

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR IRMA PARK, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT IRMA PARK CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) AREA ONE

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, Irma Park, LLC, an affiliate of O-SDA Industries, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Irma Park to be located at 1519 Circle Park Boulevard in the City of Fort Worth;

WHEREAS, Irma Park, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for Irma Park, a new complex consisting of approximately **84** 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 2026 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 created Neighborhood Empowerment Zones (NEZ) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its twenty NEZ areas into six NEZ areas in January 2019 and updated the boundaries to create two new NEZ areas to in June 2024 (M&C G-19469, M&C 24-0477). (2023 Comprehensive Plan, Part V, Chapter 23: Financial Incentives);

WHEREAS, Irma Park is located in NEZ Area One; and

WHEREAS, the City has determined that the application for Irma Park submitted to TDHCA by Irma Park, LLC qualifies as a development contributing to the concerted revitalization efforts of the City in NEZ Area One.

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 Irma Park, LLC to the Texas Department of Housing and Community Affairs for 2026 Competitive (9%) Housing Tax Credits for the purpose of the development of Irma Park to be located 1519 Circle Park Boulevard (TDHCA Application No. TBD), 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, additionally confirms that Irma Park 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 housing 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, 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, Irma Park, LLC.

Adopted this 10th day of February, 2026.

ATTEST:

By: _____
Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR RIDGLEA HILLS HALLMARK AND COMMITTING DEVELOPMENT FUNDING

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, Ridglea Hills Hallmark, LP, an affiliate of STH Development, has proposed a development for mixed-income affordable multifamily rental housing named Ridglea Hills Hallmark to be located at 6728 W Vickery Boulevard in the City of Fort Worth;

WHEREAS, Ridglea Hills Hallmark, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for Ridglea Hills Hallmark, a new complex consisting of approximately **60** 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 2026 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; and

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.

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 Ridglea Hills Hallmark, LP to the Texas Department of Housing and Community Affairs for 2026 Competitive (9%) Housing Tax Credits for the purpose of the development of Ridglea Hills Hallmark to be located at 6728 W Vickery Boulevard (TDHCA Application No. 26152), 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, additionally confirms that it will commit to fee waivers in an amount of no less than **\$500.00** to Ridglea Hills Hallmark, LP 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 households 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, 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, Ridglea Hills Hallmark, LP.

Adopted this 10th day of February, 2026.

ATTEST:

By: Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE THOMPSON AND COMMITTING DEVELOPMENT FUNDING

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, The Thompson Villas Investments, LP, an affiliate of Sphinx Development Corporation, has proposed a development for mixed-income affordable multifamily rental housing named Bryson Villas to be located at 4385 Thompson Road in the City of Fort Worth;

WHEREAS, The Thompson Villas Investments, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for The Thompson, a new complex consisting of approximately 55 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 2026 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; and

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.

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 The Thompson Villas Investments, LP to the Texas Department of Housing and Community Affairs for 2026 Competitive (9%) Housing Tax Credits for the purpose of the development of The Thompson to be located at 4385 Thompson Road (TDHCA Application No. 26099), 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, additionally confirms that it will commit to fee waivers in an amount of no less than **\$500.00** to The Thompson Villas Investments, LP 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

households 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, 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, The Thompson Villas Investments, LP.

Adopted this 10th day of February, 2026.

ATTEST:

By: Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR CEDAR RIDGE RESIDENCES, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT CEDAR RIDGE RESIDENCES CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) AREA FIVE

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, HTG Cedar Ridge, LLC, an affiliate of Housing Trust Group, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Cedar Ridge Residences to be located at 265 Bridgewood Drive in the City of Fort Worth;

WHEREAS, HTG Cedar Ridge, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for Cedar Ridge Residences, a new complex consisting of approximately 70 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 2026 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 created Neighborhood Empowerment Zones (NEZ) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its twenty NEZ areas into six NEZ areas in January 2019 and updated the boundaries to create two new NEZ areas in June 2024 (M&C G-19469, M&C 24-0477). (2023 Comprehensive Plan, Part V, Chapter 23: Financial Incentives);

WHEREAS, Cedar Ridge Residences is located in NEZ Area Five; and

WHEREAS, the City has determined that the application for Cedar Ridge Residences submitted to TDHCA by HTG Cedar Ridge, LLC qualifies as a development contributing to the concerted revitalization efforts of the City in NEZ Area Five.

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 to the Texas Department of Housing and Community Affairs for 2026 Competitive (**9%**) Housing Tax Credits for the purpose of the development of Cedar Ridge Residences to be located 265 Bridgewood Drive (TDHCA Application No. TBD), 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, additionally confirms that Cedar Ridge Residences 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 housing 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, 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, HTG Cedar Ridge, LLC.

Adopted this 10th day of February, 2026.

ATTEST:

By: _____
Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR MCCART MEADOWS SENIOR LIVING, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT MCCART MEADOWS SENIOR LIVING CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) AREA SEVEN

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, TX McCart 2026, LTD, an affiliate of Titanium Housing Partners, LLC, has proposed a development for mixed-income affordable multifamily rental housing named McCart Meadows Senior Living to be located at 7100 McCart Avenue in the City of Fort Worth;

WHEREAS, TX McCart 2026, LTD has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for McCart Meadows Senior Living, a new complex consisting of approximately 68 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 2026 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 created Neighborhood Empowerment Zones (NEZ) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its twenty NEZ areas into six NEZ areas in January 2019 and updated the boundaries to create two new NEZ areas to in June 2024 (M&C G-19469, M&C 24-0477). (2023 Comprehensive Plan, Part V, Chapter 23: Financial Incentives);

WHEREAS, McCart Meadows Senior Living is located in NEZ Area Seven; and

WHEREAS, the City has determined that the application for McCart Meadows Senior Living submitted to TDHCA by TX McCart 2026, LTD qualifies as a development contributing to the concerted revitalization efforts of the City in NEZ Area Seven.

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 to the Texas Department of Housing and Community Affairs for 2026 Competitive (9%) Housing Tax Credits for the purpose of the development of McCart Medows Senior Living to be located 7100 McCart Avenue (TDHCA Application No. 26105), 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, additionally confirms that McCart Meadows Senior Living 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 housing 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, 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, TX McCart 2026, LTD.

Adopted this 10th day of February, 2026.

ATTEST:

By: _____
Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE VIEW AT ALTAMESA, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT THE VIEW AT ALTA MESA CONTRIBUTES TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) AREA SEVEN, AND ACKNOWLEDGING THAT THE VIEW AT ALTA MESA IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION

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, TX 3025 Altamesa, Ltd., an affiliate of Catalyst Development Group, LLC, has proposed a development for mixed-income affordable multifamily rental housing named The View at Alta Mesa to be located at 3025 Alta Mesa Boulevard in the City of Fort Worth;

WHEREAS, TX 3025 Altamesa, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for The View at Alta Mesa, a new complex consisting of approximately 72 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 2026 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 created Neighborhood Empowerment Zones (NEZ) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its twenty NEZ areas into six NEZ areas in January 2019 and updated the boundaries to create two new NEZ areas to in June 2024 (M&C G-19469, M&C 24-0477). (2023 Comprehensive Plan, Part V, Chapter 23: Financial Incentives);

WHEREAS, The View at Alta Mesa is located in NEZ Area Seven;

WHEREAS, the City has determined that the application for The View at Alta Mesa submitted to TDHCA by TX 3025 Altamesa, Ltd. qualifies as a development contributing to the concerted revitalization efforts of the City in NEZ Area Seven; and

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;

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 to the Texas Department of Housing and Community Affairs for 2026 Competitive (9%) Housing Tax Credits for the purpose of the development of The View at Alta Mesa to be located 3025 Alta Mesa Boulevard (TDHCA Application No. TBD), 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, additionally confirms that The View at Alta Mesa 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 housing 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, acknowledges that The Heights at Crowley is located one (1) linear mile or less from a development that serves the same target population as the proposed The View at Alta Mesa 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, 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, TX 3025 Altamesa, Ltd.

Adopted this 10th day of February, 2026.

ATTEST:

By: _____
Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR PALLADIUM LEGACY DRIVE AND COMMITTING DEVELOPMENT FUNDING

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, Palladium Legacy Drive, Ltd., an affiliate of Palladium USA International, Inc., has proposed a development for mixed-income affordable multifamily rental housing named Palladium Legacy Drive to be located at 9750 Legacy Drive in the City of Fort Worth;

WHEREAS, Palladium Legacy Drive, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for Palladium Legacy Drive, a new complex consisting of approximately 90 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 2026 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; and

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.

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 Palladium Legacy Drive, Ltd. to the Texas Department of Housing and Community Affairs for 2026 Competitive (9%) Housing Tax Credits for the purpose of the development of Palladium Legacy Drive to be located at 9750 Legacy Drive (TDHCA Application No. TBD), 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, additionally confirms that it will commit to fee waivers in an amount of no less than \$500.00 to Palladium Legacy Drive, Ltd. 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 households 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, 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, Palladium Legacy Drive, Ltd.

Adopted this 10th day of February, 2026.

ATTEST:

By: Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR EVERMAN SENIOR LIVING, COMMITTING DEVELOPMENT FUNDING, AND ACKNOWLEDGING THAT THE DEVELOPMENT IS LOCATED IN A CENSUS TRACT THAT HAS MORE THAN 20% HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS

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, Everman TXHP LP, an affiliate of JCM Ventures, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Everman Senior Living to be located at 1700 Everman Parkway in the City of Fort Worth;

WHEREAS, Everman TXHP LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for Everman Senior Living, a new complex consisting of approximately 72 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 2026 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; and

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, if any, to affirmatively further fair housing.

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 Everman TXHP LP to the Texas Department of Housing and Community Affairs for 2026 Competitive (**9%**) Housing Tax Credits for the purpose of the development of Everman Senior Living to be located at 1700 Everman Parkway (TDHCA Application No. TBD), 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, additionally confirms that it will commit to fee waivers in an amount of no less than **\$500.00** to Everman TXHP LP 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 households 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, acknowledges that Everman Senior Living will be located in a census tract that has more than twenty percent (20%) Housing Tax Credit units per total household, 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, if any, 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, 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, Everman TXHP LP.

Adopted this 10th day of February, 2026.

ATTEST:

By: _____
Jannette Goodall, City Secretary

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR PIONEER CROSSING, COMMITTING DEVELOPMENT FUNDING, AND ACKNOWLEDGING THAT THE DEVELOPMENT IS LOCATED IN A CENSUS TRACT THAT HAS MORE THAN 20% HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS

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 Pioneer Crossing LLC, an affiliate of Verdite Developments, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Pioneer Crossing to be located at 1550 Everman Parkway in the City of Fort Worth;

WHEREAS, FW Pioneer Crossing LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Competitive (9%) Housing Tax Credits for Pioneer Crossing, a new complex consisting of approximately 86 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 2026 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; and

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, if any, to affirmatively further fair housing.

**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 Pioneer Crossing LLC to the Texas Department of Housing and Community Affairs for 2026 Competitive (9%) Housing Tax Credits for the purpose of the development of Pioneer Crossing to be located at 1550 Everman Parkway (TDHCA Application No. TBD), 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, additionally confirms that it will commit to fee waivers in an amount of no less than **\$500.00** to FW Pioneer Crossing LLC 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 households 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, acknowledges that Pioneer Crossing 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, if any, 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, 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 Pioneer Crossing LLC.

Adopted this 10th day of February, 2026.

ATTEST:

By: _____
Jannette Goodall, City Secretary