

Memorandum



CITY OF DALLAS

DATE May 20, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Homeless Solutions – Family Gateway Long-Term Space Use Agreement**

Subject

The purpose of this memorandum is to provide background on the upcoming City Council Agenda Item on May 25, 2022.

Background

The City has established, as a public purpose, the need to assist homeless families and individuals experiencing homelessness by providing temporary and permanent housing in conjunction with supportive services. To this end, Family Gateway was awarded the operations and renovations contracts by the City Council on June 25, 2021. The City of Dallas, through the renovations contract, designated \$500,000 towards Family Gateway's estimated \$2.2 million renovation of the Preston Road facility.

On January 26, 2022, the City Council voted in favor of a zoning change for the former Candlewood Suites in District 12. At the time of the January 26, 2022, zoning agenda item, the Office of Homeless Solutions (OHS) advised councilmembers that a long-term agreement for that property between the City of Dallas and Family Gateway was also forthcoming to assure long-term use of the property, past the initial two-year term of their current operations contract.

To achieve this, OHS proposes the authorization of a twenty-year facility use agreement, with two, ten-year renewal options with Family Gateway, Inc at the property formerly known as the Candlewood Suites to carry out the Public Use, which is currently done through their operations contract for the site, as approved by the City Council on June 25, 2021.

The transition to a long-term Use Agreement at the end of the current two-year operations contract term will allow Family Gateway to operate the space as an independent vendor in a manner that promotes the public purpose of the City and provides a guarantee of longevity in the space, which is necessary to accomplish additional fundraising for renovations to the property, to include:

- A drop-in childcare center, toddler room, preschool room, and afterschool program space with adjacent age-appropriate playgrounds that will be operated by Family Gateway's partner, Vogel Alcove
- A catering kitchen to allow for refrigeration and warming
- Counseling space for housing and employment
- Private "pod space" for telehealth visits and job interviews for applicable families

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- Office space and storage
- Volunteer workspace
- A computer lab for children and adults
- A security checkpoint with a metal detector
- Expanded entry for welcoming guests into the family shelter
- Replacement of all king beds with bunk beds throughout the facility to accommodate families of all sizes

A Good Neighbor Task Force, active in District 12, has helped to develop the Good Neighbor agreement that will be attached to the long-term use contract, and metrics have been developed in collaboration with OHS which will be reported on annually to track and monitor progress with the agreement.

Prior Action

- January 26, 2022: The City Council voted in favor of a zoning change for the former Candlewood Suites in District 12, which allows for the conversion of the former hotel to zoning for a planned development use, to enable Family Gateway to renovate the property according to the proposal outlined in the late 2020 sealed bid procurement process.
 - Within the 2020 sealed bid proposal, critical renovations were outlined to enable Family Gateway to provide services for families with children experiencing homelessness.
- June 25, 2021: The City Council awarded the operation and renovation contracts for the former Candlewood Suites to Family Gateway, which has capacity to serve 50 families at a time and have served more than 260 families in their journey to escape homelessness at the site thus far.

Should you have any questions or concerns, please contact me or Christine Crossley, Director of Office of Homeless Solutions.



Kimberly Bizer Tolbert
Deputy City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors