior windows and doors,
- The interiors of all units including the kitchen and bathroom and all major

- appliances,
- The exterior of the development, including balconies, walkways, railings, and stairs,
- Communal facilities such as community rooms, fitness centers, business centers, etc.,
- Security features including gates and security cameras, and
- Accessibility.

City Goals and Initiatives

Prior to consideration by the Housing and Homelessness Solutions (HHS) Committee or Council, Housing staff will:

- review DPFC projects for compliance with DHP33 goals, needs identified as priorities, and affordability compliance,
- determine if a project is located in a TIF district and if so, project will be reviewed and approved by the TIF board of directors before being considered by HHS Committee or Council.
- require a Phase 1 Environmental Review to be conducted on all projects and to be further reviewed by the corporation to certify the review was cleared before presenting to committee and City Council.

If additional City incentives are requested in conjunction with DPFC tax exemptions, a second fiscal underwrite will be conducted by the Department of Housing or Economic Development for subsidy layering review before any commitments are authorized.

Monitoring

Long-term affordability monitoring will be conducted by Housing staff, while project monitoring is conducted by corporation staff

Reporting

DPFC staff will provide:

- quarterly reports for the entity and each project in a form satisfactory to the Director of Housing and Community Development, including financial information, property occupancy, crime statistics, project pipeline, and other information requested by the Director from time to time.
- financial audits that must be completed and submitted to the Department of Housing and Community Development no later than December 1st.

Revenue

DPFC will limit uses of revenue to opportunities as defined by Housing Director and the Board of Directors. Development activities can be, but are not limited to acquisition, construction, rehabilitation (multifamily), City services and infrastructure for contributions to housing.

- Funds will be made available to the City and developers annually through the corporation or in another approved application opportunity approved by Housing Director and the Board. Housing and the Board will collaborate on uses of funds

that will be presented to the Housing Committee.



City of Dallas

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

Agenda Information Sheet

File #: 25-1298A

Item #: C.

Update on Request For Information for Interim Housing with Supportive Services for Unsheltered Adults

[Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



CITY OF DALLAS

DATE April 22, 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 **Update on Request for Information for Interim Housing with Supportive Services
for Adults Experiencing Homelessness**

The purpose of this memorandum is to share information about the project requirements and provide a high-level summary of the responses received. For background information and RFI specifications, please see the appendix.

On January 23, 2025, the Office of Homeless Solutions issued a Request for Information (RFI) to receive input for an interim housing community with supportive services for a minimum of 50 adults experiencing homelessness. The RFI was issued solely for informational purposes.

Summary of Responses to the RFI

The following highlights the proposals received:

Category	Response
Responses Received	5
Number of Proposed Units	All respondents proposed 50 units
Average Development Cost	\$8,672,600
Average Cost per Unit	\$173,452
Requested Funding	A majority of respondents ask that the City pay 100% of development costs
Operating Expenditures	Less than half of the respondents request that the City cover 100% of operating costs; Remainder respondents did not clearly identify
Do the Respondents Require Land?	The majority of respondents expect the City to provide the property and bear the cost of acquisition and site preparation
Proposed Projects Eligible for Bond Funds	Less than half of the proposed projects could be eligible for bond funding for construction/renovation
Average Project Timeline	The average time to completion is 31 weeks or 7 months

Summary of RFI Responses

1. When the RFI closed on February 21, 2025, five responses were received with less than half meeting the requirement for bond funding and compliance with the City Code.

2. Less than half of the respondents demonstrated experience working with the unhoused population.
3. All respondents provided a plan to create 50 units with less than half proposing additional units at a later date.
4. While the RFI stated that the City could not pay for management and operation of the community, less than half of the respondents proposed City funding for operations.
 - a. The average annual operating cost is \$1,940,000
 - b. The City does not have funding identified for operating expenditures
5. As stated in the RFI, the City's one-time financial contribution for the project is limited to property acquisition, new construction or renovation of an existing vacant building, with no funding available for management or operations.
 - a. The majority of respondents expect the City to identify a property and bear the cost of the acquisition and site preparation.
6. The development cost for the five proposals ranges from \$2.7 million to \$17.0 million.
 - a. The project at the lowest number in this range does not meet bond funding and/or code requirements.
 - a. The cost estimates provided by some of the respondents include ineligible expenses and do not include site acquisition and preparation costs.
 - b. A majority of proposals require the City to pay 100% of the development costs.
 - c. The range of the average cost per unit is \$53,260 to \$340,000.
 - i. These numbers will be higher if on City-owned land, when factoring in site acquisition and preparation and other costs such as furniture, fixtures, and equipment.
 - ii. The City has up to \$10.5M City Council discretionary funds amount in Prop I Bond Funds
 - b. The annual, proposed operating cost for 50 guests ranges from \$1.0 million to \$3.8 million. Of the five responses received, less than half requested that the City cover all operating expenses.

For benchmarking purposes, OHS compared the development and annual operating costs provided by RFI respondents to St. Jude Center (SJC) Oak Cliff, a 71-unit permanent supportive housing facility scheduled for completion in the Spring of 2026. The development cost for SJC Oak Cliff is \$142,527 per unit. The annual operating budget, exclusive of debt service, is approximately \$700,000.

Conclusion: Gaps, Policy Guidance and Next Steps

Moving forward, any project will need to address the following gaps and needs highlighted by the RFI process:

- Proposers identified the need for a property to be acquired and the site prepared by the City
- Proposers identified the need for operation costs to be provided
- To access the discretionary OHS Bond Funds, each related City Councilmember will need to approve use of their specific allotment

Based on the above high-level needs and gaps overview, staff are seeking policy guidance on whether to pursue this project further. If the project is pursued, next steps will include:

- The City to identify property prior to any NOFA process
- Identify the amount of discretionary Bond funds (Prop I) available to be used for this project
- Prepare and issue a NOFA detailing the land and funding available

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

Service First, Now!



Alina Ciocan
Assistant City Manager

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

Appendix

Background

Respondents were asked to provide new and creative solutions to supplement existing shelter and housing options for adults experiencing homelessness by creating a low barrier community with onsite services. The services must facilitate an individual's exit from homelessness to permanent, stable housing within 30 days to two years of arrival.

As stated in the RFI, the City may provide a one-time contribution for property acquisition, new construction or renovation of a vacant building. The source of the one-time funding is the 2024 Bond Program (Proposition I). Accordingly, the RFI stated there is no funding for services or property management.

Specifications

The RFI stressed the importance of creating a community and limiting services to individuals referred for placement at the property. Other requirements are summarized below:

Residential Units

A minimum of 50 private units with capacity to increase to 100 within one to two years of opening.

Preferred Occupancy Start Date

The site must be 100% vacant and the proposal should demonstrate an efficient development timeline with an expedited start date to receive residents.

Code Requirements

The community must be ADA accessible and the property must comply with the City of Dallas Code. Respondents were advised that any zoning amendments that may be needed to allow the uses outlined in the RFI would be the responsibility of the selected operator.

Preferred Amenities

- Community space and meeting rooms
- Office space and private offices for guest services
- In unit kitchenette or community kitchen
- Laundry room, mail center and storage space for residents
- Kennel and outdoor space for canines

Preferred Resident Services

- Medical, wellness and behavioral health
- Case management with minimum staffing ration of 1:20
- Identification reclamation

DATE April 22, 2025

SUBJECT **Update on Request for Information for Interim Housing with Supportive Services for Adults Experiencing Homelessness**

PAGE **5 of 5**

- Job training, counseling and placement
- Stable long term housing placement
- Social activities

Respondents were also asked to share their proposed resident demographics and guidelines and a strategy for placing residents in housing between one month and two years of arrival. Plans for ensuring the security of residents and surrounding neighbors and community engagement initiatives were required of all respondents.



City of Dallas

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

Agenda Information Sheet

File #: 25-1311A

Item #: D.

Update on Development Code Amendment #23-857 - Temporary Inclement Weather Shelters
[Emily Liu, Director, Planning and Development Department; Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



CITY OF DALLAS

DATE April 22, 2025

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

SUBJECT **Update on Development Code Amendment #23-857 – Temporary Inclement Weather Shelters**

This memorandum provides an update on Item 15, Development Code Amendment #23-857, from the March 23, 2023, City Planning Commission agenda, which amended Chapters 51 and 51A of the Dallas Development Code to address spacing requirements for Temporary Inclement Weather Shelters (TIWS) relative to the Central Business District (CBD). The amendment was approved by City Council May 23, 2023, public hearing with a directive to brief the City Council on an update by May 24, 2025.

Update

As of this update, no additional TIWS locations have been established within the CBD buffer zone, and only one city-leased facility operates within a half-mile of the CBD. The charter amendment has not impacted the number of city operated TIWS within the cited area.

Background

Following the standard of Chapter 51, Dallas Development Codes, TIWS were previously prohibited from operating within a half-mile of the CBD, unless they are located in the Kay Baily Hutchison Convention Center or in a city-owned facility. It was determined that the language needed modification to include “city-leased” properties, as leased property is not equivalent to owned. Therefore, a code amendment was required to operate a temporary inclement weather shelter within a city-leased facility within a half-mile of the CBD.

Prior Actions

- **January 19, 2023** – The Office of Homeless Solutions (OHS) and the Department of Emergency Management and Crisis Response (EMCR) requested an amendment to Sections 51-4.217(b)(20) and 51A-4.217(b)(11.1), “Temporary inclement weather shelter” for relief to the current requirement for a facility that is leased by the city within a half-mile of the CBD.
- **February 28, 2023** – The Zoning Ordinance Advisory Committee (ZOAC) reviewed spacing requirements for TIWS near the CBD, at the request of the Office of Homeless Solutions (OHS) and the Department of Emergency Management and Crisis Response (EMCR).
- **March 23, 2023** – The City Plan Commission (CPC) voted to recommend the amendment to align zoning regulations with the Master Emergency Operations Plan to enhance shelter availability during inclement weather emergencies.

DATE April 22, 2025
SUBJECT **Update on Development Code Amendment #23-857 – Temporary Inclement Weather Shelters**
PAGE **2 of 2**

- **May 22, 2024** – City Council held a public hearing to consider amendments to Chapters 51 and 51A of the Dallas Development Code regarding TIWS spacing requirements. The item moved forward with a directive to brief the City Council by May 24, 2025.

This amendment to the spacing requirements permits temporary inclement weather shelters in city-leased facilities within a half-mile of the CBD, aligning with the intent of the original spacing regulation. It enables the city to efficiently manage crisis weather events by ensuring resources are readily available near unsheltered individuals, emergency services, and the operational hubs of EMCR and OHS. If you have any questions or need further clarification, please feel free to contact me, Andreaa Udrea, Deputy Director of Planning and Development, or Christine Crossley, Director of the Office of Homeless Solutions.

[Attachment]

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
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

5-24-23

32465

ORDINANCE NO. _____

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.217 and 51A-4.217; allowing temporary inclement weather shelters to operate in city-leased facilities within a half mile of the central business district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Romanette (iii) of Subparagraph (E) of Paragraph (20), “Temporary Inclement Weather Shelter,” of Subsection (b), “Specific Accessory Uses,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(iii) Except at the Kay Bailey Hutchison Convention Center and other city-owned and city-leased facilities, this accessory use may not operate within 0.5 mile of the central business district. The Office of Homeless Solutions and the Office of Emergency Management shall brief a city council committee on this provision by May 24, 2025.”

SECTION 2. That Romanette (iii) of Subparagraph (E) of Paragraph (11.1), “Temporary Inclement Weather Shelter,” of Subsection (b), “Specific Accessory Uses,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL MAY 24 2023

ORDINANCE NUMBER 32465

DATE PUBLISHED MAY 27 2023

ATTESTED BY:



City of Dallas

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

Agenda Information Sheet

File #: 25-1315A

Item #: E.

Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for 1950 Fort Worth Avenue and Summary of Homeless Initiatives by City Council District

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

Memorandum



CITY OF DALLAS

DATE April 22, 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 and Summary of Homeless Initiatives by City Council District**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that 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 remaining property, as of today:

- Fort Worth Avenue

As the property continues through the phases of development, the table will be revised monthly with most current information. Additionally, attached is an outline of major homeless initiatives organized by City Council District, along with an accompanying map illustrating their geographic distribution.

Please note that the 4150 Independence Drive and 2929 S. Hampton Road property updates have been transitioned to the Government Performance and Financial Management Committee (GPFM) for ongoing reporting. Should you have any questions, please contact me, Christine Crossley, Director, Office of Homeless Solutions, or Cythnia Rogers - Ellickson, Director, Department of Housing and Community Development.

[Attachments]

Service First Now!

Alina Ciocan
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
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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: May 2026
Estimated Resident Move-in Date: June 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/\$67,464.00 per unit
Total Development Costs by Developer: \$10,119,439.00/\$142,527.31 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	

Building permit application was submitted on November 15	November 15	Kirksey Architects and St. Jude, Inc.		
Submitted RFP for project-based vouchers to Dallas Housing Authority on November 15	November 15	St. Jude, Inc.	Dallas Housing Authority, Housing Forward	
Environmental Review process	Underway	HCD	DHA and BMS	
<p>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.</p>				

