

Mayor and Council Communication

DATE: 12/09/25

M&C FILE NUMBER: M&C 25-1126

LOG NAME: 19FORTWORTHFAMILYAPTS4%HTCRESOLUTION

SUBJECT

(CD 6) Conduct Public Hearing on the Application by Fort Worth Leased Housing Associates V, LP to the Texas Department of Housing and Community Affairs for Non-Competitive (4%) Housing Tax Credits for the Construction of a 328-Unit Affordable Housing Multifamily Development, Fort Worth Family Apartments, to be Located at 9100 McCart Avenue, Fort Worth, TX 76123; Adopt a Resolution of No Objection to the Application; Approve Commitment of Development Funding in the Form of Fee Waivers in an Amount of No Less than \$500.00 and No More than \$30,000.00; Find that the Fee Waivers Serve a Public Purpose, and Adequate Controls are in Place to Carry Out Such Public Purpose; and Determine that Construction of the Proposed Development is Consistent with the City's Obligation, if Any, to Affirmatively Further Fair Housing

(PUBLIC HEARING - a. Staff Available for Questions: Dyan Anderson; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing to allow citizen comment on the application of Fort Worth Leased Housing Associates V, LP to the Texas Department of Housing and Community Affairs for 2026 Non-Competitive (4%) Housing Tax Credits for the construction of Fort Worth Family Apartments, a 328-unit affordable multifamily development located at 9100 McCart, Fort Worth, TX 76123;
2. Adopt the attached Resolution of No Objection;
3. Approve fee waivers in an amount of no less than \$500.00 and no more than \$30,000.00 as the City's commitment of development funding;
4. Find that the fee waivers serve the public purpose of providing quality, accessible, affordable rental 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; and
5. Determine that construction of the development as proposed is consistent with the City's obligation, if any, to affirmatively further fair housing.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to take actions in accordance with state law and City policy regarding an application for housing tax credits for the new construction of an affordable housing development.

Fort Worth Leased Housing Associates V, LP (Developer) has advised the City that it intends to apply to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Non-Competitive (4%) Housing Tax Credits (HTC) for the new construction of a proposed multifamily affordable rental housing development, Fort Worth Family Apartments, located at 9100 McCart Avenue (Development). The Developer has requested a Resolution of No Objection from the City Council. TDHCA will not award 4% Housing Tax Credits to an applicant unless they provide a Resolution of No Objection from the governing body of the jurisdiction in which the development is located. State law requires that the governing body conduct a public hearing for citizens to provide comment on the proposed development – regardless of whether the governing body intends to issue a resolution.

The Development will consist of 328 three and four bedroom townhome-style units reserved for households earning 60 percent or less of Area Median Income (AMI). The units will have washer and dryer connections, hard surface countertops, energy efficient appliances and high-speed internet connection. The site amenities will include a clubhouse with clubroom and fitness center, car ports, garages, playground, pool, and patio area. The Development will be located near retail, groceries, parks, public transit, and has nearby access to South Interstate-35W and Chisholm Trail Parkway that connect to the greater Dallas-Fort Worth area. The proposed site is currently zoned R2-Townhouse/Cluster, and the Development will not require a zoning change.

Fort Worth Leased Housing Associates V, LP is an affiliate of Dominion, an experienced HTC developer, whose portfolio consists of over 220 mixed-income multifamily properties throughout the United States.

On November 11, 2025, through M&C 25-1035, City Council adopted an updated housing tax credit policy ("Policy") that outlines the requirements for an applicant to receive a Resolution of No Objection for a 4% HTC development. The Policy requires that the Councilmember who represents the District in which the development will be located be notified as well as the superintendent of the school district in which the development is sited and any registered neighborhood or homeowner's association(s) with boundaries that are within one-half mile of the development. In addition, at least one public meeting must be held for the affected registered neighborhood association(s) (NA), if any, prior to submission of a resolution application. The Developer complied with all requirements of the Policy by taking the following actions: (1) notified Councilmember Dr. Mia Hall (Council District 6), (2) notified Fort Worth superintendent, Dr. Karen Molinar, (3) notified the seven registered community organizations located within a half-mile of the Development, and (4) conducted an in-person information session with these groups at the Vivian J Lincoln Branch Library.

Commitment of Development Funding:

Dyan Anderson 7398