

Mayor and Council Communication

DATE: 02/10/26

M&C FILE NUMBER: M&C 26-0118

LOG NAME: 192026 9%HTC RESOLUTIONS

SUBJECT

(CD 2, CD 3, CD 4, CD 5, CD 6, CD 7 and CD 8) Consider and Adopt Nine Resolutions of Support for the 2026 Competitive (9%) Housing Tax Credit Applications, Approve Commitments of Development Funding in the Form of Fee Waivers in the Approximate Amount of Up to \$30,000.00 for Each Application/Development, Find that the Fee Waivers Serve a Public Purpose and that Adequate Controls are in Place, Determine that Developments Located in a Neighborhood Empowerment Zone, or Other Qualifying Area, Contribute to the City's Revitalization Efforts, Acknowledge the One-Mile Three Year Rule, and Make Related Acknowledgments

RECOMMENDATION:

It is recommended that the City Council:

1. Consider and adopt the nine Resolutions of Support for the 2026 Competitive (9%) Housing Tax Credit applications for the multifamily housing developments listed below, to be located at various sites throughout the City;
2. Approve fee waivers in the approximate amount of up to \$30,000.00 per application/development as the City's commitment of funding for each development receiving a Resolution of Support;
3. Find that the fee waivers for these developments serve the public purpose of providing quality, accessible, affordable housing for low- to moderate-income households in accordance with the City's Comprehensive Plan and Annual Action Plan, and find that adequate controls are in place through the Neighborhood Services Department to carry out such public purpose;
4. Determine that the following developments contribute to the City's coordinated revitalization efforts within a Tax Increment Financing District, a Neighborhood Empowerment Zone, a designated subarea of a Neighborhood Empowerment Zone with an adopted Strategic Plan, or an area covered by an adopted Transformation Plan: Cedar Ridge Residences, Irma Park, McCart Meadows Senior Living, and The View at Altamesa;
5. Acknowledge that The View at Altamesa is located one linear mile or less from a development that serves the same target population and which previously received an allocation of Housing Tax Credits for new construction within the last three years; and
6. Acknowledge that Everman Senior Living and Pioneer Crossing are located in a census tract with more than 20% Housing Tax Credits per total households and authorize these developments to move forward with their applications for Housing Tax Credits.

DISCUSSION:

On November 11, 2025, the City Council adopted a policy for City support of applications to the Texas Department of Housing and Community Affairs (TDHCA) for Noncompetitive (4%) and Competitive (9%) Housing Tax Credits (HTC) and for City commitments of development funding (Mayor and Council Communication (M&C) 25-1035). This year, the City received thirteen applications from developers requesting Resolutions of Support for proposed 9% HTC developments in Fort Worth. Four applications were withdrawn by their respective developers. The applications listed below met both the general and program-specific requirements of the City's policy and are recommended for approval of a Resolution of Support through this M&C.

Resolutions of Support:

Staff requests that the City Council consider and adopt Resolutions of Support for the following developments as they have met the unit set-aside criteria and notification requirements outlined in the City's policy. Additionally, all of these developments are located in designated revitalization areas as defined by the City's 2026 HTC Policy or a high-opportunity area as defined by the TDHCA. The developments are listed by Council District (CD).

Irma Park to be developed by Irma Park, LLC, an affiliate of O-SDA Industries, LLC, to be located at 1519 Circle Park Boulevard, Fort Worth, 76164 (CD 2). The site for the proposed development is zoned CF-Community Facilities, proposed to be changed to PD-Planned Development. This development will target seniors (55+) and will not be tax exempt but for tax relief programs offered through the City's Historic Site Tax Exemption program and the Neighborhood Empowerment Zone program's municipal tax abatement.

Ridglea Hills Hallmark to be developed by Ridglea Hills Hallmark, LP, an affiliate of STH Development, to be located at 6728 W Vickery, Fort Worth, 76116 (CD 3). The site for the proposed development is zoned D-High Density Multifamily, and no zoning change is needed. It will target seniors (55+) and does not plan to be tax exempt.

The Thompson to be developed by The Thompson Villas Investments, LLC, an affiliate of Sphinx Development Corporation, to be located at 4385 Thompson Road, Fort Worth, 76244 (CD 4). The site for the proposed development is zoned E-Neighborhood Commercial, and a zoning change may or may not be needed. The proposed development does not plan to be tax exempt.

Cedar Ridge Residences to be developed by HTG Cedar Ridge, LLC, an affiliate of Housing Trust Group, to be located at 265 Bridgewood Drive, Fort Worth, 76122 (CD 5). The site for the proposed development is zoned G-Intensive Commercial, and a zoning change may or may not be needed. The proposed development does not plan to be tax exempt.

McCart Meadows Senior Living to be developed by TX McCart 2026, LTD, an affiliate of Titanium Housing Partners, LLC, to be located at 7100 McCart Avenue, Fort Worth, 76133 (CD 6). The site for the proposed development is zoned E-Neighborhood Commercial, and a zoning change may or not be needed. This development will target seniors (55+) and does not plan to be tax exempt.

The View at Alta Mesa to be developed by TX 3025 Altamesa, Ltd., an affiliate of Catalyst Development Group, to be located at 3025 Altamesa, Fort Worth, 76133 (CD 6). The site for the proposed development is zoned F-General Commercial, and a zoning change may or may not be needed. The proposed development does not plan to be tax exempt.

Palladium Legacy Drive to be developed by Palladium Legacy Drive, Ltd., an affiliate of Palladium USA International, Inc, to be located at 9750 Legacy Drive, Fort Worth, 76108 (CD 7). The site for the proposed development is zoned PD-Planned Development, and a zoning change may or may not be needed. This development will target seniors (55+) and does not plan to be tax exempt.

Everman Senior Living to be developed by Everman TXHP LP, an affiliate of JCM Ventures, LLC, to be located at 1700 Everman Pkwy, Fort Worth, 76140 (CD 8). The site for the proposed development is zoned E-Neighborhood Commercial, and a zoning change may or may not be needed. This development will target seniors (55+) and does not plan to be tax exempt.

Pioneer Crossing to be developed by FW Pioneer Crossing LLC, an affiliate of Betco Housing Verdite Developments LLC, to be located at 1550 Everman Parkway, Fort Worth, (CD 8). The site for the proposed development is zoned D-High Density Multifamily, and no zoning change is needed. This development will target seniors (55+). Pioneer Crossing will seek a 50% tax exemption by way of its relationship with a Community Housing Development Organization, CHR Partners, Inc. The tax exemption must first be approved annually by each taxing entity, including the City through a separate M&C, before being granted.

Commitment of Development Funding:

Per the City's 2026 HTC Policy, any development receiving a Resolution of Support will also receive a waiver of development fees for a value of no less than \$500.00 and no more than \$30,000.00. This commitment of development funding qualifies HTC applicants for an additional point and increases the competitiveness of their TDHCA applications. Staff requests that City Council approve commitments of development funding in the form of fee waivers for each development that is recommended for a Resolution of Support. Five of the developments: Cedar Ridge Residences, McCart Meadows Senior Living, The View at Alta Mesa, and Irma Park, are located in a Neighborhood Empowerment Zone (NEZ). Accordingly, development fees will be waived pursuant to the NEZ Policy, with such waiver being in an amount of no less than \$500.00. The fee waiver amount may be applied to (a) all building permit related fees; (b) plat application fees; (c) Board of Adjustment application fee; (d) demolition application fee; (e) structural moving application fee; (f) Community Facilities Agreement (CFA) application fee; (g) zoning application fee; (h) street and utility easement vacation application fee; (i) ordinance inspection fee; (j) consent/encroachment agreement application fee; (k) urban forestry application fee; and (l) sign permit fees.

Fee waivers will be conditioned upon the development receiving an award of 2026 HTCs from TDHCA. The City's Neighborhood Services Department will be responsible for verifying that the public purpose for the fee waivers is carried out.

Concerted Revitalization Plan:

TDHCA rules state that an application may receive additional points if the proposed development is identified in a letter as contributing to a city or county's concerted revitalization efforts. The City has created Urban Villages to help promote central city revitalization. They are districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. The City has created 12 Tax Increment Financing zones (TIFs) as authorized by the Texas Tax Code. TIFs allow local governments to publicly finance needed structural improvements and enhanced infrastructure within defined areas. The City's eight Neighborhood Empowerment Zones were created to promote affordable housing and economic development in the designated zone. The City's Transformation Plans are comprehensive strategies to revitalize specific areas or neighborhoods. All of the City's Urban Villages, TIFs, NEZs, and Transformation Plans are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2023 Comprehensive Plan, Part II, Chapter 5: Housing, and Part III, Chapter 10: Economic Development).

Cedar Ridge Residences, Irma Park, McCart Meadows Senior Living, and The View at Altamesa are developments located in a NEZ. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the NEZ areas in which they will be located since the recommended developments will provide housing for households earning at or below 80 percent of Area Median Income. In addition, the increased density of this new housing will support the new retail, office and other housing development located or being developed in each NEZ. Staff recommends that the City Council adopt the attached resolutions determining that Cedar Ridge Residences, Irma Park, McCart Meadows Senior Living, The View at Altamesa, and The View at Bridgewood are developments that contribute to the City's concerted revitalization efforts underway in the NEZ in which they are located.

Limitations on Developments With Certain Neighborhood Risk Factors:

More than 20% HTC Units per Total Households

TDHCA rules state that if a proposed development will be located in a census tract with more than 20 percent HTC units per total households, as established by the five-year American Community Survey, it will be ineligible for HTCs unless the governing body of the jurisdiction votes to specifically allow it and also submits a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's federal obligation to further fair housing.

Everman Senior Living and Pioneer Crossing will each be located in a census tract in which more than 20 percent of the total households are HTC units. Staff recommends that City Council vote to specifically allow these developments and approve the additional determination that they are consistent with the City's obligation to affirmatively further fair housing.

One-Mile Three Year Rule

TDHCA rules state that if a proposed development will be located on linear mile or less from a development that has received HTCs within the previous three years and serves the same target population as the proposed development, the governing body of the jurisdiction must vote to specifically allow it. The View at Altamesa may be located one linear mile or less from a development that serves the same target population and which previously received an allocation of HTCs. Staff recommends that City Council vote to specifically allow The View at Altamesa to move forward with its application for HTCs.

Other Considerations

All of the proposed developments recommended for a resolution of support are subject to all applicable City laws, ordinances, policies and procedures including those pertaining to zoning changes and annexation. Council member support for purposes of approving these resolutions does not constitute approval of any required zoning change or annexation.

The proposed developments are located in COUNCIL DISTRICTS 2, 3, 4, 5, 6, 7, and 8.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2026 Budget. While no current year impact is anticipated from this action, any effect on expenditures and revenues will be budgeted in future Fiscal Years.

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