

Memorandum



CITY OF DALLAS

DATE April 23, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey,
Chad West, Gay Donnell Willis

SUBJECT **Update on the 1,000-Unit Housing Challenge**

The purpose of this memorandum is to provide a follow-up update from the March 25, 2024 Housing and Homelessness Solutions Committee meeting on the 1,000-Unit Housing Challenge sites as requested in a table format. Please see the attached chart on the five City-owned sites:

- 6601 South Lancaster Road
- 4515 South Lancaster Road
- 1900 Wheatland Road
- 3015 Al Lipscomb Way
- 3039 Lancaster Road

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

[Attachment]

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

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Update on the 1,000-Unit Housing Challenge

Property Address	CD	Proposal Submission Date	Developer	City Council Approval Date	Unit Mix	Total Units	Expected Completion	Project Status	Next Steps	Responsible Department(s)
1) 1900 Wheatland Road	8	No Proposer	No Proposer	N/A	N/A	N/A	See Next Steps	No proposal submitted for site	Development of the 3.7-acre site that fronts Lancaster Road is surrounded by an assemblage of privately owned land master planned as University Hills. ECO is currently working on an amendment to an incentive package to move project forward to include infrastructure and Phase 1 vertical development with a timeline of completion projected to be 7-10 years. Phases 3 and 4 will include the Wheatland parcel in the overall University Hills development. Completion of build-out (all phases) is expected to occur on a 20+ year timeline.	ECO
2) 3015 Al Lipscomb Way	7	01/21/2021	Brinshore Development, LLC	5/26/2021	•60 two-bedroom, and 20 three-bedroom unit multifamily project •20 units at 0%-30% AMI, 18 units at 31%-50% AMI, 20 units at 51%-60% AMI, and 12 market rate units	80	Withdrew	Due to the close proximity to heavy industrial adjacent to a multifamily development, the developer was unable to achieve the required points by the Texas Department of Housing and Community Affairs resulting in the denial of competitive housing tax credits.	Staff will explore options for potential development of site for City-led RFP for potential uses over the next six to eight months.	HOU
3) 3039 South Lancaster Road	4	No Proposer	No Proposer	N/A	N/A	N/A	See Next Steps	Office of Economic Development released a subsequent request for proposal in May 2022 for commercial development of property. In October 2022, City Council authorized development agreement with UCR Development along with gap funding from TIF incentives. Expected completion is early 2027.	Construction of new ground-up development of three free-standing retail/restaurant buildings to start December 2024.	ECO
4) 4515 South Lancaster Road	4	01/21/2021	Lavorro Acquisitions, LLC	05/26/2021	•26 studio, 193 one-bedroom, 106 two-bedroom, and 7 three-bedroom unit multi-family project •133 units at 80% AMI, 33 units at 60% AMI, and 166 units at market rate	332	Cancelled	Project has been cancelled. A key principal left the firm. A request to assign rights to another entity was not allowed per City's procurement rules. A new request for proposal will be issued at later date for the site.	Staff will explore options for potential development of site for City-led RFP or other procurement process for potential uses over the next six to eight months.	HOU

Property Address	CD	Proposal Submission Date	Developer	City Council Approval Date	Unit Mix	Total Units	Expected Completion	Project Status	Next Steps	Responsible Department(s)
5) 6601 South Lancaster Road	8	01/21/2021	Innovan Neighborhoods Consulting, LLC	05/26/2021	•118 two-bedroom/2.5 bath garden home (single-family detached townhomes), 66 three-bedroom/2.5 bath townhome, and 19 four-bedroom/3.5 bath garden home (single-family detached) •Square foot ranges from 1,150 – 1,900 across the three product types	203	2028/2029	Currently, the developer’s timeline on zoning case is anticipated for May/June 2024 to appear before City Planning and Zoning Commission and an August City Council agenda date.	Developer expects to submit full and complete development agreement with final scope of work and will request an incentive package to include NOFA funding from the City to close gap in capital stack over the next six months.	HOU