

April 26, 2023

**WHEREAS**, on May 9, 2018, the City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704; and

**WHEREAS**, after the adoption of the CHP the City Council authorized multiple amendments to the CHP by ~~Resolution No. 1680~~ on November 28, 2018; by Resolution No. ~~19-0824~~18-1680; on May 22, 2019; by Resolution No. 19-0824; on March 27, 2019 by Resolution No. 19-0429 and Ordinance No. 31142; on ~~March 27~~June 12, 2019; by Resolution No. 19-0884 on June ~~12~~26, 2019; by Resolution No. 19-1041 ~~on June 26, 2019, by Resolution No. 19-1498~~ on September 25, 2019 ~~and by Resolution No. 19-1498; on December 11, 2019~~ by Resolution No. 19-1864 ~~on December 11, 2019; and~~

~~**WHEREAS**; on September 9, 2021, City Council authorized an amendment to the CHP by Resolution No. 21-1450; and~~

~~**WHEREAS**, on January 22, 2020, City Council amended the CHP by Resolution No. 20-0188; and~~

~~**WHEREAS**, on August 26, 2020, City Council amended the CHP by Resolution No. 20-1220; and~~

~~**WHEREAS**, on January 27, 2021, City Council amended the CHP by Resolution No. 21-0212; and~~

~~**WHEREAS**, on September 9, 2021, City Council amended the CHP by Resolution No. 21-1450; and~~

~~**WHEREAS**, on October 13, 2021, City Council amended the CHP by Resolution No. 21-1655; and~~

~~**WHEREAS**, on October 13, 2021, City Council amended the CHP by Resolution No. 21-1656; and~~

~~**WHEREAS**, on May 11, 2022, City Council amended the CHP by Resolution No. 22-0744; and~~

~~**WHEREAS**, on September 28, 2022, City Council amended the CHP by Resolution No. 22-1432; and~~

**WHEREAS**, on August 7, 2020, the City issued a Notice of Funding Availability, as amended, in accordance with the CHP; and

**WHEREAS**, according to the most recent annual point in time count, the population of persons experiencing chronic homelessness has more than doubled across Dallas and Collin counties between 2020 and 2022; and

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**WHEREAS**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 to replace the CHP by Resolution No. 23-0443 and the Dallas Housing Resource Catalog to include the approved programs from the CHP by Resolution No. 23-0444; and

**WHEREAS**, the Department of Housing and Neighborhood Revitalization continues operating its programs, previously authorized and adopted under the CHP, now as restated in the Dallas Housing Resource Catalog approved on April 12, 2023; and

**WHEREAS**, the City of Dallas, as a member of the Homeless Collaborative of Dallas and Collin Counties, is participating in an effort to rapidly expand supportive housing inventory using acquisition, development, rehabilitation, and conversion of existing market rental unit; and

**WHEREAS**, on December 9, 2020, the City Council authorized a resolution to acquire approximately 35,133 square feet of land located at 1950 Fort Worth Avenue and to authorize its purpose for public use to provide supportive housing for persons experiencing homelessness formerly known as the Miramar Hotel (Property) by Resolution No. 20-1945; and

**WHEREAS**, on June 23, 2021, the City Council authorized the acceptance of grant funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Fund to provide relief during the ongoing COVID-19 pandemic by Resolution No. 21-1149; and

**WHEREAS**, on September 22, 2021, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY 2021-22 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the ARPA funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Funds by Resolution No. 21-1590 and Ordinance No. 32000; and

**WHEREAS**, the City of Dallas has approved eligible affordable housing investments as a response to the negative impacts of COVID-19 in accordance with ARPA guidance from Treasury; and

**WHEREAS**, according to Treasury guidance, supportive housing, or other programs to improve access to stable, affordable housing among individuals who are homeless, and the development of affordable housing to increase supply of affordable and high-quality living units are responsive to the needs of impacted populations, not only disproportionately impacted populations; and

**WHEREAS**, the Treasury final rule builds on the objectives to improve access to stable, affordable housing, including through interventions that increase supply of affordable and high-quality living units, improving housing security, and support durable and sustainable homeownership; and

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**WHEREAS**, the City of Dallas contracted with CBRE to manage the Request for Qualifications/Request for Proposal (RFQ/RFP) solicitation process to procure a developer for the redesign and redevelopment of the Property for a public use to provide supportive housing and services for formerly unsheltered persons ~~experiencing homelessness~~; and