Major Homeless Initiatives By Council District

District	Initiative	Housing Units	Initiative Type
District 1	St. Jude Center Oak Cliff (Non-Profit Provider + City)	71	Permanent Supportive Housing
District 2	Area Shelters (Non-Profit Providers)	N/A	Emergency Shelter & Day Center Services
District 3	Existing OHS Properties	TBD	TBD
District 4	Adjacent To OHS Properties	N/A	N/A
District 5	Identifying Project Options	TBD	TBD
District 6	Salvation Army (Non-Profit Provider)	N/A	Emergency Shelter and Rehabilitative Services
District 7	The Stew Pot (Non-Profit Provider) Austin Street Center (Non-Profit Provider)	N/A	Day Center Services & Shelter

Major Homeless Initiatives by Council District (continued)

District	Initiative	Housing Units	Initiative Type
District 8	Adjacent To Supportive Housing and Services Campuses	N/A	N/A
District 9	Identifying Project Options	TBD	TBD
District 10	St Jude Center Vantage Point (Non-Profit Provider + City)	136	Permanent Supportive Housing for 18+
District 11	St Jude Park Central (Non-Profit Providers + City + County)	200	Permanent Supportive Housing for 18+
District 12	Undisclosed (City + Non-Profit Provider)	50	Emergency/Temporary Housing for Families
District 13	St Jude Forest Lane (Non-Profit Providers + City + County)	110	Permanent Supportive Housing for 55+
District 14	Adjacent To Existing Downtown Shelters	N/A	N/A



City of Dallas

Homeless Shelters

District	Initiative	Housing Units	Initiative Type
1	St. Jude Center Oak Cliff (Non-Profit Providers + City)	71	Permanent Supportive Housing
2	Area Shelters (Non-Profit Providers)	N/A	Emergency Shelter & Day Center Services
3	Existing OHS Property (A)	TBD	TBD
3	Existing OHS Property (B)	TBD	TBD
4	Adjacent to OHS Properties	N/A	N/A
5	Identifying Project Options	TBD	TBD
6	Salvation Army + Non-Profit Provider	N/A	Emergency Shelter and Rehabilitative Services
7	Austin Street Center	N/A	Day Center Services & Shelter
7	The Stewpot	N/A	Day Center Services
8	Adjacent To Supportive Housing and Services Campuses	N/A	N/A
9	Identifying Project Options	TBD	TBD
10	St Jude Center Vantage Point (Non-Profit Providers + City)	136	Permanent Supportive Housing For 18+
11	St Jude Center Park Central (Non-Profit Providers + City + County)	200	Permanent Supportive Housing For 18+
12	Undisclosed Non-Profit (Non-Profit Providers + City)	50	Emergency / Temporary Housing for Families
13	St Jude Center Forest Lane (Non-Profit Providers + City + County)	110	Permanent Supportive Housing For 55+
14	Adjacent to Existing Downtown Services	N/A	N/A

Legend

Shelter Types

- Day Center Services
- Day Center Services & Shelter
- Emergency / Temporary Housing for Families
- Emergency Shelter & Day Center Services
- Emergency Shelter and Rehabilitative Services
- Permanent Supportive Housing
- Permanent Supportive Housing For 18+
- Permanent Supportive Housing For 55+
- TBD

Dallas Area Roads

- Highways
- Major Streets
- Streets

Council Districts

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

Data Sources:

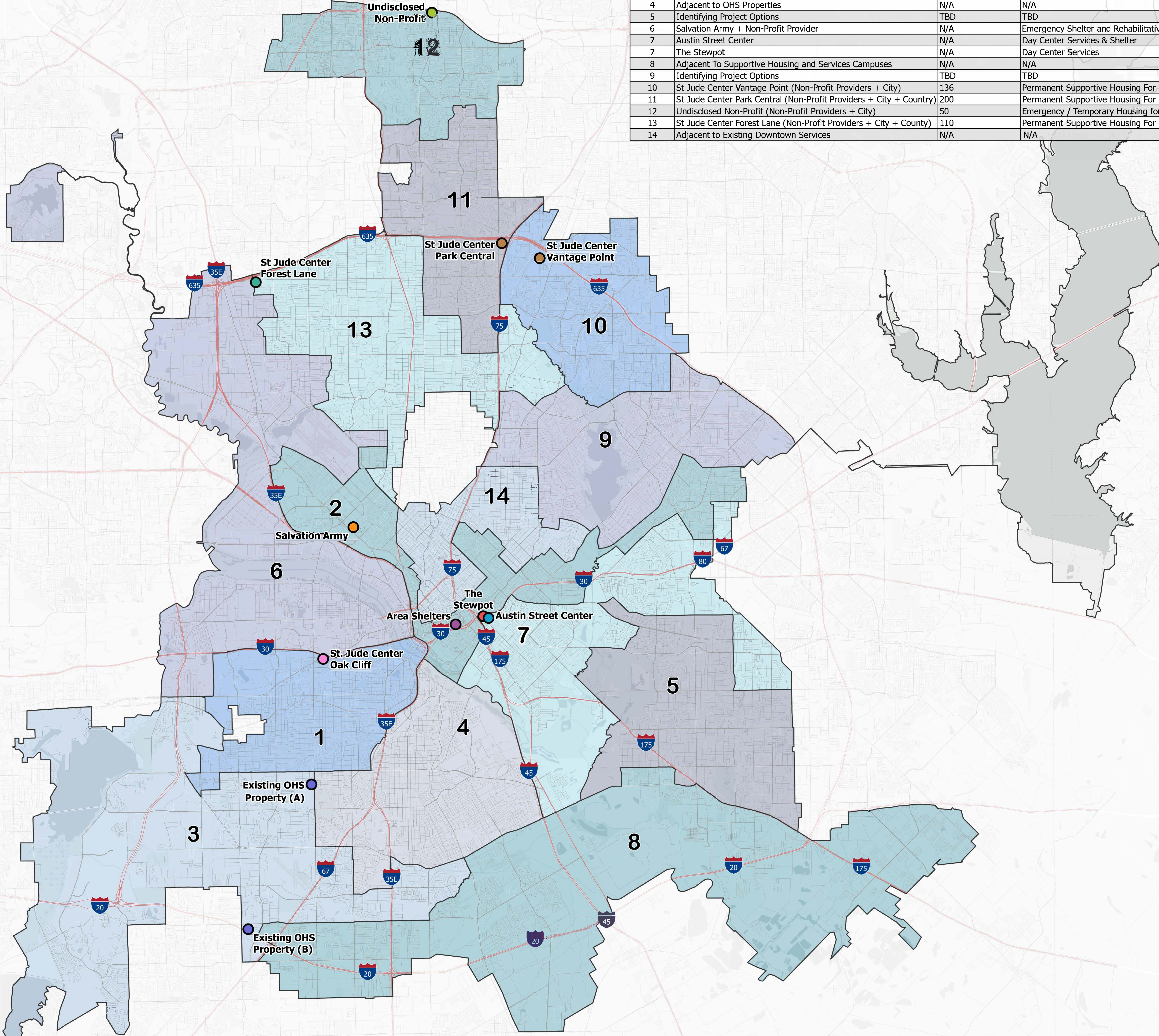
- City of Dallas – 2025 Council Districts
- City of Dallas – 2025 Roads
- City of Dallas Housing and Homeless Solutions – 2025 Shelter Types

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City of Dallas

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

Agenda Information Sheet

File #: 25-1331A

Item #: F.

Upcoming Agenda Item on the April 23, 2025 City Council Agenda: Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program
[Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



CITY OF DALLAS

DATE April 22, 2025

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

SUBJECT **Office of Homeless Solutions – Upcoming April 23, 2025, Agenda Item #39**

The purpose of this memorandum is to provide information regarding the following upcoming agenda item #39 on the April 23, 2025, City Council Agenda, to *“Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program to provide (1) financial assistance, including rental assistance, paid utilities, and supportive services, in an amount not to exceed \$1,900,000.00; and (2) supportive services only; in an amount not to exceed \$1,096,897.95 to persons experiencing homelessness – Total amount not to exceed \$2,996,898.95 - Financing: HOME-ARPA HASS Fund (subject to annual appropriations).*

Background

Since 2021, the City of Dallas has engaged in funding for rental assistance, supportive services, and case management to support people on a pathway to permanent housing. This was first done through the Dallas REAL Time Rapid Rehousing (DRTRR) Initiative, bringing permanent housing to over 2,700 individuals in under two years. Expanding to encompass the entire unsheltered provider system, the Real Time Rehousing (RTR) Initiative next met its goal of housing 6,000 individuals, proceeding to create over 15,000 individual housing placements to-date. Most recently, the Street To Home (STH) Initiative was created, to cut homelessness in Dallas and Collin Counties by 50% compared to 2021 levels. This project focuses on visible, unsheltered homelessness and housed over 100 individuals in the Central Business District (CBD) in less than 100 days this past summer. Later closing three major downtown parks through housing, the STH Initiative now prepares to fully decommission the CBD and move into the rest of the City of Dallas. As part of this Initiative, this award of \$2,996,898.95, completes the City of Dallas’ total award of \$5,496,899.95 for this project. Housing Forward, the local Continuum of Care lead agency, serves as the Program Administrator for this next iteration of the “Street to Home” Initiative to sustain the rehousing capacity and enhance the efforts of the RTR.

