

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR SYCAMORE SENIOR LIVING AND COMMITTING DEVELOPMENT FUNDING

WHEREAS, the City’s 2023 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

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

WHEREAS, Sycamore TXHP LP, an affiliate of JCM Ventures, LLC, has proposed a development for mixed-income affordable multifamily rental housing named Sycamore Senior Living to be located at 1651 Sycamore School Road in the City of Fort Worth;

WHEREAS, Sycamore TXHP LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“**TDHCA**”) for 2024 Competitive (**9%**) Housing Tax Credits for Sycamore Senior Living, a new complex consisting of approximately **88** 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 2024 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; and

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;

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 Sycamore TXHP LP to the Texas Department of Housing and Community Affairs for 2024 Competitive (**9%**) Housing Tax Credits for the purpose of the development of Sycamore Senior Living to be located 1651 Sycamore School Road (TDHCA Application No. 24046), 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 of no less than **\$500.00** to Sycamore TXHP 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, 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, Sycamore TXHP LP.

Adopted this 13th day of February, 2024.

ATTEST:

By: _____
Jannette Goodall, City Secretary