

Memorandum



CITY OF DALLAS

DATE January 12, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Updated Timeline for 1950 Fort Worth Avenue - Permanent Supportive Housing Project**

The purpose of this memorandum is to provide a synopsis of progress made to date as well as an updated timeline on the development activities associated with the City's property located at 1950 Fort Worth Avenue. This update follows the December 12, 2023, briefing to the Housing and Homelessness Solutions Committee.

Currently, staff is working to finalize contract negotiations and execution for the design work to support the 2nd phase of the project. A Notice to Proceed for the design firm will be issued after the professional services contract execution by mid-January for the work to commence. Pursuant to the City's emergency procurement policy, the executed design contract will require ratification by the City Council to release any payment to the design firm upon completion of the design plans. The ratification of the design contract is expected on the February 14 City Council agenda. During December 2023, staff hosted feedback sessions with experienced private sector supportive housing practitioners and partners to determine the best approach in structuring the Notice of Funding Availability (NOFA). The publish date for the NOFA seeking a public/private partnership was on Tuesday, January 9. The NOFA will be open for sixty (60) days and ending on Monday, March 11. The next project update is scheduled for the Housing and Homelessness Solutions Committee on March 25, 2024.

The following is a summary of the project timeline covering the period from November 2023 through March 2024

- **November 2023**

- Completed and executed fee negotiation letter with design firm.
- Completed draft of professional services agreement.
- Held multiple collaboration meetings between Office of Homeless Solutions, Housing & Neighborhood Revitalization, Housing Forward, and the Corporation for Supportive Housing.
 - The purpose of these meetings was to create a procurement process that assembles the capital, operating, and supportive services resources necessary to create permanent supportive housing. The key outcomes of these meetings include:
 - Clarified language in the development of the City of Dallas NOFA to signal the potential for new vouchers and services to be applied to the property as early as summer 2024. Housing Forward has applied for the subsidies and services

through a Department of Housing and Urban Development (HUD) Notice Of Funding Opportunity (NOFO) process and are awaiting approval, likely spring 2024.

- To match this timeline, OHS is proceeding with a development of the City of Dallas NOFA to secure a developer and operator who will assume the property and facilitate its immediate rehabilitation and activation as permanent supportive housing with the assistance of city bond funds.
 - Once the HUD funding is approved, the developer will work directly with Housing Forward to secure an onsite service provider to deliver the supportive services and apply the operating subsidies to the units.
- **December 2023**
 - Notice to Proceed for the design work was delayed due to contract negotiations.
 - Hosted sessions with experienced private sector supportive housing practitioners, partners, and developer community to solicit feedback on the NOFA.
- **January – February 2024**
 - Finalize professional services contract negotiations, execute contract, and issue Notice to Proceed by mid-January.
 - The NOFA for a public/private partnership.
 - Go live date for NOFA moved to January 9, 2024, to allow final input by outside partners and internal review.
 - NOFA available for 60 days.
 - The NOFA will include an initial amount of \$2.35M in 2017 Bond Funding as a grant and seeking to convey the property for continued use with ability for developer to apply for existing NOFA funds if needed.
 - City Council approval of ratification for emergency design contract is expected on the February 14 City Council agenda.
- **March 2024**
 - NOFA application deadline is Monday, March 11, 2023, by 5:00 p.m. CST
 - Project Update
 - March 25, 2024, Housing and Homelessness Solutions Committee.

The timeline will be updated based on feedback from the awarded vendor of the NOFA. Staff will also provide additional information on the overall project cost during the March 25 update to Housing and Homeless Solutions Committee.

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Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization cynthia.rogersellic@dallas.gov or 214-670-3601.

Majed A. Al-Ghafry, P.E.
Assistant City Manager



c: T.C. Broadnax, City Manager
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
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors