

Memorandum



CITY OF DALLAS

DATE February 9, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **February 14, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On February 2, 2024, a DRAFT City Council Agenda for February 14, 2024, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Additions:

38. 24-544 An ordinance **(1)** ordering a special election to be held in the city of Dallas (the City) on May 4, 2024, for the purpose of authorizing general obligation bonds for propositions on the purposes set forth; and **(2)** making provisions for the conduct of the election and other related provisions - Financing: No cost consideration to the City
39. 24-500 A Authorize Supplemental Agreement No. 3 to the service agreement with HR&A Advisors, Inc., approved as to form by the City Attorney, for analytical, strategic and community planning consultant services to: **(1)** extend the term from June 30, 2024 to June 30, 2025; and **(2)** increase the overall contract amount by \$1,580,000.00 from \$2,318,000.00 to \$3,898,000.00 - Not to exceed \$1,580,000.00 - Financing: General Fund

Revisions:

2. 24-392 Authorize an optional child-care facilities exemption of 50 percent for qualifying child-care facilities as defined in the Texas Tax Code beginning with the 2024 tax year (fiscal year beginning October 1, 2024) - Estimated Annual Revenue Foregone: ~~TBD~~ General Fund (\$79,512) and Debt Service (\$30,507) totaling (\$110,019)

This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Janette Weedon, Director, Budget and Management Services, at 214-670-3659, for more information.

4. 24-401 A resolution authorizing the appointment of members to the College Advisory Commission - Financing: No cost consideration to the City
This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Genesis D. Gavino, Chief of Staff, City Manager’s Office, at 469-315-0864, for more information.
11. 24-395 Authorize (1) the adoption of a Resolution of Support for Palladium USA International, Inc. and/or its affiliate(s) [or RIVA Switzerland, Inc. and/or its affiliate\(s\)](#) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Low Income Housing Tax Credits for the development of 3606 S. Cockrell Hill Road Senior Living located at 3606 S. Cockrell Hill Road, Dallas, TX 75236; and (2) an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Cynthia Rogers-Ellickson, Director (i), Department of Housing & Neighborhood Revitalization, at 214-671-5810, for more information.
15. 24-394 Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) [to the \(1\) Land Transfer Program \(LTP\)](#), as shown in the attached Exhibit A to: ~~(1a) the release of the Land Transfer Program LTP deed restrictions initially required when a qualified buyer is also a Dallas Homebuyer Assistance Program (DHAP) participant; (a) and instead impose the federally required DHAP deed restrictions on lots(s) which shall to be filed and recorded in the real property records of the county in which the parcel(s) of real property is located; (b) no longer require a qualified buyer that is not a DHAP participant shall not be required to meet DHAP underwriting guidelines; and (c) require a qualified buyer that is also a DHAP participant shall be required to meet DHAP underwriting guidelines; (2) an amendment to the DHRC Single Family Development Requirements/Underwriting (SFDRU), as shown in the attached Exhibit B to: (a) no longer require Community Housing Development Organizations (CHDOs) to repay amend HOME funded loans issued by the City used for acquisition and construction financing and instead categorize them as from repayable to forgivable loans based on the total development cost related to the sales price of the home; and (b) this amendment shall be enforced retroactively from May 12, 2021, the effective date of the development agreement with all non-profit Community Housing Development Organizations (CHDOs), to the current including any applicable repayments to City-certified CHDOs for loan payments made during this time period - Estimated Net Revenue: General Funds Financing: No cost consideration to the City \$741,921.00 (see Fiscal Information)~~

This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Cynthia Rogers-Ellickson, Director (i), Department of Housing & Neighborhood Revitalization, at 214-671-5810, for more information.

