



**City of Kerrville**  
701 Main Street  
Kerrville, Texas 78028  
(830) 257-8000  
[www.kerrvilletx.gov](http://www.kerrvilletx.gov)

## **PRESS RELEASE**

### **FOR IMMEDIATE RELEASE**

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### **City seeking RFPs for proposed workforce housing project**

**Kerrville, Texas (Nov. 13, 2019)** - The City of Kerrville, Kerr County, Texas, invites sealed proposals from experienced and well-qualified development team(s) who have the capacity and expertise for mixed-use developments that includes a predominant residential component to provide workforce housing. For purposes of this Request for Competitive Sealed Proposals (RFP), workforce housing is defined as housing for individuals and families that earn 80 percent to 120 percent of the area median income for Kerr County, which is approximately \$57,700 per Texas Department of Housing and Community Affairs (TDHCA) 2019 Project Income and Rent Tool worksheet.

The City has a strong need for more attainable workforce housing, as more fully identified in the Kerrville Housing Study and Strategic Plan 2019 adopted by Council on Oct. 8, 2019, to serve its residents and provide a more localized workforce for its employers.

The City owns approximately 34 acres on Loop 534 across from Tivy High School and the future middle school site (anticipated opening Fall 2021), and a construction contract for extension of Olympic Drive was awarded Nov. 2, 2019 for complete access to the City's subject property and adjacent land owners. The City is open to a variety of building approaches, including public-private partnerships consistent with state law. The property may be developed for mixed uses ranging from high density residential to neighborhood or community commercial. Predominant desired use shall be residential for workforce housing and may include a variety of housing types, for sale or rental, such as multifamily (i.e. apartments, townhomes, condominiums), attached single-family (i.e. duplexes, row houses), and detached single-family (i.e. one-story, two-story, patio homes) with a preference for workforce housing that may include market rate housing or mixed-income housing.

A Pre-Proposal conference will be held Monday, Dec. 3, 2019 at 1:30 p.m. at Kerrville City Hall, 701 Main St., Kerrville, Texas, 78028. All Proposers are encouraged to attend the conference, but attendance is not mandatory.

Sealed proposals will be accepted through 2:30 p.m. on Tuesday, Jan. 7, 2020 and must be addressed to:

City of Kerrville  
701 Main Street  
Kerrville, Texas 78028  
Attn.: Shelley McElhannon  
City Secretary

Please visit the City's Bid and Contract Opportunities page at <https://www.kerrvilletx.gov/bids.aspx> for a complete copy of the RFP.

Questions must be submitted in writing to:

Sherry Mosier  
Manager for Strategic Initiatives  
City of Kerrville  
701 Main Street  
Kerrville, Texas 78028  
[sherry.mosier@kerrvilletx.gov](mailto:sherry.mosier@kerrvilletx.gov).