To the Mayor and Members of the City Council

February 3, 2026

SUBJECT: 2026 RECOMMENDATIONS FOR RESOLUTIONS OF SUPPORT FOR 9% HOUSING TAX CREDIT APPLICANTS

The purpose of this Informal Report is to summarize the applications received for Resolutions of Support for 9% Housing Tax Credit (HTC) applicants and provide a recommendation of which developments qualify for a resolution and a letter of commitment of development funding under the City's current Housing Tax Credit Policy.

On November 11, 2025, the City Council adopted the 2026 Housing Tax Credit Policy (M&C 25-1035), setting forth the requirements for developers to receive a Resolution of Support or a Resolution of No Objection from the City of Fort Worth. A resolution passed by the governing body in which the proposed development is to be located is a required component for the application for HTCs through the Texas Department of Housing and Community Affairs (TDHCA) for both competitive (9%) and non-competitive (4%) applications.

The due date for applications to the City for a Resolution of Support was January 6, 2026. Thirteen applications for Resolutions of Support were received and evaluated by City staff. City Staff determined that four of the thirteen applications meet the criteria to qualify for a Resolution of Support as well as a letter committing development funding in the form of fee waivers. Nine of the thirteen applications tentatively met the requirements pending confirmation a community information session was held by January 30, 2026. On January 21, 2026 the application for Shilo at Diamond Hill was withdrawn at the request of the developer, O-SDA Industries, citing a preference to focus on the Irma Park development. The following table summarizes the applications received as well as staff's recommendations on which applications to provide the Resolution of Support:

Development	Address	CD	Units	Population	Tax Exempt	Zoning Change	Resolution Type
Bryson Villas	8640 Bryson Ln.	7	75	Family	No	Yes	Support*
Cedar Ridge Residences	265 Bridgewood Dr.	5	70	Family	No	No	Support
Everman Estates	8932 Balch St.	8	70	Senior	No	No	Support*
Everman Senior Living	1700 Everman Pkwy.	8	72	Senior	No	No	Support
Irma Park	1519 Circle Park Blvd..	2	84	Senior	No	Yes	Support*
McCart Meadows Senior Living	7100 McCart Ave.	6	68	Senior	No	No	Support
Palladium Legacy Drive	9750 Legacy Dr.	7	90	Family	No	No	Support*
Pioneer Crossing	1550 Everman Pkwy.	8	86	Senior	No	No	Support
Ridglea Hills Hallmark	6728 W. Vickery Blvd.	3	60	Senior	No	No	Support*
Shilo at Diamond Hill	1301 NE 35th St.	2	70	Family	No	No	Withdrew
The Thompson	4385 Thompson Rd.	4	55	Family	No	No	Support*
The View at Alta Mesa	3025 Alta Mesa Blvd.	6	72	Family	No	No	Support*
The View at Bridgewood	900 Bridgewood Dr.	5	90	Family	No	No	Support*

*Pending completion of the community information session requirement.

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An M&C detailing each of the qualifying developments and the accompanying resolutions is scheduled for the February 10, 2026 City Council meeting.

For any questions, please contact Kacey Thomas, Neighborhood Services Department Director, at Kacey.Thomas@fortworthtexas.gov.

Jesus "Jay" Chapa
City Manager

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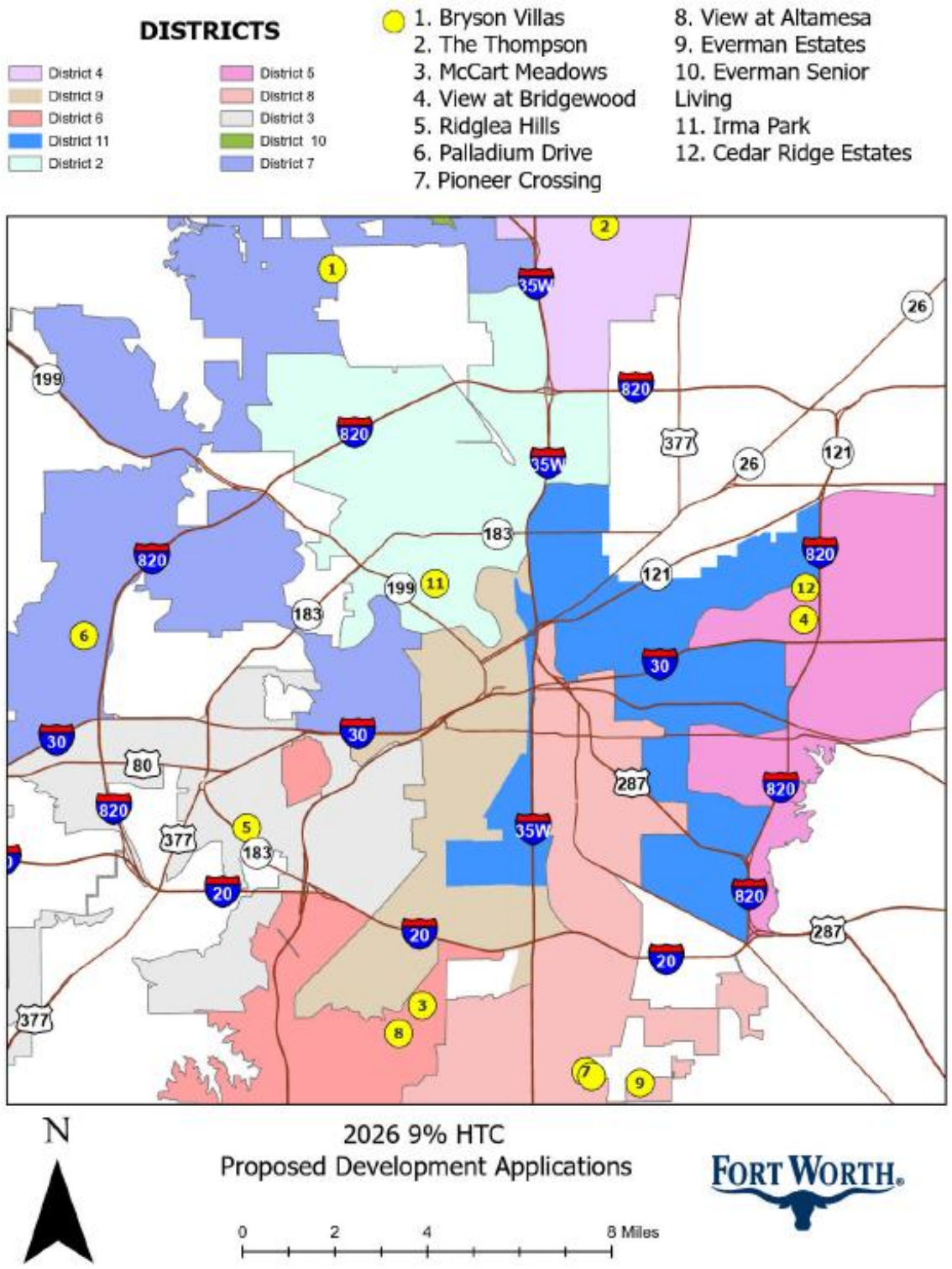

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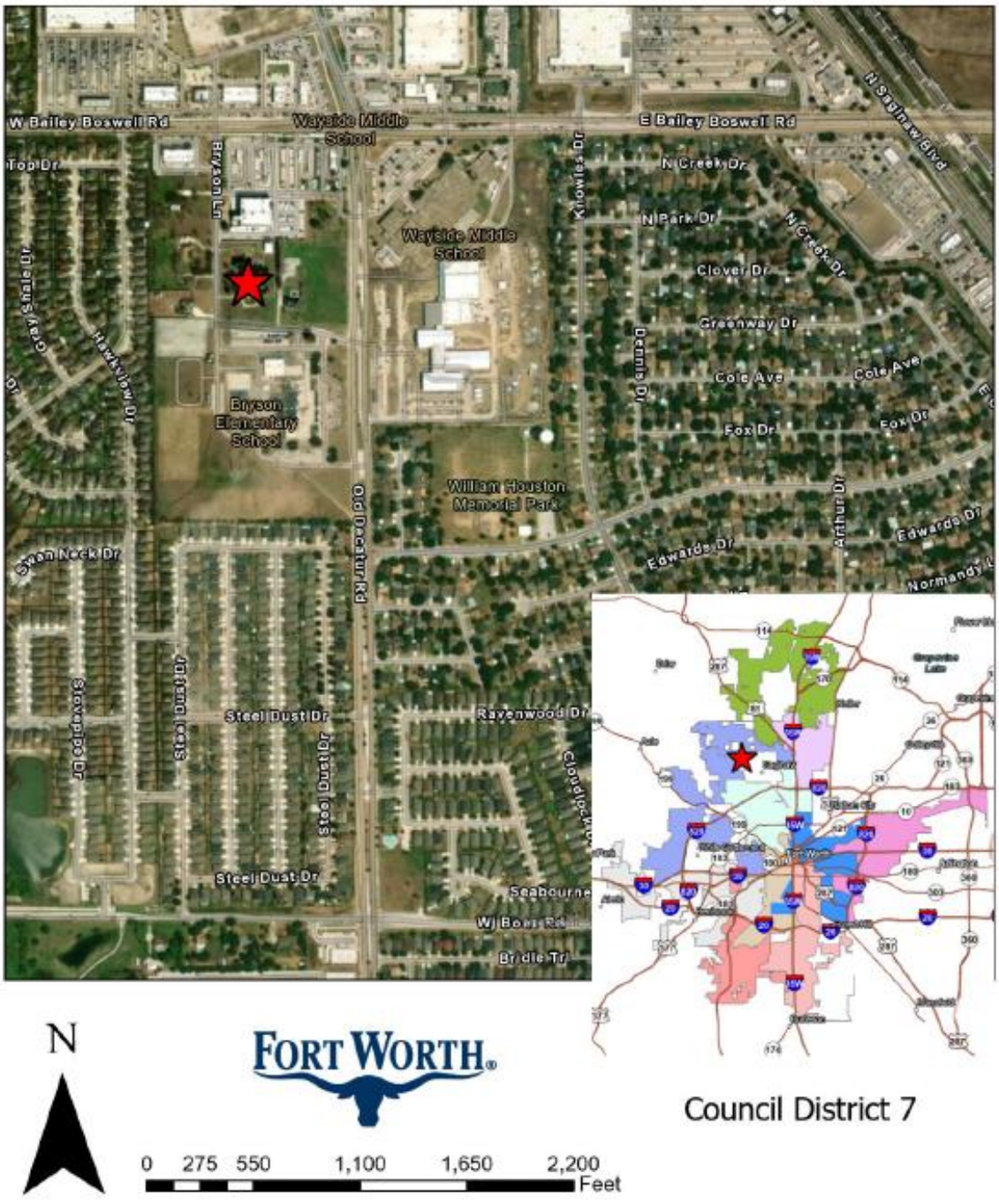
Bryson Villas
8640 Bryson Lane, Fort Worth, Texas



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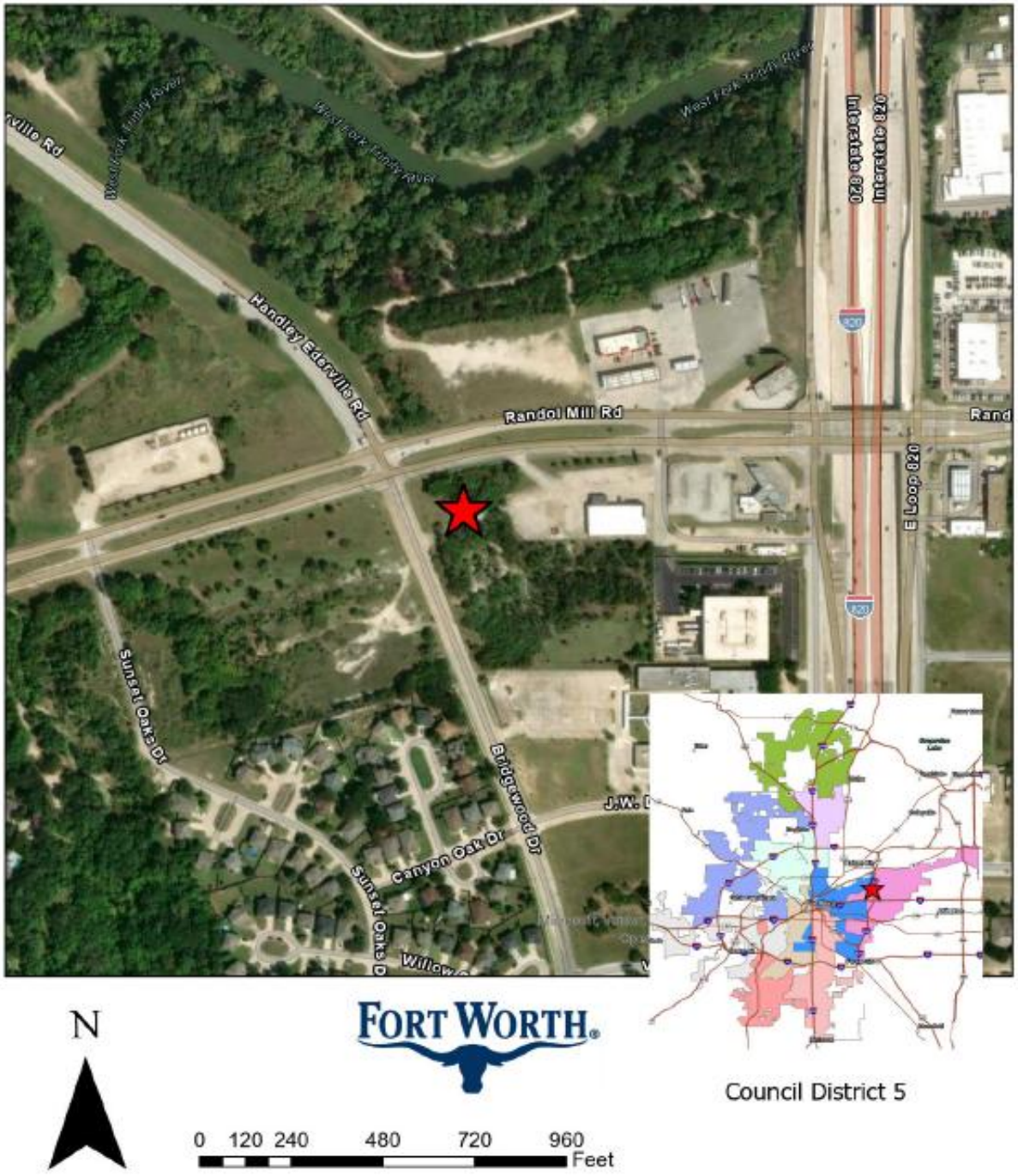
Cedar Ridge Residences
6500 Randol Mill Lane, Fort Worth, Texas