18. 24-379 Authorize the ratification of a resolution for the architectural and engineering professional services contract for emergency design of 1950 Forth Worth Avenue - Kirksey Architects Inc., dba Kirksey Architecture, most qualified bidder of two - Not to exceed \$536,186.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund
This item is being revised to update the Resolution. Please contact Cynthia Rogers-Ellickson, Director (i), Department of Housing & Neighborhood Revitalization, at 214-671-5810, for more information.
22. 24-350 Authorize **(1)** a construction services contract for the construction of landscape enhancements for U.S. Highway 67 (U.S. 67) at Camp Wisdom Road Project (CSJ No. 0261-03-070, Assistance Listing No. 20.205) - Central North Construction, lowest responsible bidder of two in the amount of \$404,859.00; **(2)** the establishment of appropriations in an amount not to exceed \$420,000.00 in the U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund; and **(3)** the receipt and deposit of funds in an amount not to exceed \$420,000.00 in the U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund - Not to exceed \$424,859.00 - Financing: ~~Internal Service~~ [Bond Program Administration](#) Fund (\$4,859.00) and U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund (\$420,000.00)
This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Ali Hatefi, Director, Department of Public Works, at 214-948-4688 , for more information.
27. 24-172 Authorize a ~~master~~ [cooperative](#) agreement with Staples to provide critical non-food items, such as period products, diapers, adult diapers and other hygiene items for distribution in high needs communities or to residents for the period February 1, 2024 through December 31, 2025 - Not to exceed \$700,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$300,000.00) and Equity Fund (\$400,000.00)
This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Jessica Galleshaw, Director, Office of Community Care, at 214-670-5113, for more information.
32. 24-348 Authorize a three-year service price agreement for citywide plumbing services for the Building Services Department - A Star Heat and Air, Inc, most advantageous proposer of four - Estimated amount of \$9,974,836.75 - Financing: Capital Construction Fund (subject to annual appropriations)

This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.

A memorandum was previously provided to the City Council and/or Committee regarding the following items. A link to the specific memorandums is also attached for more information.

Memorandums:

3. 24-178 An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding Bonds, Series 2024A in an aggregate principal amount not to exceed \$55,000,000.00; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; **(4)** approving the official statement; and **(5)** enacting other provisions relating to the subject - Not to exceed \$418,000.00 - Financing: 2024A General Obligation Refunding Bonds Fund
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

[The City Council was briefed by memorandum regarding this matter on February 9, 2024.](#)
4. 24-401 A resolution authorizing the appointment of members to the College Advisory Commission - Financing: No cost consideration to the City
[The Workforce, Education, and Equity Committee will be briefed by memorandum regarding this matter on February 12, 2024.](#)
6. 24-79 An ordinance amending Chapter 7A, “Anti-Litter Regulations,” of the Dallas City Code by amending Section 7A-2; **(1)** providing a revised definition for “private premises”; **(2)** providing a penalty not to exceed \$2,000.00; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City
[The Quality of Life, Arts and Culture Committee was briefed by memorandum regarding this matter on October 16, 2023.](#)
8. 24-389 Authorize **(1)** the adoption of a Resolution of Support for Generation Housing Partners, LLC and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development The Heights at Park Lane to be located at 9310 North Central Expressway, Dallas, Texas 75231; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 - Financing: General Fund

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

9. 34-390 Authorize **(1)** the adoption of a Resolution of Support for Generation Housing Partners, LLC and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Housing Tax Credits for the development Patriot Pointe at Markville to be located at 9222 Markville Dr., Dallas, Texas 75243; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)
10. 24-393 Authorize **(1)** the adoption of a Resolution of Support for O-SDA Industries, LLC or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development Olea at Oak Cliff (Project) located at 541 East Jefferson Boulevard, Dallas, Texas 75203; **(a)** accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the adaptive reuse of the Project, as required by the Administrative Code, because the Project is within one linear mile or less of Gateway Oak Cliff (a 9% housing tax credit development located at 400 South Beckley Avenue), and is subject to the One Mile Three Year Rule; **(b)** in accordance with 10 TAC § 11.3(e) and § 11.4(c)(1) (the “Administrative Code”) specifically allow the proposed adaptive reuse of the Project, as required by the Administrative Code, because the Project is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)
11. 24-395 Authorize **(1)** the adoption of a Resolution of Support for Palladium USA International, Inc. and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Low Income Housing Tax Credits for the development of 3606 S. Cockrell Hill Road Senior Living located at 3606 S. Cockrell Hill Road, Dallas, TX 75236; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
[The Housing and Homelessness Solutions was briefed by memorandum regarding this matter on January 22, 2024.](#)