The STH Initiative aligns with the City of Dallas’ strategy to reduce encampments and homelessness through rapid re-housing (RRH). As defined by HUD, RRH is a permanent housing intervention to help connect families and individuals experiencing homelessness to permanent housing through a tailored package of assistance, including rental assistance and supportive services. RRH helps those living on the streets or in emergency shelters solve the practical and immediate challenges to obtaining permanent housing and services while reducing the amount of time they experience homelessness, avoiding a near-term return to homelessness, and linking to community resources that enable them to achieve housing stability in the long term.

DATE April 22, 2025
SUBJECT **Office of Homeless Solutions – Upcoming April 23, 2025, Agenda Item #39**
PAGE **2 of 2**

Prior Actions

- On January 28, 2025, OHS and Housing Forward briefed the Housing and Homeless Solutions (HHS) Committee on the Street To Home initiative and next steps, which included \$2.5M ARPA Redevelopment funding, anticipated for a February City Council agenda, and \$3.1M HOME ARPA funding, anticipated for City Council consideration in the spring.
- On February 12, 2025, the City Council authorized a one-year contract for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Project in the amount of \$2,500,001.00 by Resolution No. 25-0290.
- On February 20, 2025, OHS and Housing Forward briefed the Citizen Homelessness Commission (CHC) on the Street To Home Initiative and next steps.
- On April 17, 2025, OHS presented a briefing memorandum to the Citizen Homelessness Commission (CHC) on the Street To Home Initiative and next steps, which include ~\$3M HOME ARPA funding, anticipated for City Council consideration on April 23, 2025.

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

Service First, Now!



Alina Ciocan
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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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 #: 25-1335A

Item #: G.

Upcoming Items on the May 28, 2025 City Council Agenda: Authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents with TX Illinois 2024, Ltd., an affiliate of Generation Housing Partners, LLC (together, the Applicant) in an amount not to exceed \$2,980,000.00 in HOME Investment Partnerships Funds (HOME) , conditioned upon Applicant, or the entity named by the award, receiving 2024 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Hiline at Illinois, a 200-unit multifamily housing complex located 4710 W Illinois Avenue, Dallas, Texas 75211 (Project); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC) or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the real property located at 4710 W Illinois Avenue, Dallas, Texas 75211 (Property); and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliates(s) for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements
[Darwin Wade, Assistant Director, Department of Housing and Community Development]

Memorandum



CITY OF DALLAS

DATE April 22, 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 – Hiline at Illinois**

This purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 28, 2025 to authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents with TX Illinois 2024, Ltd., an affiliate of Generation Housing Partners, LLC (together, the Applicant) in an amount not to exceed \$2,980,000.00 in HOME Investment Partnerships Funds (HOME), conditioned upon Applicant, or the entity named by the award, receiving 2024 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Hiline at Illinois, a 200-unit multifamily housing complex located 4710 W Illinois Avenue, Dallas, Texas 75211 (Project); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC) or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the real property located at 4710 W Illinois Avenue, Dallas, Texas 75211 (Property); and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliates(s) for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements - Not to exceed \$6,950,000.00 - Financing: HOME Funds (\$2,980,000.00), and Community Development Block Grant Funds (\$3,970,000.00).

BACKGROUND

Generation Housing Partners, LLC (GHP) 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 200-unit multifamily housing complex known as Hiline at Illinois. The NOFA was issued by the Department of Housing and Community Development (Housing) in accordance with the City's Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC).

Housing administers programs to appropriately incentivize private investment for the development of quality, sustainable housing that is affordable to the residents of the City. Specifically, Housing administers the New Construction and Substantial Rehabilitation

Program, which where necessary, seeks to provide financial assistance to new developments or substantial rehabilitation of existing developments. All projects seeking financial assistance are required to submit a Notice of Intent to apply for financial assistance through NOFA to develop affordable homeownership and rental housing. As outlined in the NOFA, multiple sources of funding are available. However, proposed projects must meet specific thresholds to qualify for the use of a specific funding source. The Applicant received a fundable score of 123 of 169 points.

The NOFA scorecard criteria for multi-family rental developments include the following:

Scoring Criteria	Maximum Points	Awarded Points
Project Attributes	21	18
Equity & City Initiatives	40	9
Readiness	53	53
Developer Experience and Capacity	27	27
Bonus Points	28	16
Penalty for Nonperforming Previously Funded Projects	-10	0
Total	169	123

The City’s NOFA, as amended, allows for special City initiatives and projects which include developments on City-owned land or any development projects with partners such as Dallas Area Rapid Transit (DART), Dallas Independent School District (DISD), Dallas Housing Authority (DHA); religious institutions, colleges/institutions of higher learning with ownership interests. Additional City special initiative projects may include developments that are part a larger community development or neighborhood revitalization effort as identified by Director of Housing and Community Development. The proposed Project is City special initiative that is being developed within the boundary of the Far West Oak Cliff Area Plan and will partner with Mountain View College in order to provide much-needed additional affordable housing options and is also a catalyst in the efforts to revitalize the Illinois Corridor.

Housing proposes to authorize the NOFA funding request of \$6,950,000.00 in HOME Investment Partnerships Funds (HOME) and Community Development Block Grant Funds (CDBG) for the Project.

Generation Housing Partners, LLC, is a Texas-based developer, owner, and asset manager of Class A multi-family assets throughout the southwest. As a long-term owner, GHP has been involved in the development, construction, and management of over 4,000

units with a capitalization value of approximately \$385,000,000.00. The units include multi-story apartment properties for families, seniors, senior cottages, rehabilitation, and adaptive reuse developments. GHP has partnered with the DHFC in multiple other projects including Estates at Shiloh and Westmoreland Station. GHP intends to use Asset Living Property Management has been in the residential property business for 36 years and has developed approximately 20,000 units and currently manages over 24,000 units.

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

The DHFC or it affiliate(s) will acquire the site at 4710 W Illinois Avenue, Dallas, Texas 75211 and subsequently enter into a 99-year ground lease with TX Illinois 2024, Ltd. City loan funds will be used to acquire and develop the Property. The Applicant proposes to construct a mixed-income residential development of 200 units on 6.55 acres. The units will be comprised of 40 one-bedroom, 100 two-bedroom, and 60 three-bedroom units. The project will be a four-story wrap construction product. The units will be equipped with large balconies, personal storage, granite countertops, Energy Star Appliances, and other Class-A features. The Property also has a resort-style swimming pool, children’s playscape, and sports court, clubhouse, leasing center, furnished fitness center, community lounge, and business center. The community will offer laptops to its residents for “check-out” to do schoolwork, tax-preparation, budgeting and/or life-planning, or for simple everyday needs. Lighted public sidewalks will be built along both West Illinois Avenue and Knoxville Street, enhanced with lush landscaping and street trees. Planned resident services will include social events, income tax preparation, annual health fair, weekly classes, notary services, and recreational activities.

Total development costs are anticipated to be approximately \$70,074,941.00 which includes the acquisition price for the land. The construction budget is anticipated to be approximately \$41,897,867.00 which is \$209,489.34 per unit.

Proposed Financing Sources	Amount
Permanent Loan	\$ 25,528,834.00
Tax Credit Equity	\$ 33,137,434.00
City of Dallas HOME Loan	\$ 2,980,000.00
City of Dallas CDBG Loan	\$ 3,970,000.00

Deferred Developer Fee	\$ 4,458,673.00
Total	\$ 70,074,941.00

Proposed Uses	Costs
Acquisition	\$ 3,970,000.00
Hard Construction Costs	\$ 41,897,867.00
Soft Costs & Financing Fees	\$ 15,556,331.00
Developer Fees	\$ 7,275,000.00
Reserves	\$ 1,375,743.00
Total	\$ 70,074,941.00

After the development is complete, 22 of the 200 units to be made available to households earning 0.00%-30.00% Area Median Income (AMI), 20 of the 200 units to households earning 31.00% - 50.00% AMI, 120 of the 200 units to households earning 51.00% - 60.00% AMI, and 38 of the 200 units to households earning 61.00% - 70.00% AMI.

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 and the Housing Action Plan Priorities by creating more rental housing for households making 50% AMI or below, meets the threshold requirements of the NOFA, and the financial gap confirmation by third-party underwriting.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director, Department of Housing and 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
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
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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 #: 25-1338A

Item #: H.

Upcoming Items on the May 28, 2025 City Council Agenda: Authorize the execution of a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2017 General Obligation Bond Funds (Proposition I: Economic Development/Housing Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project [Darwin Wade, Assistant Director, Department of Housing and Community Development]

Memorandum



CITY OF DALLAS

DATE April 22, 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 – The Caroline**

The purpose of this memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on May 28, 2025 to authorize the execution of a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2017 General Obligation Bond Funds (Proposition I: Economic Development/Housing Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project.

BACKGROUND

On April 27, 2022, the City Council authorized the Dallas Public Facility Corporation (PFC) to acquire, develop, and own and provide a 75-year tax exemption for the Project. The Project will provide a total of 344 units, of which at least 176 (51%) of the 344 units shall be affordable units set aside for households earning at or below 80% of Area Median Income (AMI). Of the 176 affordable units, 19 (10%) of the 176 affordable units will be provided to households earning at or below 60% AMI, and 157 of the 176 affordable units will be provided to households earning at or below 80% AMI. A total of 168 units will remain non-income restricted market rate units.

Since the City Council's approval of the PFC tax exemption for the Project, the current waterline and wastewater lines located on West Commerce are undersized and cannot support the development of the Project nor potential redevelopments that would likely occur. The Project Improvements necessary to support the Project include: 1) on-site improvements (e.g., grading, utilities, paving, drainage, etc.) necessary to support the Project; 2) off-site improvements including required removal and replacement of an existing undersized off-site wastewater line located along West Commerce Street from Sylvan Avenue with approximately 1,864 linear feet of new wastewater line that is 12" in size; and 3) streetscape improvements along the Property's West Commerce, Neal, and Seale street frontage. All water and wastewater components of the Project Improvements shall be reviewed and constructed to Dallas Water Utilities approved standards. The unanticipated on-site and off-site infrastructure improvements rendered the Project financially infeasible even with the PFC tax exemption.

As a result, the Applicant submitted a proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive gap financing in the form of a conditional grant to close the Project's financing gap created by the on-site, off-site and infrastructure improvement requirements and streetscape improvements. The NOFA was issued by the Department of Housing and Community Development (Housing) in accordance with the City's Dallas Housing Policy 2033 (DHP33) and Dallas Housing Resource Catalog (DHRC).

Housing administers programs to appropriately incentivize private investment for the development of quality, sustainable housing that is affordable to the residents of the City. Specifically, Housing administers the New Construction and Substantial Rehabilitation Program, which where necessary, seeks to provide financial assistance to new developments or substantial rehabilitation of existing developments. All projects seeking financial assistance are required to submit a Notice of Intent to apply for financial assistance through NOFA to develop affordable homeownership and rental housing. As outlined in the NOFA, multiple sources of funding are available. However, proposed projects must meet specific thresholds to qualify for the use of a specific funding source.

The NOFA scorecard criteria for multi-family rental developments include readiness, location, target population and project attributes, and Applicant experience and capacity. The Applicant received a fundable score of 99 of 152 points. The Applicant is a limited partnership authorized to do business in Texas and is a real estate development firm that specializes in mixed-income and workforce multifamily projects throughout Texas. The Applicant has developed over 4,000 units of multifamily, mixed-income workforce housing across the state of Texas over the past decade.

Housing proposes to authorize the conditional grant agreement in a total amount not to exceed the NOFA funding request of \$2,000,000.00 in 2017 General Obligation Bond Funds (Proposition I: Economic Development/Housing Bond) for the Project as confirmed by third party underwriting. The Grant amount to reimburse cost incurred by Applicant under its privately bid contracts shall become payable in one lump sum upon completion of public improvements and acceptance of the Project, pursuant to and in accordance with Chapter 49 of Dallas City Code.

In addition to being necessary for the Applicant to complete the new ground-up development of a four-story, 344-unit mixed-income workforce multi-family housing development, Applicant's delivery of the off-site wastewater infrastructure improvements (approximately 1,864 linear feet of new wastewater line that is 12" in size) that will also result in a substantial increase wastewater capacity to support potential redevelopments on the other 42.5 acres (75 parcels) of the sewershed. The public benefit to the other 33 acres of the sewershed shall be the City's consideration for the proposed grant.

The total estimated cost of the Project increased from \$81,161,494.00 to \$85,000,000.00 as a result of the unanticipated requirement to include on-site improvements (e.g.,

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SUBJECT **Upcoming Agenda Item: NOFA Development Project – The Caroline**
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grading, utilities, paving, drainage, etc.) off-site wastewater infrastructure improvements, and streetscape improvements in the Project's scope.

The development is currently under review 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 confirmation of the financial gap by third-party underwriting.

Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director, Department of Housing and Community Development at Cynthia.rogersellic@dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bazor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae 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 #: 25-1342A

Item #: I.

Housing and Homelessness Solutions (HHS) Committee Forecast: briefing items to be placed on the HHS Committee agendas for May 27, 2025 through October 21, 2025

Housing & Homelessness Solutions Committee Forecast

Committee Date	Briefing Items	Presenter(s)
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: Blockchain Deployment Services (final title pending)	OHS staff & TBD
	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 Two Performance Measures	Thor Erickson, Assistant Director, Housing and Community Development
	Briefing Memorandum: Notice of Funding Availability Criteria for Development Projects	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
	Upcoming Agenda Item: NOFA – 6601 South Lancaster	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
	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
	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 – TBD	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 Forward