

A Resolution

NO. _____

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR HUGHES HOUSE II, COMMITTING DEVELOPMENT FUNDING, ACKNOWLEDGING THAT HUGHES HOUSE II IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION, ACKNOWLEDGING THAT THE DEVELOPMENT IS LOCATED IN A CENSUS TRACT THAT HAS MORE THAN TWENTY PERCENT HOUSING TAX CREDIT UNITS PER TOTAL HOUSEHOLDS, AND DETERMINING THAT HUGHES HOUSE II IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT

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, FW Hughes House II, LP an affiliate of Fort Worth Housing Solutions and McCormack Baron Salazar has proposed the new construction of a 278-unit multifamily affordable rental housing development named Hughes House II, located at 1401 Etta Street in the City of Fort Worth, which will provide units affordable to households with incomes at or below seventy percent (70%) of Area Median Income;

WHEREAS, FW Hughes House II, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2024 Non-Competitive (4%) Housing Tax Credits to finance a portion of the costs of development;

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;

WHEREAS, the QAP also states that applications for developments that will be located in a census tract with more than twenty percent (20%) Housing Tax Credit units per total households as established by the five (5) year American Community Survey are ineligible for Housing Tax Credits unless the governing body of the jurisdiction in which the development will be located states that it has no objection to the application, and that the governing body must also submit a resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's obligation to affirmatively further fair housing; and

WHEREAS, the QAP also states that if proposed development will be located in a census tract with a poverty rate above forty percent (40%) for individuals, the governing body of the appropriate municipality must acknowledge the high poverty rate and authorize the development to move forward with its application for tax credits.

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 Hughes House II has been provided to the City Council by FW Hughes House II, LP in accordance with Section 2306.67071(a) of the Texas Government Code.
2. The City Council has had sufficient opportunity to obtain a response from FW Hughes House II, 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 2306.67071(b) of the Texas Government Code.
4. The City of Fort Worth, acting through its City Council, additionally confirms that Hughes House II is located in a Neighborhood Empowerment Zone (NEZ). Accordingly, development fees will be waived pursuant to the NEZ Policy, which 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. The City of Fort Worth, acting through its City Council, acknowledges that Hughes House II is located one (1) linear mile or less from a development that serves the same target population as the proposed Hughes House II 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.
6. The City of Fort Worth, acting through its City Council, acknowledges that Hughes House II is located in a census tract that has more than twenty percent (20%) Housing Tax Credit units per total households, that the City Council has no objection to the construction to the construction of the development, 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.
7. The City of Fort Worth, acting through its City Council, acknowledges that Hughes House II will be located in a census tract that has more than forty percent (40%) poverty rate among individuals and authorizes the development to move forward with its application for tax credits.
8. After due consideration of the information provided by FW Hughes House II, LP and any public comment on the proposed development, the City Council does not object to the application of FW Hughes House II, LP to the TDHCA for 2024 Non-Competitive (4%) Housing Tax Credits for the purpose of the development of Hughes House II.

Adopted this 13th day of February 2024.

ATTEST:

Jannette S. Goodall, City Secretary