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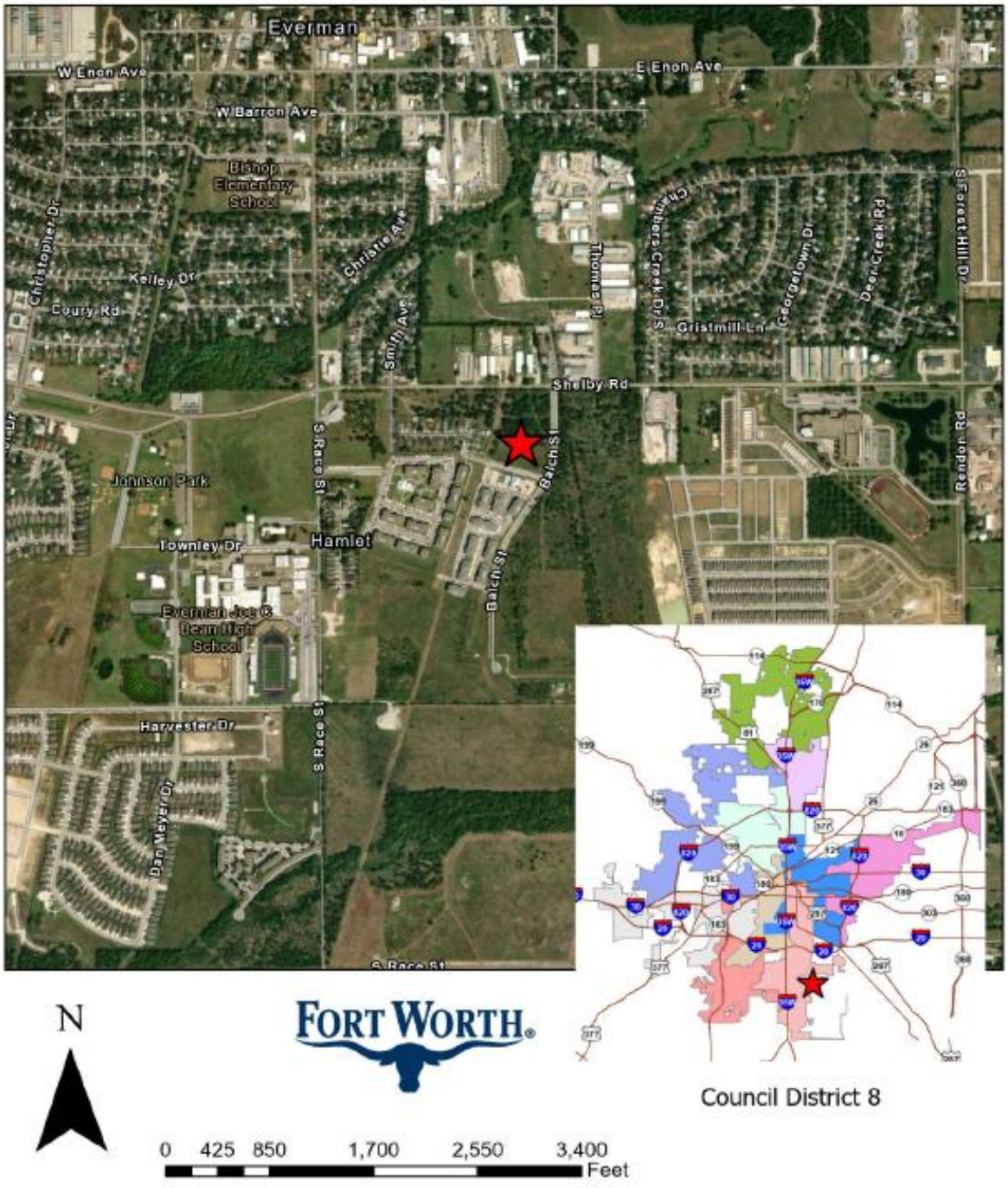
Everman Estates
8932 Balch Street, Fort Worth, Texas