12. 24-397 Authorize **(1)** the adoption of a Resolution of Support for St. Margaret, Inc., and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Housing Tax Credits for the development of The Broderick located at 12800 Coit Road, Dallas, TX 75251; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund [The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)
13. 24-386 Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development West End Lofts to be located at 805 Elm Street, Dallas, Texas 75202 (Project); and **(a)** in accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the construction of the Project, as required by the Administrative Code, because the Project is within one linear mile or less of Cabana Design District Apartment Homes (a 9% housing tax credit development located at 899 North Stemmons Freeway), and is subject to the One Mile Three Year Rule; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund [The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)
14. 24-387 Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development of Braniff Lofts to be located at 2801 Wycliff Avenue, Dallas, Texas 75219; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund [The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)
15. 24-394 Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) [to the \(1\)](#) Land Transfer Program (LTP), as shown in the attached Exhibit A to: **(1a)** the release of ~~the Land Transfer Program LTP~~ deed restrictions initially required when a qualified buyer is also a Dallas Homebuyer Assistance Program (DHAP) participant; ~~-(a) and instead~~ impose the federally required DHAP deed restrictions on lots(s) [which shall to](#) be filed and recorded in the real property records of the county in which the parcel(s) of real property is located; **(b) no longer require** a qualified buyer that is not a DHAP participant ~~shall not be required~~ to meet DHAP underwriting

guidelines; and (c) require a qualified buyer that is also a DHAP participant shall be required to meet DHAP underwriting guidelines; ~~(2) an amendment to the DHRC~~ Single Family Development Requirements/Underwriting (SFDRU), as shown in the attached Exhibit B to: ~~(a) no longer require Community Housing Development Organizations (CHDOs) to repay~~ amend HOME funded loans issued by the City ~~used~~ for acquisition and construction financing and instead categorize them as ~~from repayable to~~ forgivable loans ~~based on the total development cost related to the sales price of the home; and (b) this amendment shall be enforced retroactively from May 12, 2021, the effective date of the development agreement with all non-profit Community Housing Development Organizations (CHDOs), to the current including any applicable repayments to City-certified CHDOs for loan payments made during this time period -~~ Estimated Net Revenue: General Funds Financing: No cost consideration to the City \$741,921.00 (see Fiscal Information)

The City Council was briefed by memorandum regarding this matter on December 8, 2023.

The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.

16. 24-383 Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 - Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 - Financing: Community Development Block Grant Disaster Recovery Funds

The Housing and Homelessness Solutions was briefed by memorandum regarding this matter on January 22, 2024.

17. 24-343 Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Santa Fe Trail at Haskell located at 4000 Ash Lane, Dallas, Texas 75223, a mixed-income, multifamily development to be located at 4000 Ash Lane; and (2) enter into a seventy-five-year lease agreement with Larkspur Capital, LP, or its affiliate, for the development of the Project - Estimated Revenue Forgone: General Fund \$2,609,794.00 (For 75 years; see Fiscal Information)

The Housing and Homelessness Solutions was briefed by memorandum regarding this matter on January 22, 2024.

27. 24-172 Authorize a ~~master~~ cooperative agreement with Staples to provide critical non-food items, such as period products, diapers, adult diapers and other hygiene items for distribution in high needs communities or to residents for the period February 1, 2024 through December 31, 2025 -

Not to exceed \$700,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$300,000.00) and Equity Fund (\$400,000.00)
[The Workforce, Education and Equity Committee will be briefed by memorandum regarding this matter on February 12, 2024.](#)

29. 24-253 A resolution authorizing amendments to the Dallas Fort Worth International Airport Master Bond Ordinance, the 67th, 68th, and 69th Supplemental Concurrent Bond Ordinances - Financing: No cost consideration to the City
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on March 21, 2023.](#)

PH5. 24-352 A public hearing to receive comments regarding an application by 8004 West Virginia Drive, LP, an affiliate of April Housing (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for West Virginia located at 8004 West Virginia Drive, Dallas, Texas 75228; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of West Virginia Drive - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

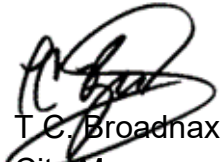
PH6. 24-349 A public hearing to receive comments regarding an application by 13695 Goldmark Drive Owner, LP, an affiliate of Waterford at Goldmark, LP (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Waterford at Goldmark located at 13695 Goldmark Drive, Dallas Texas 75228; and, at the close of the public hearing authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Waterford at Goldmark - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

PH7. 24-346 A public hearing to receive comments regarding an application by TX Illinois 2024, Ltd. an affiliate of Generation Housing Partners, LLC, (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for HiLine Illinois located at 4710 West Illinois Avenue, Dallas, TX 75211; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of HiLine Illinois - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

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PH8. 24-347 A public hearing to receive comments regarding an application by TX Tenison 2024, Ltd. an affiliate of Generation Housing Partners, LLC., (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Tenison Lofts located at 3600 Samuell Boulevard, Dallas, TX 75223; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Tenison Lofts - Financing: No cost consideration to the City [The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax
City Manager

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

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