

Memorandum



CITY OF DALLAS

DATE May 27, 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**

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.

Should you have any questions, please contact me or Christine Crossley, Director, Office of Homeless Solutions, or Cythnia Rogers- Ellickson, Director of the 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	Ongoing exploration of alternatives and/or exemptions for voucher subsidies
Environmental Review process	Underway	HCD	DHA and BMS	
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.				