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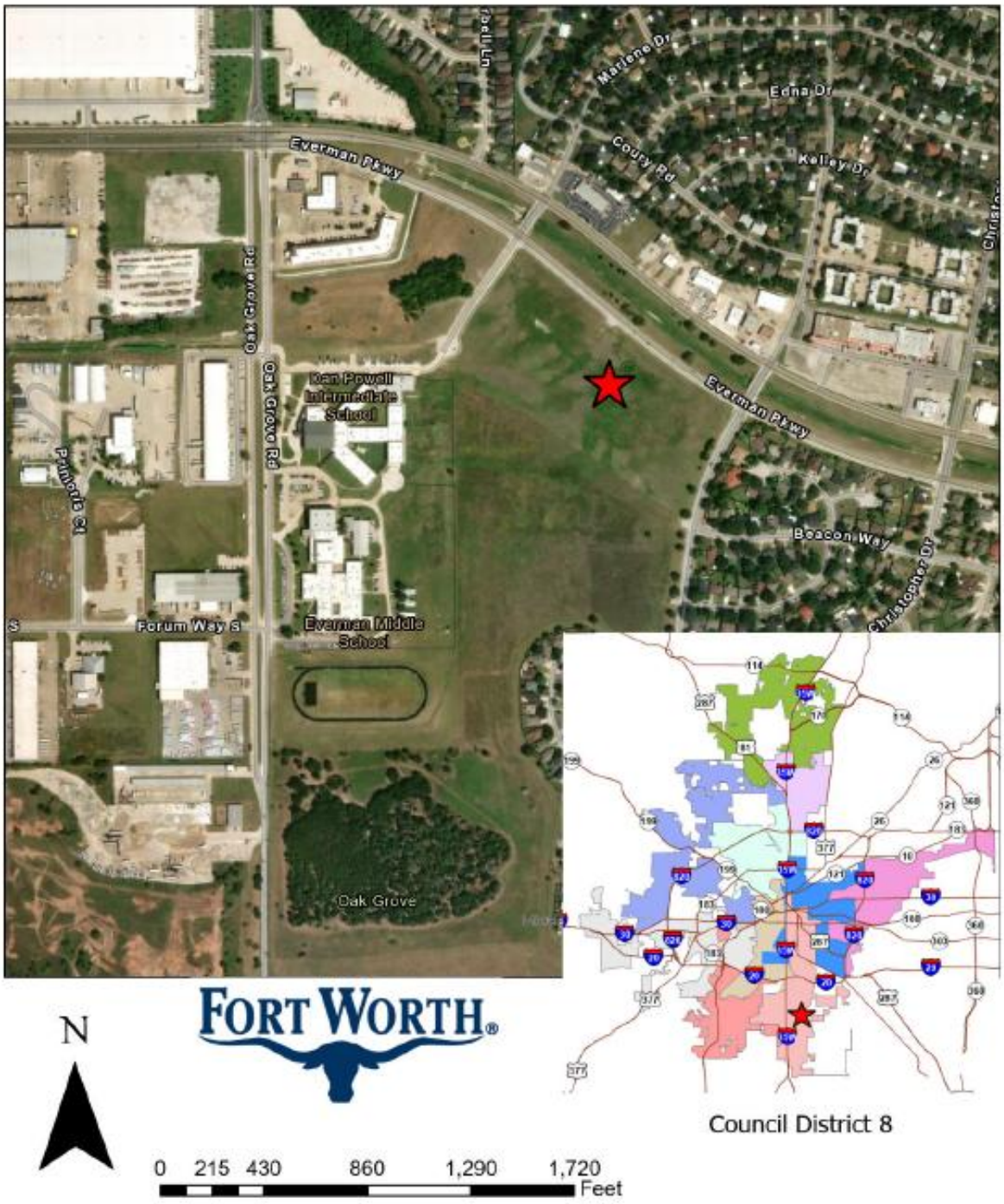
Everman Senior Living
1700 Everman Parkway, Fort Worth, Texas



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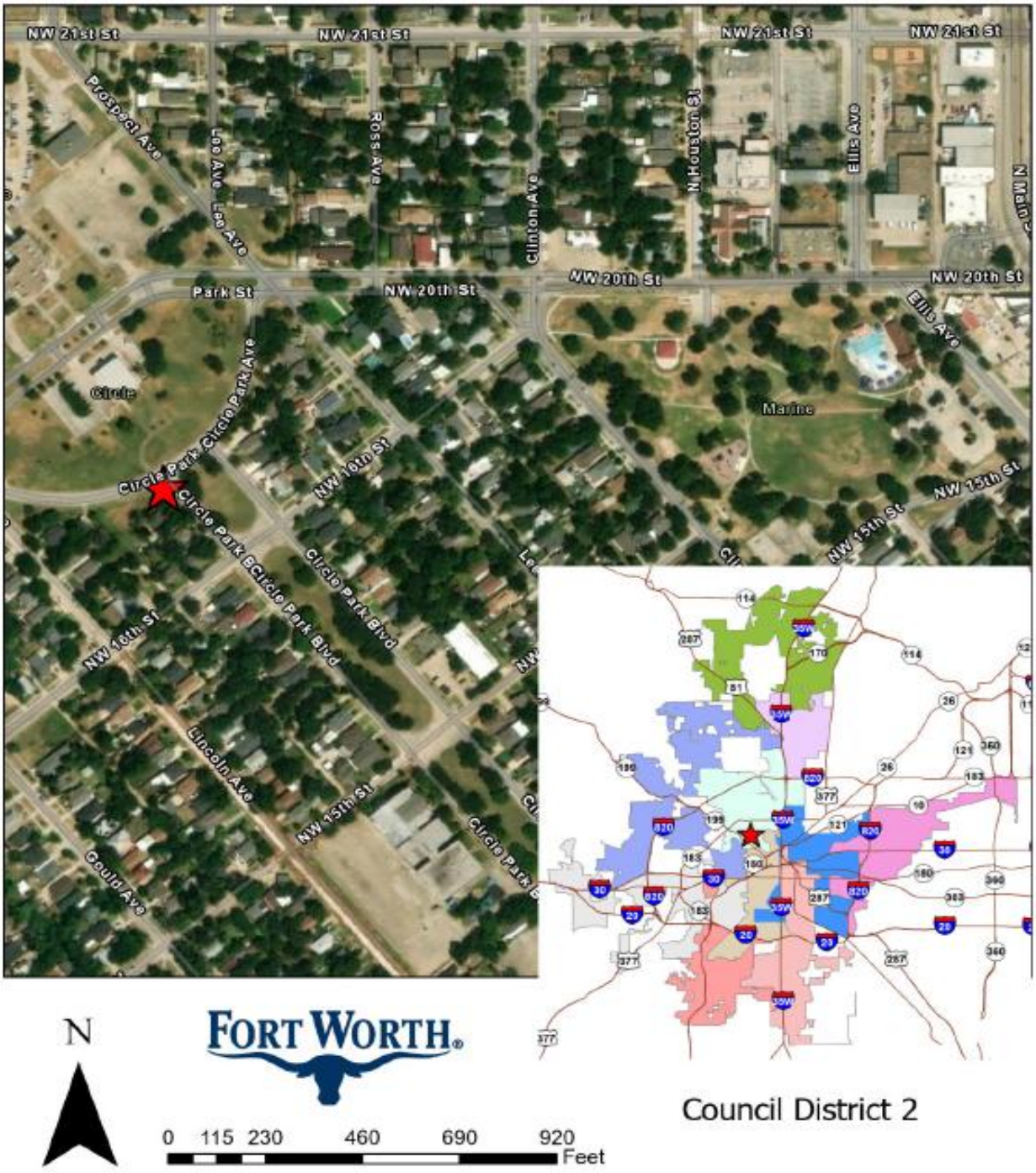
Irma Park
1819 Circle Park Boulevard, Fort Worth, Texas



