

City of Dallas

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*



Housing and Homelessness Solutions Committee

August 24, 2026

9:00 AM

This City Council Housing and Homelessness Solutions Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The Housing and Homelessness Solutions Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following video conference link:

Call to Order

MINUTES

1. [26-2692A](#) Approval of the May 26, 2026, Housing and Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

The committee may vote to make recommendations to City Council regarding any of the following items on this agenda.

BRIEFING ITEMS

- A. [26-2680A](#) Update on Dallas is Home [Thor Erickson, Director, Office of Housing and Community Empowerment; James Armstrong III, Deputy Director, Office of Housing and Community Empowerment]

Attachments: [Briefing Presentation](#)

BRIEFING MEMOS

- B. [26-2690A](#) Dallas Street Response Monthly Outcomes Report: June and July 2026 [Kevin Oden, Director, Office of Emergency Management and Crisis Response]

Attachments: [Memorandum](#)

- C. [26-2689A](#) Housing and Homelessness Solutions Proposed Legislative Agenda for the 90th Texas Legislature and 120th Congress [Eric Dominguez, Director, Office of Government Affairs]

Attachments: [Memorandum](#)

- D. [26-2729A](#) Pallet Shelter Update [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- E. [26-2681A](#) Upcoming Agenda Item: August 25, 2026, Dallas City Council Agenda Item #26-2392A: Authorize an Interlocal Agreement with Dallas County to accept funds in an amount not to exceed \$1,300,000.00 to be granted to Bridge Steps for homeless assistance services to be provided at The Bridge Homeless Recovery Center for the period October 1, 2026 through September 30, 2027 - Estimated Revenue: General Fund \$1,300,000.00 [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

- F. [26-2682A](#) Upcoming Agenda Item: August 25, 2026, Dallas City Council Agenda Item #26-2391A: Authorize the (1) acceptance of a grant from the Texas Department of Housing and Community Affairs ("TDHCA") in an amount not to exceed \$889,048.00 to provide services to the homeless through the Homeless Housing and Services Program ("HHSP"), consisting of (a) \$677,635.00 for the FY 2027 TDHCA-Homeless Housing and Services Program General Allocation for the period September 1, 2026 through August 31, 2027, and (b) \$211,413.00 for the FY 2027 TDHCA- Homeless Housing and Services Program Youth Homeless Set-Aside, and (2) establishment of appropriations in an amount not to exceed \$889,048.00 in FY27 TDHCA-Homeless Housing and Services Program Fund youth homeless set aside; (3) receipt and deposit of funds in an amount not to exceed \$889,048.00 in the FY27 TDHCA-Homeless Housing and Services Program Fund; and (4) execution of the grant agreement with TDHCA with all terms, conditions, and documents required by the agreement - Not to exceed \$889,048.00 - Financing: FY27 TDHCA-Homeless Housing and Services Program Fund [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

- G. [26-2688A](#) Upcoming Agenda Item: August 25, 2026, Dallas City Council Agenda Item #26-2262A: The Bridge Homeless Recovery Electrical Upgrades and Generator Addition [Jenny Nicewander, Director, Office of Bond and Construction Management]

Attachments: [Memorandum](#)

- H. [26-2683A](#) Upcoming Agenda Item: September 9, 2026, Dallas City Council Agenda Item #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 percent of the Area Median Income from 20 percent to 30 percent of the total number of homes in the Project - Financing: No cost consideration to the City [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

- I. [26-2685A](#) Upcoming Agenda Item: September 9, 2026, Dallas City Council Agenda Item #26-2600A: Authorize acquisition by the Dallas Housing Finance Corporation (DHFC) of The Hartford, an existing historic office development located at 400 North St. Paul Street, Dallas, Texas 75201 for development of affordable housing - Estimated Revenue Foregone: \$9,502,325.00 to the City (estimated taxes over 15-year period) [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

- J. [26-2686A](#) Upcoming Agenda Item: September 9, 2026, Dallas City Council Agenda Item #26-2588A Authorize the Dallas Public Facility Corporation (DPFC) to (1) enter into a seventy-five-year ground lease structure with Builders of Hope CDC and/or its affiliates (Developer) for the development of a 36-unit mixed-income multifamily development located at 3475 Normandy Brook Road, Dallas, Texas 75212; and (2) approval of the associated development terms including ad valorem property tax exemption, Development Agreement, Master Subcontract structure, DPFC fees, and affordability requirements consistent with Chapter 303 of the Texas Local Government Code - Financing: No cost to the City (DPFC-generated revenues) [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

- K. [26-2684A](#) Upcoming Agenda Item: September 9, 2026, Dallas City Council Agenda Item #26-2585A Authorize the Supplemental Agreement No. 2 to the contract with The Salvation Army North Texas area Command in the amount of \$323,541.36, Bridge Steps dba The Bridge in the amount of \$214,073.66, and Austin Street Center in the amount of \$149,124.98, for emergency shelter services for the homeless, for the period of October 1, 2026 through September 30, 2027 - Not to exceed \$686,740.00 - Financing: FY2026-27 Emergency Solutions Grant Fund (\$686,740.00) [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

- L. [26-2706A](#) Upcoming Agenda Item: September 9, 2026, Dallas City Council Agenda Item #26-2704A: Acceptance of the FY 2026-27 grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program not exceeding \$375,000.00 [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

- M. [26-2687A](#) Upcoming Council Agenda Items: Three (3) Dallas Housing Finance Corporation 2026 Program Year 4% LIHTC Resolution of No Objection (RONO) scheduled for City Council agenda on the following dates: September 9, 2026 (1) West Davis Senior Apartments 26-2593A and (2) West Davis Family Apartments 26-2597A, and September 23, 2026 (3) Pemberton at Independence 26-2595A and Tax Equity and Fiscal Responsibility Act (TEFRA) Approval [Thor Erickson, Director, Office of Housing and Community Empowerment]

Attachments: [Memorandum](#)

DISCUSSION ITEMS

- N. [26-2730A](#) Federal and Local Policy Update on Homeless Solutions [Eric Dominguez, Director, Office of Government Affairs]

Attachments: [Memorandum](#)

- O. [26-2731A](#) Discussion on Dallas Public Facility Corporation and Dallas Housing Finance Corporation Production Goals [Thor Erickson, Director, Office of Housing and Community Empowerment; Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]