

A Resolution

NO.

A RESOLUTION OF NO OBJECTION FOR A HOUSING TAX CREDIT APPLICATION FOR ELMWOOD PLACE AND COMMITMENT OF DEVELOPMENT FUNDING

WHEREAS, the City of Fort Worth's 2023 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible rental and ownership housing;

WHEREAS, the City of Fort Worth's 2023-2027 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for the City's low-income residents a high priority;

WHEREAS, Elmwood Place Apartments, LP has proposed the new construction of a 321-unit multifamily affordable rental housing development located at 7124 Anderson Blvd, Fort Worth, Texas 76120, which will provide units affordable to households with incomes at or below sixty percent (60%) of Area Median Income; and

WHEREAS, Elmwood Place Apartments, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2026 Non-Competitive (4%) Housing Tax Credits to finance a portion of the costs of development.

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

1. Notice of intent to file an application for Non-Competitive (4%) Housing Tax Credits for the development of Elmwood Place has been provided to the City Council by Elmwood Place Apartments, LP in accordance with Section 2306.6707l(a) of the Texas Government Code.
2. The City Council has had sufficient opportunity to obtain a response from Elmwood Place Apartments, LP regarding any questions or concerns about the proposed development.
3. The City Council has held a hearing for the purpose of receiving public comment on the proposed development in accordance with Section 2306.6707l(b) of the Texas Government Code.
4. 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 Elmwood Place Apartments, 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.
5. After due consideration of the information provided by Elmwood Place Apartments, LP and any public comment on the proposed development, the City Council does not object to the application of Elmwood Place Apartments, LP to the TDHCA for 2026 Non-Competitive (4%) Housing Tax Credits for the purpose of the development of Elmwood Place.

Adopted this 31st day of March 2026.

ATTEST:

Jannette S. Goodall, City Secretary