

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR HUGHES HOUSE, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT HUGHES HOUSE CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE CAVILE PLACE/HISTORIC STOP SIX TRANSFORMATION PLAN AREA, AND ACKNOWLEDGING THAT HUGHES HOUSE IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT

WHEREAS, the City's 2020 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, FW Hughes House, LP, an affiliate of Fort Worth Housing Solutions, has proposed a development for mixed income multifamily rental housing named Hughes House to be located at 4830 and 4908 East Rosedale Street in the City of Fort Worth;

WHEREAS, FW Hughes House, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2021 Competitive (**9%**) Housing Tax Credits for the Hughes House apartments, a new complex consisting of approximately **210** units, of which at least five percent (**5%**) of the total units will be Permanent Supportive Housing units and at least ten percent (**10%**) of the total units will be market rate units;

WHEREAS, TDHCA's 2021 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 two (**2**) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City adopted the revised Cavile Place/Historic Stop Six Transformation Plan in 2019 which is a comprehensive plan that is community driven and is aligned with three core goals: Housing, People, and Neighborhood (M&C 19-0628). The adopted plan has been incorporated into the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods (2020 Comprehensive Plan, Appendix A);

WHEREAS, the Hughes House apartments will be located in the Cavile Place/Historic Stop Six Transformation Plan area;

WHEREAS, the City has determined that the application for Hughes House apartments submitted to TDHCA by FW Hughes House, LP qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Cavile Place/Historic Stop Six Transformation Plan area; and

WHEREAS, section 10 TAC §11.101(a)(3) of the QAP also states that applications for developments that will be located in a census tract with more than forty percent (**40%**) poverty rate among individuals must be specifically allowed by the governing body of the jurisdiction, and that the governing body must also submit a resolution to TDHCA authorizing the development to move forward.

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 Hughes House, LP to the Texas Department of Housing and Community Affairs for 2021 Competitive (**9%**) Housing Tax Credits for the purpose of the development of the Hughes House apartments to be located at 4830 and 4908 East Rosedale Street (TDHCA Application No. 21017), 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 not exceed **\$2,500.00** to FW Hughes House, 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, hereby identifies Hughes House apartments (TDHCA Application No. 21017) as the development in the 2021 Competitive (**9%**) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts in the Cavile Place/Historic Stop Six Transformation Plan area, 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, acknowledges that Hughes House apartments will be located in a census tract that has more than forty percent (**40%**) poverty rate among individuals and that it has voted to approve the location of the development and authorize it to move forward, that it has determined that the development is consistent with the City's obligation 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 Hughes House, LP.

Adopted this 16th day of February, 2021.

ATTEST:

By: _____
Mary J. Kayser, City Secretary