

Mayor and Council Communication

DATE: 02/22/22

M&C FILE NUMBER: M&C 22-0114

LOG NAME: 192022HTC

SUBJECT

(CD 3) Consider and Adopt a Resolution of Support for the Gala at Ridgmar 2022 Competitive Housing Tax Credit Application, Approve a Commitment of Development Funding in the Form of Fee Waivers, and Make Related Determinations

RECOMMENDATION:

It is recommended that the City Council:

1. Acknowledge the receipt of a request for City of Fort Worth support of an application to the Texas Department of Housing and Community Affairs for 2022 Competitive (9%) Housing Tax Credits from Gala at Ridgmar, LP, an affiliate of Gardner Capital;
2. Consider and adopt the attached Resolution of Support for an application for 2022 Competitive (9%) Housing Tax Credits for the Gala at Ridgmar ; and
3. Approve fee waivers in an amount not to exceed \$2,500.00 as the City's commitment of development funding for the Gala at Ridgmar, find that the fee waivers for this development serves 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.

DISCUSSION:

On November 9, 2021, the City Council adopted a policy for City of Fort Worth (City) support of applications to the Texas Department of Housing and Community Affairs (TDHCA) for Noncompetitive (4%) and Competitive (9%) Housing Tax Credits and for City commitments of development funding, (Mayor and Council Communication 21-0845). This year the City is considering only one application for proposed 9% housing tax credits:

Gala at Ridgmar to be developed by Gala at Ridgmar, LP, an affiliate of Gardner Capital, to be located at 2201-2203 Lands End Blvd (Council District 3). The site for the proposed development is zoned "MU-1" - Low Intensity Mixed- Use. The proposed development will not be tax exempt.

Resolution of Support and Local Development Funding:

Staff requests that City Council consider and adopt a Resolution of Support for the **Gala at Ridgmar** as it has met the unit set-aside criteria and notification requirements outlined in the City's policy. Additionally, this development is located in close proximity to jobs, retail, transit and services. The **Gala at Ridgmar** is also recommended to receive a local Commitment of Development Funding.

Commitment of Development Funding:

The policy allows for a local commitment of development funding at City Council discretion. This commitment of development funding qualifies tax credit applicants for an additional point and increases the competitiveness of their applications to TDHCA. Staff requests that City Council approve a commitment of development funding in the form of fee waivers in an amount not to exceed \$2,500.00 for the Gala at Ridgmar. The fee waiver amount may be applied to (i) building permit related fees (including Plan Reviews, Inspections and Re-inspection Fees); (ii) Plat/Replat Application Fees; (iii) Board of Adjustment Application Fees; (iv) Demolition Fees; (v) Structure Moving Fees; (vi) Zoning Fees; (vii) Street/Alley and Utility Easement Vacation Application Fees; (viii) Temporary Encroachment Fees; (ix) Consent/Encroachment Agreement Application Fees; (x) Urban Forestry Application Fees; (xi) Sign Permit Fees; (xii) Community Facilities Agreement (CFA) Application Fees; and (xiii) Street Closure Fees.

Fee waivers will be conditioned upon the applicant receiving an award of tax credits from TDHCA for the affordable housing development, and the City's Neighborhood Services Department will be responsible for verifying that the public purpose for the fee waivers is carried out. The City Council finds that the conditions required by TDHCA for award of tax credits as well as staff review are sufficient to ensure that the public purpose is carried out. Upon approval, permitting and related fees will be waived in an amount up to \$2,500.00 to assist in facilitating the goals of the City's Comprehensive Plan and Annual Action Plan.

The Gala at Ridgmar is 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 this Resolution does not constitute approval of any required zoning change or annexation.

The proposed development is located in COUNCIL DISTRICT 3.

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 these recommendations will have no material effect on City funds.

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Expedited