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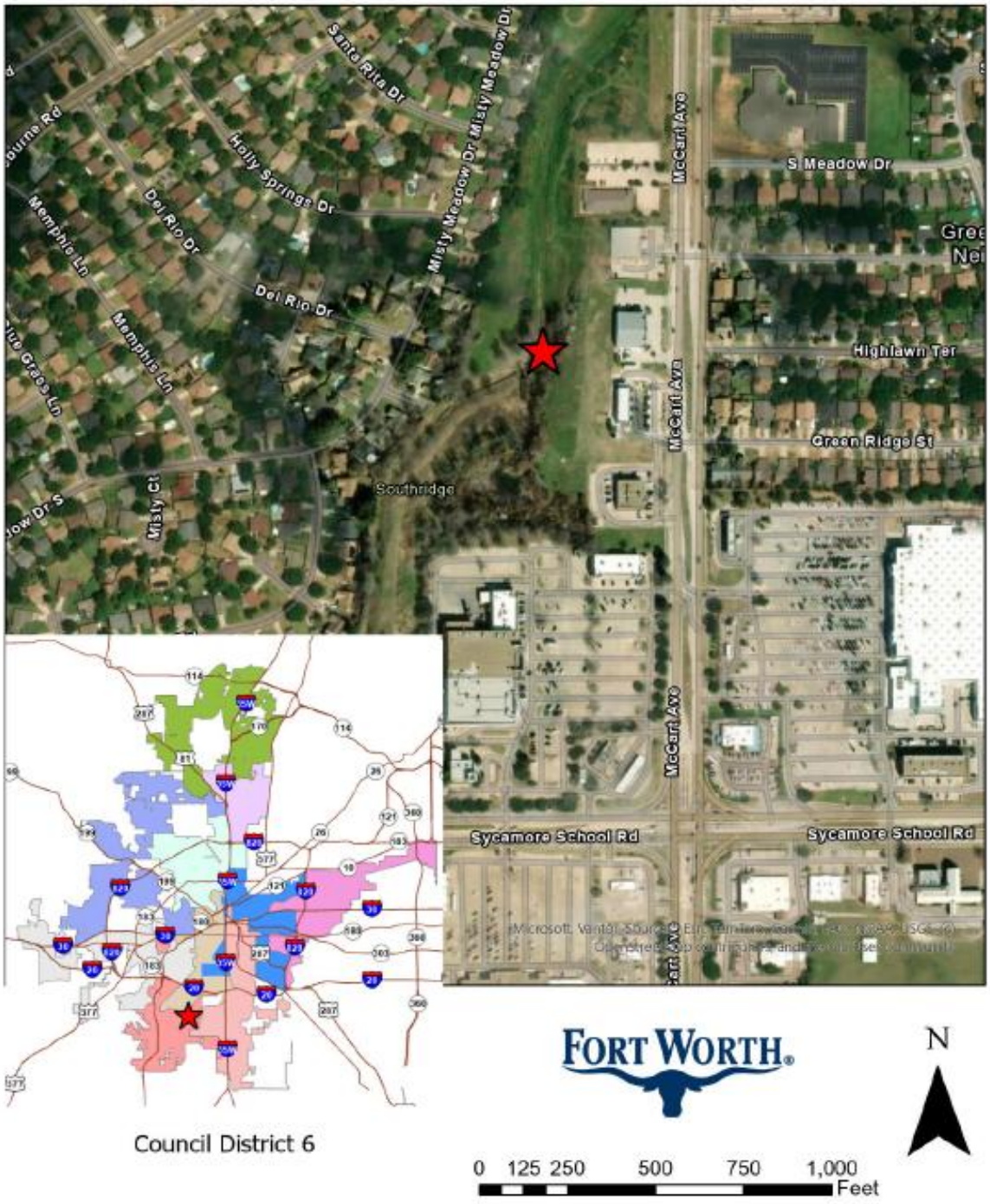
McCart Meadows
7100 McCart Avenue, Fort Worth, Texas



Council District 6

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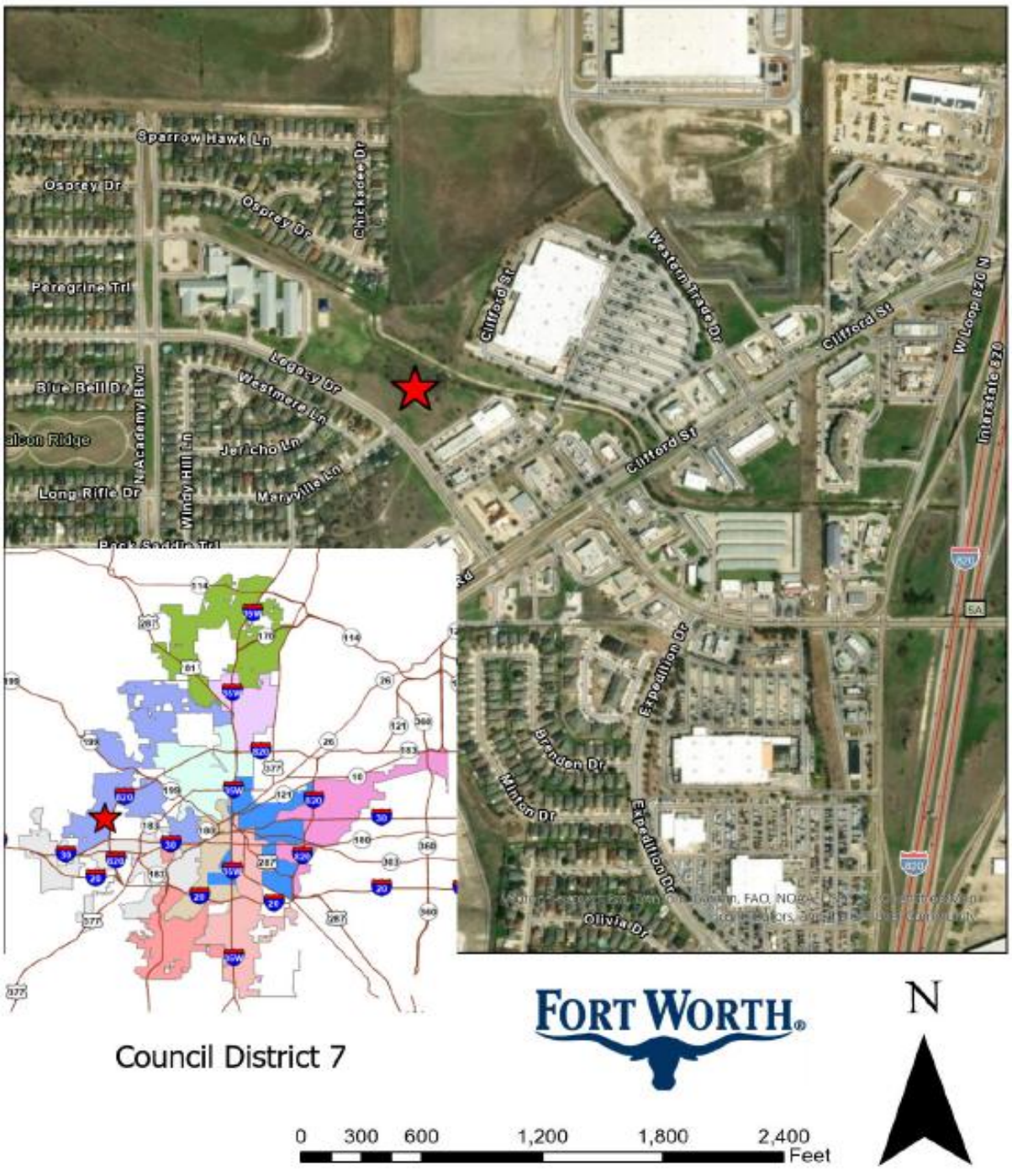
Palladium Legacy Drive
9750 Legacy Drive, Fort Worth, Texas



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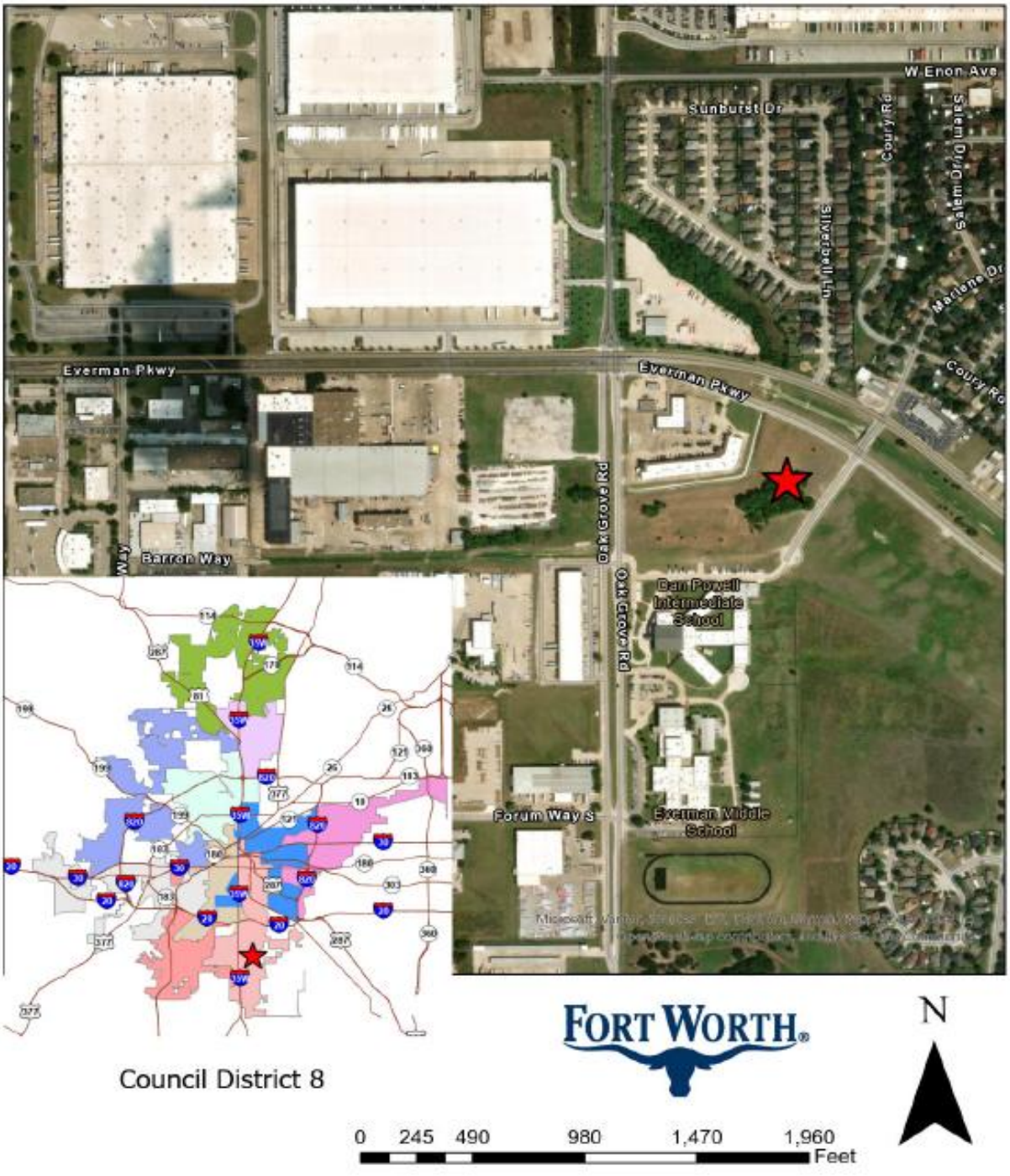
Pioneer Crossing
1550 Everman Parkway, Fort Worth, Texas



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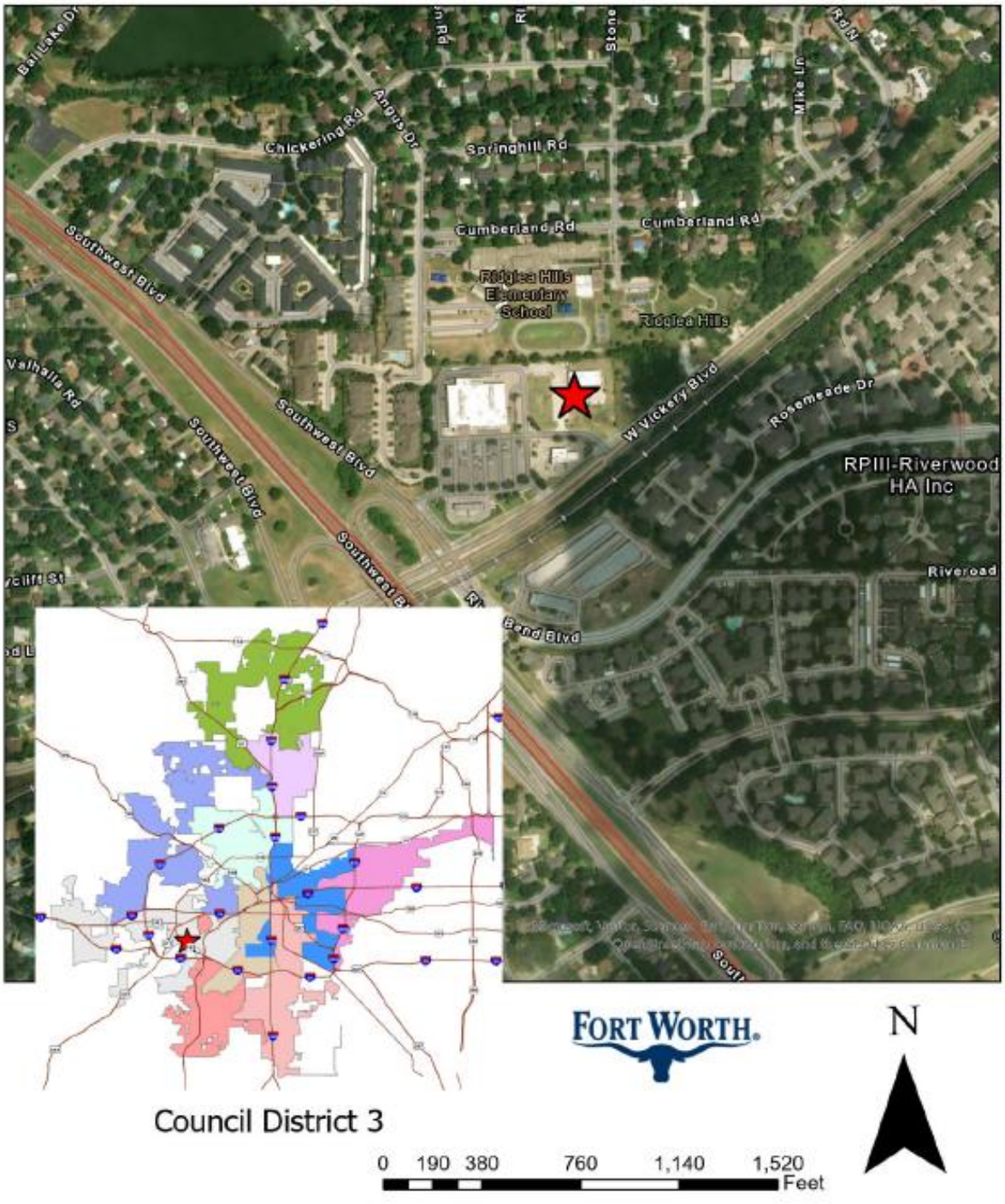
Ridglea Hills
6728 W Vickery. Fort Worth, Texas



