

# Memorandum



CITY OF DALLAS

DATE February 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Announcement for 1,000 Unit Affordable Housing Challenge Request For Proposals**

The purpose of this memo is to announce the launch of the 1,000 Unit Housing Challenge Request For Proposals (RFP).

City Council issued a 1,000 Unit Affordable Housing Challenge last summer to encourage the development of mixed-income housing projects that are transit accessible. The objective was to activate publicly owned property within one-half mile of transit stations for housing developments that serve households earning 30%-120% area median income. This represents individuals and families earning about \$20,000-\$100,000 annually. City staff identified 5 sites that meet these criteria:

Address	CD	Acreage	Zoning	Notes
6601 S Lancaster Rd	8	10.1	PD 625	Vacant & available; portion needed for Crouch Rd improvements; Zoned for mixed use
4515 S Lancaster Rd	4,3	7.6	PD 855	Vacant & available; Former Patriots Crossing site (30 adjacent parcels); Zoned for multifamily
1900 Wheatland Rd	8	3.8	PD 624	Vacant & available; Zoned for retail
3015 Al Lipscomb Wy	7	2.0	PD 595	Vacant & available; Zoned for multifamily
3039 S Lancaster Rd	4	1.7	CR	Vacant & available; Lancaster/Kiest site (5 adjacent parcels); Zoned for retail
<b>Total Acreage</b>		<b>25.2</b>		

The RFP has been published and is currently available for public viewing. Priority will be given to proposals that maximize economic impact (e.g. taxable value, job creation, or other measurable public/community benefits) and produce diverse housing options congruent with transit-oriented development goals—compact, walkable, and pedestrian-oriented places offering a mix of residential and commercial uses.

The key dates for submission and questions are as follows:

**Open Date:** January 21, 2021, 5:00 PM CST

**Questions Due Date:** February 10, 2021, 5:00 PM CST

**Close Date:** February 25, 2021, 2:00 PM CST

DATE February 5, 2021

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For Proposals**

Should you have any questions or concerns, please contact David Noguera, Director of Housing and Neighborhood Revitalization, at 214-670-3619 or [David.Noguera@dallascityhall.com](mailto:David.Noguera@dallascityhall.com)



Dr. Eric A. Johnson

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors