

Memorandum



CITY OF DALLAS

DATE February 2, 2024

TO Council Member Chad West

From Darwin M. Wade, Assistant Director *DW*

SUBJECT **Updated Timeline for 1950 Fort Worth Avenue**

Staff has made great progress in moving this project forward. The NOFA was posted on the Housing Department's website and included in the City's email listserv through the Communication Outreach and Marketing Department for interested development teams and general contractors on January 9, 2024. Since the NOFA release, the professional services contract for the design has been signed by the selected vendor and is currently awaiting City Council ratification and execution scheduled for the February 14 Council agenda. A kick-off meeting with the design firm will be scheduled for the week of February 5th. The purpose of this meeting will be to discuss the already issued Notice to Proceed, alignment with NOFA deadline, and ensuring collaboration with selected development team for the renovation once the NOFA application period ends on March 11, 2024.

The first virtual NOFA pre-submission meeting was held last month with interested partners and developers to review the NOFA application and to answer any questions. The event was well attended with over 30 attendees. As a follow-up to this meeting, a list of questions and answers will be posted on the department's website for all interested parties to review. A site tour of the property was held on Thursday, February 1 with over 12 attendees present.

The next project update is scheduled for the Housing and Homelessness Solutions Committee on March 25, 2024.

The following is a summary of the project timeline covering the period from November 2023 through March 2024

• **November 2023**

- Fee Negotiation Letter determining fair and reasonable price for design work has been received to draft professional services agreement.
- Professional services contract drafted for review.
- Collaboration meetings between Office of Homeless Solutions, Housing & Neighborhood Revitalization, Housing Forward, and the Corporation for Supportive Housing.
 - The purpose of these meetings is to create a procurement process that assembles the capital, operating, and supportive services resources necessary to create permanent supportive housing. These conversations are ongoing and key outcomes so far include:
 - Clarified language in the development of the City of Dallas NOFA to signal the potential for new vouchers and services to be applied to the property as early as summer 2024. Housing Forward has applied for the subsidies and services through a

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Department of Housing and Urban Development (HUD) Notice Of Funding Opportunity (NOFO) process and are awaiting approval, likely spring 2024.

- To match this timeline, OHS is proceeding with a development of the City of Dallas NOFA to secure a developer and operator who will assume the property and facilitate its immediate rehabilitation and activation as permanent supportive housing with the assistance of city bond funds.
 - Once the HUD funding is approved, the developer will work directly with Housing Forward to secure an onsite service provider to deliver the supportive services and apply the operating subsidies to the units.
- **December 2023**
 - Notice to Proceed for the design work was delayed due to contract negotiations.
 - Hosted meetings with developer community to solicit feedback on the NOFA.
 - **January – February 2024**
 - Finalized professional services contract negotiations and issued Notice to Proceed.
 - Ratification and professional services execution will occur on the February 14 Council agenda.
 - The NOFA for a public/private partnership.
 - NOFA released on January 9 to allow final edits by outside partners and legal review.
 - The NOFA included an initial amount of \$2.35M in 2017 Bond Funding as a grant and seeking to convey the property for continued use with ability for developer to apply for existing NOFA funds if needed.
 - NOFA available for 60 days.
 - Additional site tour to be held on Friday, February 9 at 10:00 a.m., for interested developers and contractors.
 - Additional virtual NOFA pre-submission meeting to be held on Thursday, February 22, 2024 at 2:00 p.m.
 - **March 2024**
 - NOFA submission deadline is March 11, 2024
 - Project Update
 - March 25, 2024, Housing and Homelessness Solutions Committee.