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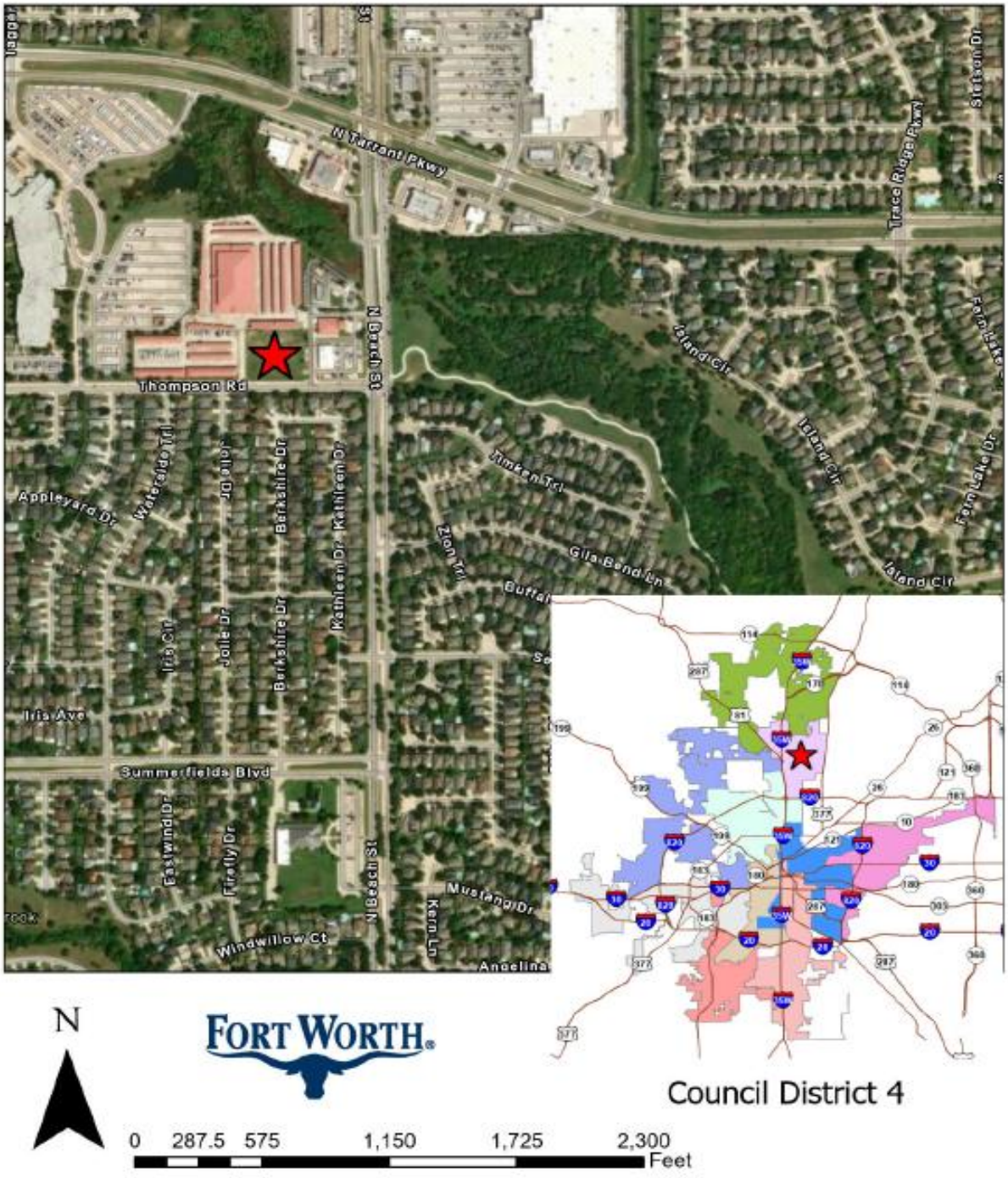
The Thompson
4385 Thompson Road, Fort Worth, Texas



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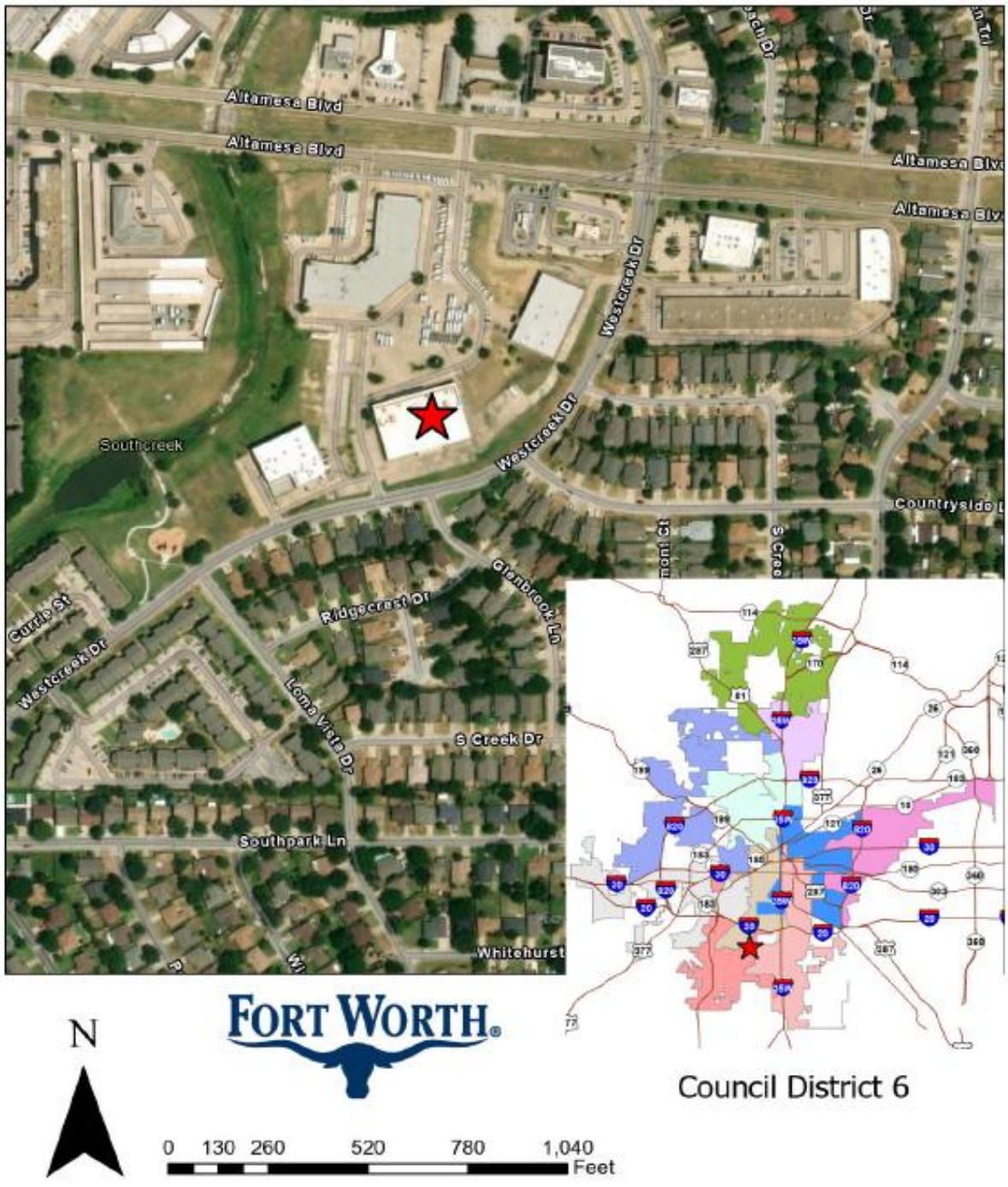
View at Altlamesa
3025 Alltamesa Blvd, Fort Worth, Texas



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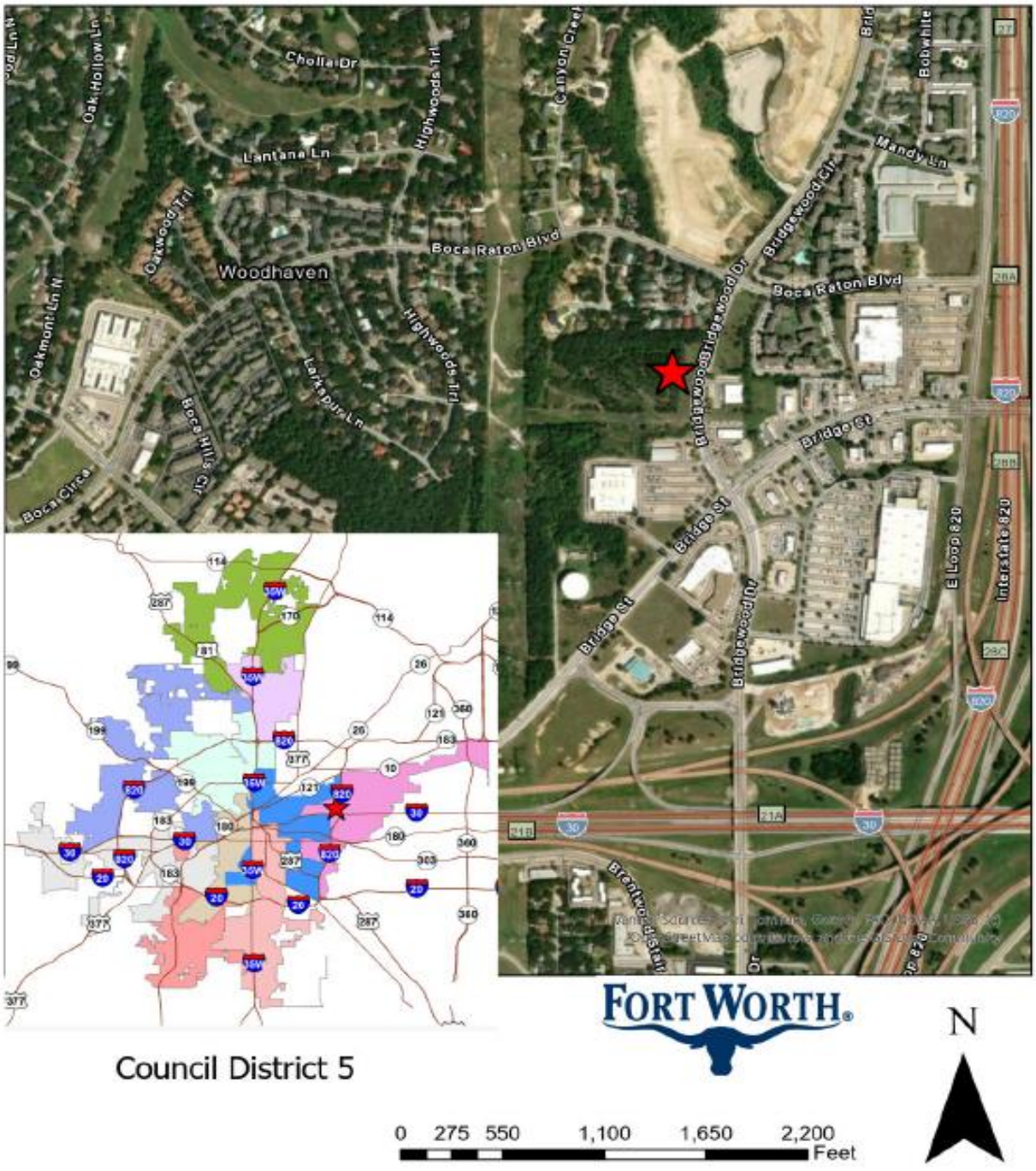
View at Bridgewood
900-944 Bridgewood Drive, Fort Worth, Texas