

# 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 Bizar Tolbert, City Manager  
Tammy L. Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Dominique Artis, Chief of Public Safety  
Dev Rastogi, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager  
Robin Bentley, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)  
Directors and Assistant Directors

## 1950 Ft Worth Avenue

**Purchase Date:** December 23, 2020  
**Estimated Development Completion Date:** 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



# Homeless Shelters

## 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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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 + Country)	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

