

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR AVENUE AT LANCASTER, COMMITTING DEVELOPMENT FUNDING, AND ACKNOWLEDGING THAT AVENUE AT LANCASTER, IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION

WHEREAS, the City’s 2022 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, CSH Avenue at Lancaster, Ltd., an affiliate of Brompton Community Housing Development Corporation, has proposed a development for mixed-income affordable multifamily rental housing named Avenue at Lancaster to be located at 5733 Craig St. in the City of Fort Worth;

WHEREAS, CSH Avenue at Lancaster, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“**TDHCA**”) for 2023 Competitive (**9%**) Housing Tax Credits for the Avenue at Lancaster, a new complex consisting of approximately **63** 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 2023 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 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 CSH Avenue at Lancaster, Ltd. to the Texas Department of Housing and Community Affairs for 2023 Competitive (**9%**) Housing Tax Credits for the purpose of the development of the Avenue

at Lancaster to be located at 5733 Craig St. (TDHCA Application No. 23062), 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 Avenue at Lancaster is located in a Neighborhood Empowerment Zone (NEZ). Accordingly, development fees will be waived pursuant to the NEZ Policy, with such waiver being in 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 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 Avenue at Lancaster is located one (1) linear mile or less from a development that serves the same target population as the proposed Avenue at Lancaster 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, CSH Avenue at Lancaster, Ltd.

Adopted this 14th day of February, 2023.

ATTEST:

By: _____
Jannette Goodall, City Secretary