

A Resolution

NO. XXXXXX

A RESOLUTION OF NO OBJECTION TO SUPPORT A HOUSING TAX CREDIT APPLICATION FOR EVANS AND ROSEDALE URBAN VILLAGE AND COMMITTING 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, Royal Capital Group, LLC has proposed the new construction of a 181-unit multifamily affordable rental housing development located at 900 Evans Avenue in the City of Fort Worth, which will provide units of affordable to households with incomes at or below eighty percent (80%) of Area Median Income; and

WHEREAS, Royal Capital Group, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2025 Non-Competitive (4%) Housing Tax Credits to finance a portion of the costs of development for Evans and Rosedale Urban Village.

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 Evans and Rosedale Urban Village has been provided to the City Council by Royal Capital Group, LLC 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 Royal Capital Group, LLC 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 Evans and Rosedale Urban Village is located in a Neighborhood Empowerment Zone (NEZ). Accordingly, development fees will be waived pursuant to the NEZ Policy, with such waiver being 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 housings 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 Royal Capital, LLC and any public comment on the proposed development, the City Council does not object to the application of Royal Capital, LLC to the TDHCA for 2025 Non-Competitive (4%) Housing Tax Credits for the purpose of the development of Evans and Rosedale Urban Village.

Adopted this 12th day of August 2025.

ATTEST:

Jannette S. Goodall, City Secretary