

# Memorandum



CITY OF DALLAS

DATE December 9, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Release of Request for Proposal for Redevelopment of 4150 Independence Drive (formerly Townhouse Suites)**

The purpose of this memorandum is to provide an update on the Request for Proposal (RFP) for the redevelopment of the City-owned property located at 4150 Independence Drive. The RFP was released on Wednesday, November 30, 2022 and is currently posted at [www.dallashousingpolicy.com](http://www.dallashousingpolicy.com).

The City of Dallas, through the Office of Homeless Solutions (OHS), the Department of Housing & Neighborhood Revitalization (HOU), Planning and Urban Design (PUD), and Development Services (DEV) is seeking proposals to identify a general contractor to redevelop the property into 108 units of housing to include 22 units of affordable housing and 86 units of Permanent Supportive Housing with intense case management and wraparound services for persons experiencing chronic homelessness. The selected general contractor will be required to work in collaboration with the selected site operator, on-site management, and wraparound service providers in successive phases. The City's role will include procurement for the design and construction, and administration of the construction improvement of the property. HOU will oversee the redevelopment process.

The deadline to submit proposals is Wednesday, December 28, 2022 by 11:59 p.m. via email at [HousingNOFA@dallas.gov](mailto:HousingNOFA@dallas.gov).

Should you have any questions, please contact David Noguera, Director of the Department of Housing & Neighborhood Revitalization at 214-670-3619 or [David.Noguera@dallas.gov](mailto:David.Noguera@dallas.gov).

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy 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