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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

220534

POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

May 23, 2022

9:00 AM

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

The public is encourage to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. 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 videoconference link: <https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m86c6407c67c0377d1a156bbbeac2d648>

Call to Order

MINUTES

- 1 22-1252 Approval of the April 25, 2022 Housing and Homelessness Solutions Committee Meeting Minutes

BRIEFING ITEMS

- A 22-1253 Office of Homeless Solutions (OHS) Update, Including Overview of Current Work Plan, Homeless Service Initiatives By District, and Proposed Partnership with Dallas County (2929 South Hampton Road, 4150 Independence Drive, and 12000 Greenville Avenue) [Kimberly Bizor Tolbert, Deputy City Manager & Christine Crossley, Director, Office of Homeless Solutions]
- B 22-1254 Kickoff to Adopt Housing Visionary Statement Reflecting Racial Equity Goals [David Noguera, Director, Department of Housing & Neighborhood Revitalization]

REPORTS

- C 22-1255 Department of Housing & Neighborhood Revitalization Performance Measure Update [Jessica MacKinnon, Department of Housing & Neighborhood Revitalization]

BRIEFING MEMORANDUMS

- D 22-1257 Upcoming Agenda Item: Authorize a Resolution Approving the Dallas Public Facility Corporation's Acquisition, Development, and Ownership of the Standard Shoreline Apartments, to be located at 10715 Garland Road [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]
- E 22-1258 Upcoming Agenda Item: Approval of Development Loan Agreements for Trinity West Villas, located at the intersection of Singleton Blvd. & Pointer St., in an Amount up to \$1,906,419.00 in Neighborhood Stabilization Program (NSP)/HOME Funds for the Development of 36 Units [Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization]

UPCOMING AGENDA ITEMS**May 25 Council Agenda**

- F Authorize a twenty-year facility use agreement, with two ten-year renewal options with Family Gateway, Inc for approximately 72,032 square feet of land improved with a 34,109 square foot former hotel located at 19373 Preston Road, to be used as a facility to promote and address the needs for families and individuals experiencing homelessness for the period July 1, 2023 through June 30, 2043 - Financing: No cost consideration to the City.
- G Authorize the first of two twelve-month renewal options to the contract for emergency shelter services for the homeless with Family Gateway, Inc. in the amount of \$135,000.00, The Salvation Army, a Georgia Corporation in the amount of \$175,000.00, and Austin Street Center, formerly known as Shelter Ministries of Dallas dba Austin Street Center, in the amount of \$155,000.00, for the period July 1, 2022 through June 30, 2023 - Not to exceed \$465,000.00 - Financing: U.S. Department of Housing and Urban Development Emergency Solutions Grant Funds
- H Authorize (1) the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Ash Creek Preservation Apartments, LLC to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Rosemont at Ash Creek and located at 2605 John West Road, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on March 28, 2022 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City.
- I Authorize (1) the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$30,000,000.00; proceeds of the Bonds will be loaned to S Zang, LP to finance a portion of the cost for the new construction of units for an affordable multifamily complex to be known as Highpoint at Wynnewood and located at 1911 Pratt Street, Dallas, Texas (Development); and (2) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on March 14, 2022 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City.

June 8 Council Agenda

- J Authorize an amendment to Resolution No. 21-1124, previously approved on June 23, 2021, for contracts with CitySquare and Family Gateway, Inc. for property management and supportive services for temporary and permanent housing, to reallocate funding from the 2020 CARES Act Relief ESG #2 Fund in the amount of \$704,095.00, from \$2,378,666.00 to \$1,674,571.00, and the ARPA Homelessness Assistance and Supportive Services Program Fund in the amount of \$208,450.00, from \$979,583.00 to \$771,133.00, to General Fund in the amount of \$737,155.00 and FY 2021-22 Emergency Solutions Grant Fund in the amount of \$175,390.00 - Financing: General Fund (\$737,155.00) and FY 2021-22 Emergency Solutions Grant Fund (\$175,390.00)
- K Authorize an Interlocal Agreement with Dallas County to accept \$10,000,000.00, to be granted to the City of Dallas for the redevelopment of 2929 South Hampton Road, Dallas, Texas 75233 and 4150 Independence Drive, Dallas, Texas 75237, and convey 12000 Greenville Avenue Dallas, Texas 75243 to Dallas County retaining the necessary easements per Dallas Water Utilities to serve as a framework for continued cooperation between the Parties to address the needs of the most vulnerable segment of the population through sustainable development of supportive services in the City of Dallas and Dallas County - Financing: FY22 Dallas County ARPA Fund \$10,000,000.00
- L Authorize the ratification to pay outstanding invoices due to Family Endeavors, Inc., dba Endeavors in the amount of \$306,682.56 for homeless shelter and dormitory management services - Total not to exceed \$306,682.56 - Financing: 2020 CARES Act Relief ESG #2 Fund

June 22 Council Agenda

- M Authorize (1) the sale of up to 10 Land Transfer Program lots to Masa Design Build LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$12,996.49; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots - Estimated Revenue Foregone: \$73,003.82
- N Authorize (1) the sale of up to 5 Land Transfer Program lots to SG Provision LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$5,000.00; (2) the release of lien for all non-tax City liens, notices, or orders that were filed on up to 5 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 5 single-family homes on the Land Transfer Program lots - Estimated Revenue Foregone: \$0.00

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]