

March 25, 2026

WHEREAS, on February 23, 2022, the City Council approved the acquisition from Perfect Independence Hospitality, LLC of approximately 81,943 square feet of land located at 4150 Independence Drive, Dallas, Texas 75237 (Property) to provide affordable and supportive housing, and homeless services for individuals experiencing homelessness by Resolution No. 22-0372; and

WHEREAS, on November 30, 2022, a Request for Proposal (RFP) was issued on to solicit a general contractor to redevelop the Property and provide approximately 108 units of affordable and Permanent Supportive Housing (PSH) with intense case management and wraparound services for persons affected by chronic homelessness. The RFP was originally set to close on December 28, 2022 but was extended to January 13, 2023; and

WHEREAS, on July 8, 2024, a Notice of Funding Availability (NOFA) was issued seeking proposals to identify a general contractor to redevelop the Property into 108 units of rapid rehousing (20%) and PSH (80%) with intense case management and wraparound services for formerly homeless individuals. The NOFA was originally set to close on September 13, 2024 but was reissued on September 18, 202~~8~~4 and closed on November 18, 2024; and

WHEREAS, a total of four complete proposals were received between January 13, 2023, and November 18, 2024; and

WHEREAS, after opening and reviewing the bids and upon further evaluation, the Office of Housing and Community Empowerment determined that it would not move forward with the redevelopment of the Property for affordable and supportive housing and services for individuals experiencing homelessness. It is, therefore, in the best interest of the City to reject all bids received from the solicitations.

Now, Therefore,

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

SECTION 1. That the City Manager hereby authorizes the rejection of all bids received in response to the RFP and NOFA soliciting a general contractor to renovate the property located at 4150 Independence Drive, Dallas, Texas 75237 for a permanent supporting housing development and operation.

SECTION 2. 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.