

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR HUGHES HOUSE III, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT HUGHES HOUSE III CONTRIBUTES TO THE CITY’S CONCERTED REVITALIZATION EFFORTS IN CAVILE PLACE/HISTORIC STOP SIX NEIGHBORHOOD, ACKNOWLEDGING THAT HUGHES HOUSE III IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION, ACKNOWLEDGING THAT THE DEVELOPMENT IS LOCATED IN A CENSUS TRACT THAT HAS MORE THAN TWENTY PERCENT HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS, AND DETERMINING THAT HUGHES HOUSE III IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT

WHEREAS, the City’s 2023 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City’s 2023-2027 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, FW Hughes House III, LP, an affiliate of Fort Worth Housing Solutions and McCormack Baron Salazar, has proposed a development for mixed-income affordable multifamily rental housing named Hughes House III to be located at the southeast and southwest corners of East Rosedale Street and Etta Street in the City of Fort Worth;

WHEREAS, FW Hughes House III, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“**TDHCA**”) for 2024 Competitive (**9%**) Housing Tax Credits for Hughes House III, a new complex consisting of approximately **78** units, of which at least ten percent (**10%**) of the total units will be set aside for households earning at or below thirty percent (**30%**) Area Median Income;

WHEREAS, TDHCA’s 2024 Qualified Allocation Plan (“**QAP**”) provides that an application for Housing Tax Credits may receive seventeen (**17**) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (**1**) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional seven (**7**) points if a development is explicitly identified in a resolution as "contributing to the concerted revitalization efforts" of a municipality;

WHEREAS, the City adopted the Cavile Place/Historic Stop Six Transformation Plan in July 2014 in order to redevelop public housing and the surrounding neighborhoods (2023 Comprehensive Plan, Appendix A-Existing Plans and Studies);

WHEREAS, the Hughes House III is located in the Cavile Place/Historic Stop Six Neighborhood;

WHEREAS, the City has determined that the application for Hughes House III to be submitted to TDHCA by FW Hughes House III, LP qualifies as a development contributing to the concerted revitalization efforts of the City in the Cavile Place/Historic Stop Six Neighborhood;

WHEREAS, the QAP states that the governing body of the appropriate municipality where the development is to be located must by vote specifically allow the construction of a new development located within one (1) linear mile or less from a development which serves the same target population;

WHEREAS, the QAP also states that applications for developments that will be located in a census tract with more than twenty percent (20%) Housing Tax Credit units per total households as established by the five (5) year American Community Survey are ineligible for Housing Tax Credits unless the governing body of the jurisdiction in which the development will be located states that it has no objection to the application, and that the governing body must also submit a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's obligation to affirmatively further fair housing; and

WHEREAS, the QAP also states that if proposed development will be located in a census tract with a poverty rate above forty percent (40%) for individuals, the governing body of the appropriate municipality must acknowledge the high poverty rate and authorize the development to move forward with its application for tax credits.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of FW Hughes House III, LP to the Texas Department of Housing and Community Affairs for 2024 Competitive (9%) Housing Tax Credits for the purpose of the development of Hughes House III to be located 4912 East Rosedale Street and 5021 Avenue G (TDHCA Application No. 24010), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, confirms that Hughes House III is located in a Neighborhood Empowerment Zone (NEZ). Accordingly, development fees will be waived pursuant to the NEZ Policy, which such waiver being an amount of no less than **\$500.00**, conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low- and moderate-income housings in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Hughes House III (TDHCA Application No. 24010) as a development in the 2024 Competitive (9%) Housing Tax Credit Application round that contributes to the concerted revitalization efforts in the Cavile Place/Historic Stop Six Transformation Plan area, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that Hughes House III is located one (1) linear mile or less from a development that serves the same target population as the proposed Hughes House III and received an allocation of Housing Tax Credits for new construction or adaptive reuse within the previous three years and this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth to authorize the development to move forward.

The City of Fort Worth, acting through its City Council, acknowledges that Hughes House III will be located in a census tract that has more than twenty percent (20%) Housing Tax Credit units per total households, that the City Council has no objection to the construction of the development, that it has determined that the development is consistent with the City's obligation to affirmatively further fair housing, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that Hughes House III will be located in a census tract that has more than forty percent (40%) poverty rate among individuals and authorizes the development to move forward with its application for tax credits.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, FW Hughes House III, LP.

Adopted this 13th day of February, 2024.

ATTEST:

By: _____
Jannette Goodall, City Secretary