

Memorandum



CITY OF DALLAS

DATE September 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **September 9, 2026, Upcoming Office of Housing and Community Empowerment Council Agenda Items #26-2704A, #26-2600A, #26-2586A, #26-2588A, #26-2585A, #26-2593A, and #26-2597A**

On September 9, 2026, the City Council will consider the following items by the Office of Housing and Community Empowerment (OHCE).

#26-2704A: Authorize the (1) acceptance of the FY 2026-27 grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (Grant No. TBD, Assistance Listing No. 14.401) , in the amount not to exceed \$375,000.00 (subject to grant award), to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2026 through September 30, 2027; (2) establishment of appropriations in an amount not to exceed \$375,000.00 (subject to grant award) in the HUD FY26 Fair Housing Assistance Program FY27 Fund; (3) receipt and deposit of funds in an amount not to exceed \$375,000.00 in the HUD FY26 Fair Housing Assistance Program FY27 Fund; and (4) execution of the Fair Housing Assistance Program Grant and the Cooperative Agreement, approved as to form by the City Attorney, and all terms, conditions, and documents required by the grant agreement – Total not to exceed \$375,000.00 (subject to grant award) - Financing: U.S. Department of Housing and Urban Development Grant Funds.

Agenda Item #26-2704A accepts federal funding through the City's Fair Housing Assistance Program Cooperative Agreement with HUD and is in alignment with the Drivers of Opportunity Framework. The funding supports the processing, investigation, and resolution of housing discrimination complaints, program administration, and HUD-required staff training, strengthening the City's capacity to enforce fair housing protections and ensure equitable access to housing.

#26-2600A: Authorize acquisition by the Dallas Housing Finance Corporation (DHFC) of The Hartford, an existing historic office building located at 400 North St. Paul Street, Dallas, Texas 75201 for development of affordable housing - Estimated Revenue Foregone: \$584,861.00 to the City (estimated taxes over 15-year period).

Agenda Item #26-2600A is in alignment with the Dallas Housing Resource Catalog by converting an existing 14-story historic office building into 217 mixed-income residential units, including 22 units at 60% of Area Median Income and 99 units at 80% of Area Median Income. The development is located in Downtown Dallas near major employment centers, transit, parks, retail, and other amenities.

#26-2586A: Authorize an amendment to Resolution No. 22-0124, previously approved on January 12, 2022 for the Conditional Grant Agreement with Greenleaf Ventures, LLC and/or its affiliates for the Lake June development located in the Pleasant Grove area of East Dallas (Project), to (1) reduce the total number of single-family homes to be constructed from 125 to 95; and (2) increase the number of single-family homes to be reserved for households earning at or below 80% of the Area Median Income from 20% to 30% of the total number of homes in the Project – Financing: No cost consideration to the City.

Agenda Item #26-2586A is in alignment with the Dallas Housing Resource Catalog. The amendment allows the Lake June development to proceed with up to 95 single-family homes following site constraints that reduced the project's developable acreage, while increasing the share reserved for households earning at or below 80% of Area Median Income from 20% to 30%. All existing affordability periods, deed restrictions, and program compliance requirements will remain in place.

#26-2588A: Authorize the Dallas Public Facility Corporation (DPFC) to (1) acquire unimproved property, develop, and own Trinity West Villas, a 36-unit mixed-income multifamily development, and Trinity West Lofts, a 100-unit mixed-income multifamily development, to be located at 3457 and 3155 Normandy Brook Road, Dallas, Texas 75212 (Project); and (2) enter into a 75-year lease agreement with Builders of Hope CDC (Applicant), or its affiliate, for the development of the Project – Estimated Revenue Foregone: \$1,488,374.60 to the City over a 60-year period.

Agenda Item #26-2588A is in alignment with the Dallas Housing Resource Catalog by creating 136 mixed-income multifamily units in West Dallas, including 71 income-restricted units and 65 market-rate units. The development combines Dallas Public Facility Corporation participation with other financing sources and is located near transit, schools, parks, and other neighborhood amenities.

#26-2585A: Authorize Supplemental Agreement No. 2 to exercise the second of two, one-year renewal options for the period October 1, 2026 through September 30, 2027 to the following contracts, approved as to form by the City Attorney: (1) The Salvation Army North Texas Area Command in an amount not to exceed \$323,541.36, from \$588,935.36 to \$912,476.72, (2) the Bridge Steps dba The Bridge in an amount not to exceed \$214,073.66, from \$439,673.66 to \$653,747.32; and (3) Austin Street Center in an amount not to exceed \$149,124.98, from \$302,500.98 to \$451,625.96 for emergency shelter services for the homeless – Total not to exceed \$686,740.00 – Financing: FY 2026-27 Emergency Solutions Grant Fund (subject to annual appropriations)

Agenda Item #26-2585A is in alignment with the Drivers of Opportunity Framework. The item exercises the final one-year renewal option for federally funded emergency shelter services provided by The Salvation Army North Texas Area Command, Bridge Steps dba

The Bridge, and Austin Street Center. From October 1, 2025, through June 30, 2026, the three providers collectively served 9,139 individuals compared with a combined FY 2025-26 goal of 4,740.

#26-2593A: A public hearing (1) to receive comments regarding an application by Dallas Leased Housing Associates XIV, LP and/or its affiliate(s) (collectively referred to as Applicant), to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 4% Non-Competitive Low Income Housing Tax Credits for West Davis Senior Apartments, a 280-unit multifamily residential development for persons of low and moderate income to be located at 4600 West Davis Street, Dallas, Texas 75211 (Project); and (2) pursuant to Section 394.9025 of the Texas Local Government Code regarding bonds to be issued by the City of Dallas Housing Finance Corporation to finance the Project; and, at the close of the public hearing, (3) authorize a Resolution of No Objection for Applicant, related to its upcoming application to TDHCA for the development of the Project - Financing: This action has no cost consideration to the City (see Fiscal Information)

#26-2597A: A public hearing (1) to receive comments regarding an application by Dallas Leased Housing Associates XIII, LP, and/or its affiliate(s) (collectively referred to as Applicant), to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 4% Non-Competitive Low Income Housing Tax Credits for West Davis Family Apartments, a 360-unit multifamily residential development for persons of low and moderate income to be located at 4600 West Davis Street, Dallas, Texas, 75211 (Project); and (2) pursuant to Section 394.9025 of the Texas Local Government Code regarding bonds to be issued by the City of Dallas Housing Finance Corporation to finance the Project; and (3) at the close of the public hearing, authorize a Resolution of No Objection for Applicant related to its upcoming application to the TDHCA for the Project, acknowledging the Project's location within one linear mile of another development serving the same target population, which received a Housing Tax Credit allocation in the three-year period preceding the date the TDHCA application round began – Financing: No cost consideration to the City (see Fiscal Information)

Agenda Items #26-2593A and #26-2597A are in alignment with the Dallas Housing Resource Catalog by supporting two proposed developments at 4600 West Davis Street that would provide 640 income-restricted units in District 1: 280 units for seniors and 360 units for families, all restricted to households earning at or below 60% of Area Median Income. The public hearings and Resolutions of No Objection facilitate the applicants' state tax-credit applications and do not commit the City to financial liability.

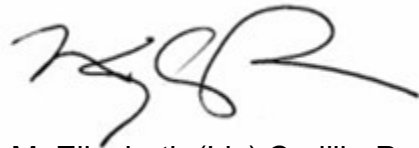
Additionally, Council will consider OPS Agenda Item **#26-2637A** that rejects all proposals and cancels the Advancing Economic Empowerment for Survivors of Human Trafficking solicitation following the realignment of OHCE priorities through the FY 2026-27 budget process and thus sunseting of the Welcoming Dallas Program. No contract was awarded, and the realignment will allow Federal Civil Rights Compliance Program staff to focus

DATE September 3, 2026
SUBJECT **September 9, 2026, Upcoming Office of Housing and Community Empowerment
Council Agenda Items #26-2070A, #26-2071A, #26-2182A, #26-2371A, #26-2391A,
#26-2392A and #26-2402A**
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additional capacity on mandated Americans with Disabilities Act and Title VI compliance responsibilities.

Should you have any questions or require any additional information, please contact myself or Thor Erickson, Director, Office of Housing & Community Empowerment, at Thor.Erickson@dallas.gov or 214-670-3632.

Service First, Now!



M. Elizabeth (Liz) Cedillo-Pereira, J.D.
Assistant City Manager

c:	Kimberly Bizar Tolbert, City Manager Bertram Vandenberg, City Attorney (I) Rory Galter, City Auditor (I) Biliera Johnson, City Secretary Preston Robinson, Administrative Judge Baron Eliason, Inspector General (I) Dominique Artis, Chief of Public Safety	Dev Rastogi, Assistant City Manager Alina Ciocan, Assistant City Manager Robin Bentley, Assistant City Manager Jack Ireland, Chief Financial Officer Ahmad Goree, Chief of Staff to the City Manager John Johnson, Chief of Real Estate Directors and Assistant Directors
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