**WHEREAS**, the RFQ/RFP was launched on January 11, 2023 to solicit interest from development firms, including a diversity of firms, large and mid-size with the bid originally set to close on January 23 but was extended to February 7, 2023; and

**WHEREAS**, a total of three complete proposals were received on February 7, 2023, including proposals from UCR Development Services, LLC, Sirius Building Company, and ComServ Construction; and

**WHEREAS**, CBRE vetted development proposals through a bid analysis, schedule analysis, and risk analysis for the three proposals and presented recommendation to City staff, UCR Development Services, LLC (Developer) as the firm ~~deemed~~ selected to be the best and most experienced developer for the project; and

**WHEREAS**, to assist in addressing the need for supportive housing inventory and meeting the goals of the Homeless Collaborative of Dallas and Collin Counties, the City desires to enter into a development agreement with UCR Development Services, LLC, in a total amount not to exceed \$5,957,631.00.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That (1) Section 1 and Section 2 of Resolution No. 21-1124 are partially rescinded, to remove a) authorization of a contract for property management, supportive services and renovations for temporary and permanent housing for the Office of Homeless Solutions with CitySquare (VS0000000497) in the amount of \$3,291,666.00 (the "Contract"); and b) authorization to the Chief Financial Officer to disburse funds in the amount not to exceed \$3,291,666.00 to CitySquare for the Contract; and (2) the City Manager or ~~their~~ his or her designee is hereby authorized to ~~(1)~~ execute a development agreement ("Agreement") in a total amount not to exceed \$5,957,631.00 with UCR Development Services, LLC and/or its wholly owned affiliates, ~~(the "Developer"), approved as to form by the City Attorney, of which \$100,000.00 will be eligible for reimbursement upon City Council approval and prior to contract execution for pre-development expenses, design and redevelopment of the proposed development; and (2) execute a ground lease agreement with the Developer for the duration of~~ for a turnkey project including the design and redevelopment of the ~~Property in a total rent~~

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**SECTION 1.** (continued)

~~amount of \$5,000.00 to be paid by the Developer and conveyance back to the City upon acceptance of real property improvements pursuant to the lease formerly known as the "Miramar Hotel" located at 1950 Fort Worth Avenue, Dallas, Texas, for supportive housing and services for formerly unsheltered individuals.~~

**SECTION 2.** That in order to reimburse and finance the authorized disbursements described herein from General Obligation bonds, the City intends to issue one or more commercial paper notes as part of its General Obligation Commercial Paper Notes Series 2017A, and Series 2017B, and use the proceeds thereof to reimburse the disbursements described herein.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to encumber and disburse funds to the Developer in a total amount not to exceed \$5,957,631.00, (subject to appropriations) from the funding sources listed as follows:

American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Fund FC18, Department HOU, Unit AD58 Object 3099, Vendor VC27261 Encumbrance/Contract No. HOU-2023-00021540	\$3,612,358.00
Homeless Assistance (J) Fund Fund 1V43, Department MGT, Unit VJ08 Object 3099, Vendor VC27261 Encumbrance/Contract No. HOU-2023-00021540	<u>\$2,345,273.00</u>
Total amount not to exceed	\$5,957,631.00

~~**SECTION 4.** That the City Controller is hereby authorized upon receipt of payment on the ground lease in the amount of \$5,000.00 to record lease payment revenue in, Fund 1V43, Department MGT, Unit VJ08, Revenue Code 8482.~~

~~**SECTION 5.** That the City of Dallas hereby confirms that its Governing Body has voted specifically to authorize the Development to move forward.~~

**SECTION 34.** That the City General Obligation bonds (Homeless Assistance (J) Fund) shall only be used for eligible costs limited to capital construction costs for renovation of the Property.

**SECTION 65.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the developer agreement is duly approved by all parties and executed. The Agreement shall include the provision that limits City General Obligation bonds (Homeless Assistance (J) Fund) to be used only for eligible project costs and shall include only capital construction costs for renovation of the Property.

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**SECTION 76.** That the ~~development agreement~~ Agreement is designated as Contract No. HOU-2023-00021540.

~~**SECTION 8.** That the ground lease is designated as Contract No. HOU-2023-00021830.~~

**SECTION 97.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.