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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

December 12, 2023

9:00 AM

2023 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on [bit.ly/ cityofdallastv](http://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](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings **of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

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

The public 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](https://cityofdallas.tv).

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mdc94b23c7388d42d36c440a03a8bba7d>

Call to Order

MINUTES

- A [23-3218](#) Approval of the November 14, 2023 Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B [23-3206](#) Citizens Homelessness Commission - Roles & Responsibilities
[Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Presentation](#)

- C [23-3207](#) Overview of Upcoming Agenda Item: Home Improvement & Preservation Program Amendment
[Thor Erickson, Assistant Director, Neighborhood Revitalization]

Attachments: [Presentation](#)

BRIEFING MEMOS

- D [23-3208](#) 1950 Fort Worth Avenue Property Update
[Christine Crossley, Director, Office of Homeless Solutions; Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Briefing Memorandum](#)

- E [23-3209](#) Department of Housing and Neighborhood Revitalization and Office of Homeless Solutions - Glossary of Terms
[Christine Crossley, Director, Office of Homeless Solutions; Cynthia Rogers-Ellickson, Interim Director, Department of Housing & Neighborhood Revitalization; Darwin Wade, Assistant Director, Department of Housing & Neighborhood Revitalization]

Attachments: [Briefing Memorandum](#)

- F [23-3210](#) Office of Homeless Solutions Upcoming Agenda Item #46 - Dallas County 4150 Independence Road Subrecipient Agreement: Authorize (1) rescinding Resolution No. 22-1011, previously approved on June 22, 2022 that authorized the execution of an interlocal agreement with Dallas County ("County") to accept funds in an amount not to exceed \$10,000,000.00; (2) the acceptance of a \$2,500,000.00 grant from the County's allocated American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Grant Funds; and (3) execution of a subrecipient agreement using such funds for the redevelopment, renovation, and construction of 4150 Independence Drive, Dallas, Texas 75237 (city-owned real property) to provide supportive housing and services for households at or below the 30 percent Area Median Income for the period December 13, 2023 through September 30, 2026 - Not to exceed \$2,500,000.00 - Financing: FY22 Dallas County ARPA Grant Funds [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Briefing Memorandum](#)

- G [23-3211](#) Office of Homeless Solutions Upcoming Agenda Items - #45, #47, #48, and #49 [Christine Crossley, Director, Office of Homeless Solutions]
- a. Item #45: Authorize (1) preliminary adoption of Substantial Amendment No. 1 to the Fiscal Year 2023-24 Action Plan for HOME Investment Partnerships Program American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services and (2) a public hearing to be held on January 24, 2024 to receive comments on the proposed use of funds.
 - b. Item #47: Authorize (1) the ratification of the City Manager's purchase of consulting services provided by Wright Choice Group, LLC from October 1, 2023 through December 12, 2023 relating to the city-owned property located at 2929 South Hampton Road, not to exceed \$34,200.00; and (2) a 14-month contract with Wright Choice Group, LLC for consultant services related to 2929 South Hampton Road, not to exceed \$144,333.00.
 - c. Item #48: Authorize acceptance of a grant from the Texas Department of Housing and Community Affairs in the amount of \$164,293.00 to provide services to the homeless through the Homeless Housing and Services Program for the period of September 1, 2023 through May 31, 2024.
 - d. Item #49: Authorize the City Manager to execute Supplemental Agreement No. 4 to add funding in the amount of \$164,293.00 with Bridge Steps for the management and all operational responsibility of the City's homeless shelter facility for Fiscal Year 2023-24.

Attachments: [Briefing Memorandum](#)

FORECAST

- H [23-3223](#) Committee Forecast

Attachments: [Forecast](#)

UPCOMING AGENDA ITEMS

- I [23-3213](#) **Department of Housing & Neighborhood Revitalization:** Authorize an increase in the development loan agreement with Cypress Creek Montfort Drive, LP, or its affiliate in the amount of \$7,646,555.00, for the development of Cypress Creek Apartment Homes at Montfort, a 168-unit mixed income multifamily complex located at 14119 Montfort Drive, Dallas, Texas 75254 - Not to exceed \$7,646,555.00, from \$4,100,000.00 to \$11,746,555.00 - Financing: Community Development Block Grant Funds Disaster Recovery

J [23-3214](#)

Department of Housing & Neighborhood Revitalization: Authorize an amendment to Resolution No. 23-0689, which previously authorized \$4,618,487.00 in HOME Investment Partnership Funds (HOME) in a development loan agreement and security documents with TX Ferguson 2022, Ltd., or affiliate(s) thereof (Applicant) and \$3,965,000.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR) in a development loan agreement and security documents with the City of Dallas Housing Finance Corporation or affiliate(s) thereof for the development of Estates at Ferguson, a 164-unit mixed-income affordable 2023 Non-Competitive 4% Housing Tax Credit (4% HTC) multi-family development for seniors to: (1) substitute the funding sources and amounts with Mixed Income Housing Development Bonus Fund (MIHDB), 2012 General Obligation Bond Fund Housing Demand Driven Projects Fund, and 2012 General Obligation Bond Fund Joppa Neighbor Project SD Fund; (2) substitute codes for notes receivables and interest payments for MIHDB Fund; and (3) substitute the funding source for the development loan agreement with the Dallas Housing Finance Corporation (DHFC), or an affiliate(s) thereof in an amount an amount not to exceed \$3,965,000.00 with Mixed Income Housing Development Bonus Fund - Not to exceed \$8,236,511.64, from \$8,583,487.00 to \$8,236,511.64 - Financing: Mixed Income Housing Development Bonus Fund (\$7,584,165.54), 2012 General Obligation Bond Fund Housing Demand Driven Projects Fund (\$612,346.10), and 2012 General Obligation Bond Fund Joppa Neighbor Project SD Fund (\$40,000.00)

K [23-3219](#)

Office of Homeless Solutions: Authorize (1) preliminary adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development to reallocate funds in the total amount of \$5,148,311.00 in HOME funds from Tenant Based Rental Assistance to Supportive Services in the amount of \$5,116,875.00 and to Administration and Planning in the amount of \$31,436.00, to continue supportive services and administration for the expanded R.E.A.L. Time Rapid Re-Housing Program; and (2) a public hearing to be held on January 24, 2024 to receive comments on the proposed use of funds - Financing: No cost consideration to the City

L [23-3220](#)

Office of Homeless Solutions: Authorize (1) the ratification of the City Manager's purchase of consulting services provided by Wright Choice Group, LLC from October 1, 2023 through December 12, 2023 relating to the city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for the Office of Homeless Solutions not to exceed \$34,200.00; and (2) a contract with Wright Choice Group, LLC for the term of fourteen (14) months for consultant services to include meeting design and facilitation services, plan development, and project recommendations, starting on December 13, 2023, for city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for persons experiencing housing instability or homelessness in an amount not to exceed \$110,133.00 - Total not to exceed \$144,333.00 - Financing: General Fund (subject to annual appropriations)

- M [23-3221](#) **Office of Homeless Solutions:** Authorize the (1) acceptance of a grant from the Texas Department of Housing and Community Affairs ("TDHCA") in the amount of \$164,293.00 to provide services to the homeless through the Homeless Housing and Services Program, for the period September 1, 2023 through May 31, 2024; (2) establishment of appropriations in an amount not to exceed \$164,293.00 in the FY 2022 TDHCA-Homeless Housing and Services Program Reallocation Fund; (3) receipt and deposit of funds in an amount not to exceed \$164,293.00 in the FY 2022 TDHCA-Homeless Housing and Services Program Reallocation Fund; (4) City Manager to enter into, represent the City with respect to, and execute, the contract with TDHCA for FY 2022 TDHCA-Homeless Housing and Services Program Reallocation Fund; and (5) execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$164,293.00 - Financing: Texas Department of Housing and Community Affairs Grant Funds

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]