

To the Mayor and Members of the City Council

February 4, 2025

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SUBJECT: 2025 HOUSING TAX CREDIT RESOLUTION RECOMMENDATIONS

The purpose of this Informal Report is to summarize the applications received for Resolutions of Support for 9% Housing Tax Credit (HTC) applicants and provide a recommendation of which developments qualify for a resolution and a letter of commitment of development funding under the City’s current Housing Tax Credit Policy.

On November 12, 2024, the City Council adopted the 2025 Housing Tax Credit Policy (M&C 24-0977), setting forth the requirements for developers to receive a Resolution of Support or a Resolution of No Objection from the City of Fort Worth. A resolution passed by the governing body in which the proposed development is to be located is a required component for the application for Housing Tax Credits through the Texas Department of Housing and Community Affairs (TDHCA) for both competitive (9%) and non-competitive (4%) HTCs.

The due date for applications to the City for a Resolution of Support was January 4, 2025. Nine applications for Resolutions of Support were received and evaluated by City staff. City Staff determined that eight of the nine applications meet the criteria to qualify for a Resolution of Support as well as a letter committing development funding in the form of fee waivers. The following table summarizes the applications received as well as staff’s recommendations on which applications to provide the Resolution of No Objection :

Development	Address	CD	Units	Population	Tax Exempt	Zoning Change	Resolution Type
Avenue at Lancaster	5733 Craig St	11	81	Seniors	No	Yes	Support
Bryson Senior Villas	8640 Bryson Ln	7	98	Seniors	No	Yes	No resolution ¹
HiLine at Everman	1904 Everman Pkwy	8	110	Family	No	Yes	Support
HiLine at Risinger	NWQ Risinger and McCart Ave	6	110	Seniors	No	Yes	Support
HiLine at Rock Valley	5700 Rock Valley Dr	4	110	Seniors	No	Yes	Withdrawn ²
Irma Park	1519 Circle Park Blvd	2	90	Family	No	Yes	Support
Legacy Park	9750 Legacy Dr	7	82	Seniors	No	No	Support
Pioneer Crossing	1550 Everman Pkwy	8	86	Seniors	Yes	No	Support
Reserve at Parkwood	5601 Basswood Blvd	4	81	Seniors	No	Yes	Support

1. Bryson Senior Villas did not meet the minimum requirements due to missing the application deadline, not notifying the proper Registered Community Organization, and not holding a meeting with the neighborhood.
2. On January 28, 2025, the application for HiLine at Rock Valley was withdrawn by the applicant.

An M&C detailing each of the qualifying developments and the accompanying resolutions is scheduled for the February 11, 2025 City Council meeting.

For any questions, please contact Chad LaRoque, Neighborhood Services Department Housing Development Manager, at Chad.LaRoque@fortworthtexas.gov.

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