

# Mayor and Council Communication

**DATE:** 08/26/25

**M&C FILE NUMBER:** M&C 25-0759

**LOG NAME:** 197124ANDERSON4%HTCRESOLUTION

## **SUBJECT**

(CD 5) Conduct a Public Hearing on the Application by JES Dev Co., Inc. to the Texas Department of Housing and Community Affairs for Non-Competitive (4%) Housing Tax Credits for the New Construction of a 300-Unit Affordable Housing Development, to be Located at 7124 Anderson Blvd., Fort Worth, TX 76120; Adopt a Resolution of No Objection to the Application; Approve Commitment of Development Funding in the Form of Fee Waivers in an Amount of No Less than \$500.00 and No More than \$30,000.00; Find that the Fee Waivers Serve a Public Purpose, and Adequate Controls are in Place to Carry Out Such Public Purpose; and Determine that Construction of the Proposed Development is Consistent with the City's Obligation, if any, to Affirmatively Further Fair Housing

**(PUBLIC HEARING** - a. Staff Available for Questions: Dyan Anderson; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Conduct a public hearing to allow citizen comment on the application of JES Dev Co., Inc. to the Texas Department of Housing and Community Affairs for 2025 Non-Competitive (4%) Housing Tax Credits for the new construction of a multifamily affordable rental housing development located at 7124 Anderson Boulevard, Fort Worth, TX 76120;
2. Adopt the attached Resolution of No Objection;
3. Approve fee waivers in an amount of no less than \$500.00 and no more than \$30,000.00 as the City's commitment of development funding;
4. Find that the fee waivers serve the public purpose of providing quality, accessible, affordable housing for low-to moderate-income households in accordance with the City's Comprehensive Plan and Annual Action Plan, and find that adequate controls are in place through the Neighborhood Services Department to carry out such public purpose; and
5. Determine that construction of the development as proposed is consistent with the City's obligation, if any, to affirmatively further fair housing.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to take actions in accordance with state law and City policy regarding an application for housing tax credits for the acquisition and construction of an affordable housing development.

JES Dev Co., Inc. (Developer) has advised the City that it intends to apply to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Non-Competitive (4%) Housing Tax Credits (HTC) for the new construction of a multifamily affordable rental housing development located at 7124 Anderson Blvd. (Development). The Developer has requested a Resolution of No Objection from the City Council. TDHCA will not award 4% Housing Tax Credits to an applicant unless they provide a Resolution of No Objection from the governing body of the jurisdiction in which the development is sited. State law requires that the governing body conduct a public hearing for citizens to provide comment on the proposed development – regardless of whether the governing body intends to issue a resolution.

The Development will consist of approximately 300 units reserved for households earning 60 percent or less of Area Median Income (AMI). The Development will consist of two- and three-bedroom units. Each unit will include washers and dryers, fully-equipped kitchen appliances, balconies or patios, and be wired for high-speed internet. Community amenities available to residents include an after-school activity room, pool, fitness center, playground, and dog park. Services to be provided on-site will be coordinated with a third-party organization who can best tailor to the residents' needs and may include after-school programs, notary public services, financial coaching, food pantry, and exercise classes. The development site is located near retail, groceries, parks, public transit, and has nearby access to East Freeway I-30 and Northeast Loop 820 that connect to the greater Dallas-Fort Worth area.

The site is currently zoned "'C'-Medium Density" and will not require a zoning change.

Jes Dev Co., Inc. has developed over 120 affordable and mixed-income multifamily HTC properties throughout the United States.

On November 12, 2024, City Council adopted an updated housing tax credit policy (M&C 24-0977) that outlines the requirements for an applicant to receive a Resolution of No Objection for a 4% HTC development. The policy requires that the councilmember who represents the district in which the development will be located be notified as well as the superintendent of the school district in which the development is sited and any registered neighborhood or homeowner's association(s) with boundaries that are within one-half mile of the proposed development. In addition, at least one public meeting must be held for the affected registered neighborhood association(s) (NA), if any, prior to submission of a resolution application. Jes Dev Co., Inc. notified Council Member Gyna Bivens prior to the end of her term, new Council Member Deborah Peoples (CD 5), and Fort Worth superintendent, Dr. Karen Molinar. The Developer notified the four registered community organizations located within a half-mile of the proposed development, and conducted two virtual information sessions with these groups.

## **Commitment of Development Funding:**

**Additional Information Contact:**

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