

A Resolution

NO. _____

APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, THE MULTIFAMILY HOUSING REVENUE BONDS TO BE ISSUED BY TRINITY RIVER PUBLIC FACILITY CORPORATION FOR HUGHES HOUSE II

WHEREAS, Trinity River Public Facility Corporation (the “Issuer”) is a Texas non-profit corporation created in accordance with the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, exclusively for the purpose of assisting the Housing Authority of the City of Fort Worth, d/b/a Fort Worth Housing Solutions, in financing or providing public facilities and in particular affordable mixed income multifamily housing units in the State of Texas; and

WHEREAS, FW Hughes House II, LP, a Texas limited partnership (the “Borrower”), is seeking to borrow funds from the Issuer to finance a portion of the costs of acquisition, construction, and equipping of an approximately 302-unit residential rental development to be known as the Hughes House II (the “Project”), in the 4800 block of East Rosedale within the Choice Neighborhood Grants area, the approximate location of which is reflected in the attached exhibit; and

WHEREAS, Issuer has expressed its official intent to issue tax exempt multifamily housing revenue bonds or other obligations in an aggregate principal amount not to exceed \$52,000,000 (the “Bonds”) to finance a portion of the Project costs; and

WHEREAS, pursuant to the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended, the City Council of the City of Fort Worth, after the required public hearing following reasonable notice (the “TEFRA Hearing”), must approve issuance of obligations by the Issuer in order for the obligations to qualify as tax-exempt obligations under the Code; and

WHEREAS, the TEFRA Hearing regarding the Bonds and the Project was conducted on August 29, 2025, by a designated hearing officer of the Issuer, evidence of which is attached hereto as an exhibit.

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

1. The City Council, solely for the purposes of Section 147(f) of the Internal Revenue Code, as the elected legislative body having jurisdiction over an area in which the facilities to be financed with the proceeds of the Bonds are to be located, hereby approves the proposed issuance of the Bonds in an amount not to exceed \$52,000,000.00 to finance development of the Project and authorizes Mayor Mattie Parker to execute an Approval Certificate evidencing such approval.

2. The foregoing approval is given in accordance with the provisions of Section

147(f) of the Internal Revenue Code and for no other purposes and is not to be construed as an undertaking by the City of Fort Worth. THE BONDS SHALL NOT CONSTITUTE A LIABILITY, INDEBTEDNESS, OR OBLIGATION OF THE CITY OF FORT WORTH, NOR SHALL ANY OF THE ASSETS OF THE CITY OF FORT WORTH BE PLEDGED TO THE REPAYMENT OF THE BONDS.

3. This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Fort Worth, and it is accordingly so resolved.

PASSED AND APPROVED, this _____.

Mattie Parker, Mayor

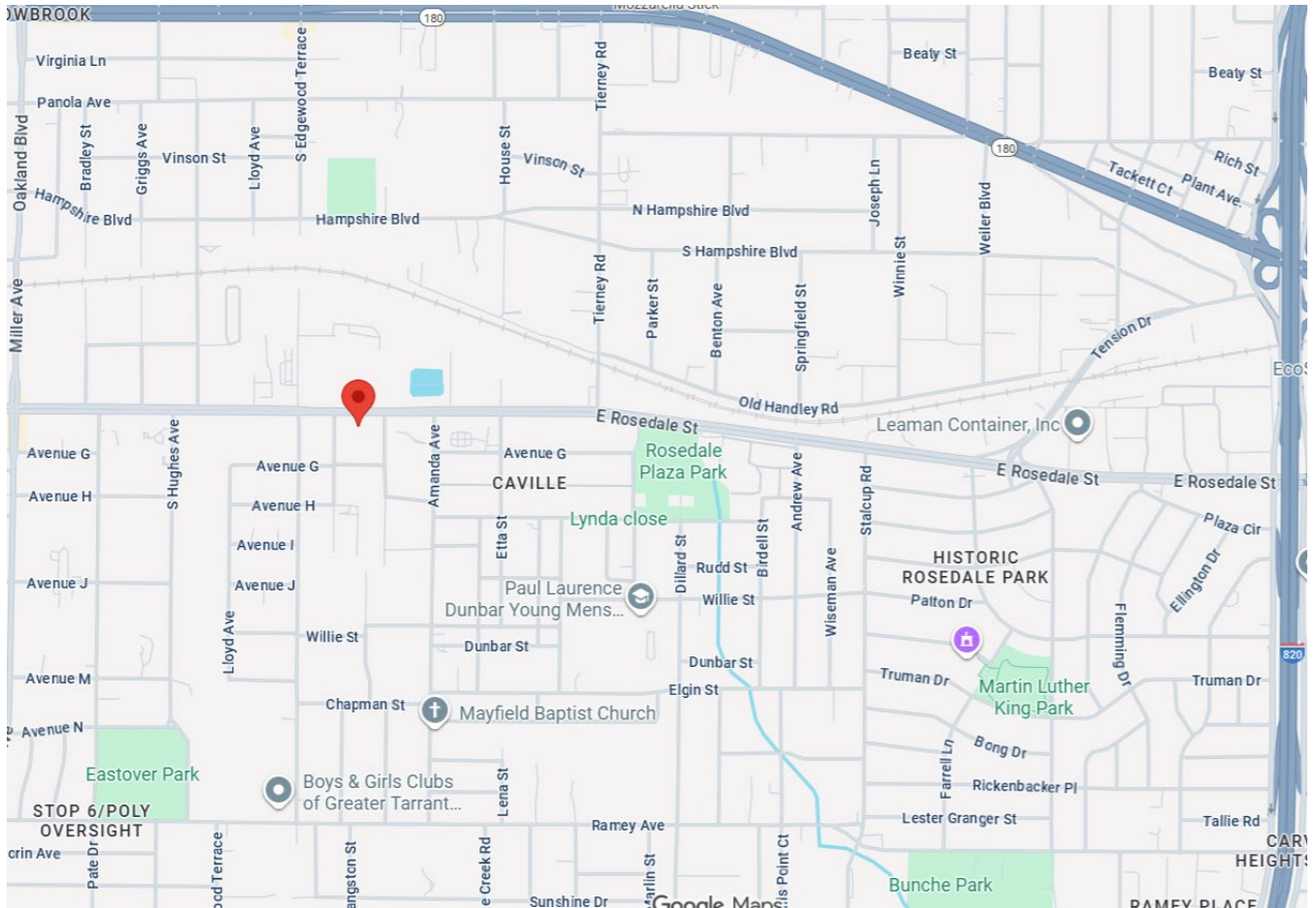
APPROVED AS TO FORM AND LEGALITY:

By: _____
Leann Guzman, City Attorney

ATTEST:

By: _____
Jannette S. Goodall, City Secretary

Project Location



MINUTES OF PUBLIC HEARING

Re: Trinity River Public Facility Corporation
Multifamily Housing Revenue Bonds
(Hughes Hughes II)

The undersigned hearing officer of the Trinity River Public Facility Corporation (the “Issuer”) had the public hearing called to order at 9:03 a.m. on August 29, 2025, and the hearing was conducted telephonically on behalf of the Issuer pursuant to Section 147(f) of the Internal Revenue Code.

The public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was declared open for purposes of discussing the Bonds, the proceeds of which will be loaned to FW Hughes House II, LP to acquire, construct and maintain a multifamily residential rental facility to be known as Hughes House II (the “Project”) located at approximately 1401 Etta Street, Fort Worth, Texas 76105.

The required notice of the public hearing for the Project was published in the Fort Worth Star Telegram, being a newspaper of general circulation in the area of operation of the Issuer and the Project, as set forth in the affidavit of publication attached hereto as Exhibit A.

No comments were made by the general public at the public hearing with respect to the Project.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, the public hearing was declared closed.

Dated as of August 29, 2025.



Brian K. Dennison
Hearing Officer

EXHIBIT A

**AFFIDAVIT OF PUBLICATION
(SEE ATTACHED)**

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
	IPL0263716	Legal Ad - IPL0263716		1.0	56.0L

ATTENTION: Bill Walter
2700 Via Fortuna
Austin, TX 78746
wwalter@coatsrosa.com

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by Trinity River Public Facility Corporation (the "Issuer"), on August 29, 2025, at 9:00 a.m., by teleconference with respect to an issue of multifamily housing revenue bonds (the "Bonds"), to be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$52,000,000. The proceeds of the Bonds will be loaned to FW Hughes House II, LP for a related person or affiliate thereof, the "Borrower", to finance a portion of the costs of acquisition and construction of a multifamily residential rental development to be known as Hughes House II (the "Development"), containing approximately 302 units and to be located at approximately the 1401 Etta Street, Fort Worth, Texas 76105. The Development will be initially owned by the Borrower.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Corporations Act, Local Government Code, Chapter 303, Vernon's Texas Code, as amended (the "Act"). The Bonds are expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142(a)(7) and (d) of the Internal Revenue Code of 1986, as amended (the "Code"). The initial legal owner of the Development (and a leasehold interest in the Development site) will be the Borrower identified above.

All interested persons are invited to participate in the public hearing to express their views with respect to the Development and the issuance of the Bonds. To join the teleconference, call in toll-free at (877) 746-4263. Passcode: 02352018. Questions or requests for additional information may be directed to Mr. Brian Dennison, Fort Worth Housing Solutions, 1407 Texas Street, Fort Worth, Texas 76102 or (817) 333-3442. IPL0263716
Aug 20 2025

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1.0 insertion(s) published on:
08/20/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Aug 20, 2025, 9:33 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIT®