

# A Resolution

NO. \_\_\_\_\_

**ACKNOWLEDGING THAT DEVELOPMENT OF HUGHES HOUSE MIXED USE AND AFFORDABLE MULTIFAMILY HOUSING PROJECT (“DEVELOPMENT”) WILL RESULT IN A QUALIFIED CENSUS TRACT HAVING MORE THAN 20% HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS AND EXPRESSING NO OBJECTION TO THE DEVELOPMENT’S APPLICATION**

**WHEREAS**, the City Council of the City of Fort Worth (“City”) has adopted development and revitalization of the City’s affordable housing stock as a strategic goal and determined that quality, accessible, affordable housing is needed for moderate, low and very low-income City citizens;

**WHEREAS**, the Choice Neighborhoods Implementation (“CNI”) Grant from the U.S. Department of Housing and Urban Development (“HUD”) is HUD’S signature place-based initiative for comprehensively revitalizing neighborhoods and is specifically aimed at the redevelopment of public housing and surrounding neighborhoods;

**WHEREAS**, the City and The Housing Authority of the City of Fort Worth, d/b/a Fort Worth Housing Solutions, as co-lead applicants, have been awarded a CNI grant for the redevelopment of the Cavile Place/Historic Stop Six Neighborhood with the project encompassing a total of six housing projects with each project anticipated to include some tax credit units;

**WHEREAS**, per Sections 11.3(e) and 11.4(c)(1) of Title 10 of the Texas Administrative Code, applicants applying for competitive housing tax credits and/or private activity bonds that propose new construction or adaptive reuse of a development located in a census tract that has more than 20% Housing Tax Credit Units per total households (as reflected in the current Site Demographic Characteristics Report) are considered ineligible unless the governing body of the municipality or county containing the development has adopted a resolution acknowledging the situation and stating that the governing body has no objection to the application;

**WHEREAS**, FW Hughes House, LP, an affiliate of Fort Worth Housing Solutions and McCormack Baron Salazar, is seeking a multifamily direct loan from the Texas Department of Housing and Community Affairs (“TDHCA”) for the Hughes House mixed use and affordable rental housing project (“Development”) in the City of Fort Worth, which is located at 4830 E. Rosedale Street and 4908 E. Rosedale Street and was previously awarded 9% low income housing tax credits (“Application”);

**WHEREAS**, the Development is located in a qualified census tract (Tract No. 28239103601) that currently has 34.01% Housing Tax Credit Units per total households in the census tract, according to TDHCA’s 2022 Site Demographic Characteristics report, which report includes both Cowan Place (under construction) and the Development (not yet under construction) in its calculation;

**WHEREAS**, Babers Manor is another development in this same census tract that is currently seeking low income housing tax credits;

**WHEREAS**, if the Development is built as proposed and Babers Manor is approved and built in accordance with its application, the census tract would include an additional 80 units of affordable housing, potentially increasing to 41% Housing Tax Credit Units per total households in the census tract; and

**WHEREAS**, because redevelopment of the Cavile Place/Historic Stop Six Neighborhood in accordance with the CNI grant, including the development of units of low-income-housing-tax-credit-supported housing, is a significant priority for the City, the City Council wishes to support the Application by acknowledging the situation and expressing that it has no objection.

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

1. The City Council as Governing Body of the City of Fort Worth hereby acknowledges, per 10 TAC §§11.3(e) and 11.4(c)(1), that the named Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households.
2. The City Council as Governing Body of the City of Fort Worth hereby formally expresses, per 10 TAC §§11.3(e) and 11.4(c)(1), that it has no objection to the Application, pursuant to 10 TAC §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan.
3. The City Secretary is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Adopted this 21<sup>st</sup> day of March, 2023.

ATTEST:

By: \_\_\_\_\_  
Jannette Goodall, City Secretary