

December 8, 2021

WHEREAS, on May 9, 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704; and

WHEREAS, on November 28, 2018, City Council authorized amendments to the CHP by Resolution No. 18-1680; and

WHEREAS, on June 12, 2019, City Council authorized amendments to the CHP by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1864; and

WHEREAS, the CHP provides a policy for developers requesting a Resolution of Support or No Objection (Resolutions) for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, Estelle Community Partners, LP, or its affiliates (Applicant) has proposed the acquisition and renovation of a 291-unit multifamily complex known as the Estelle Village Apartments located at 5969 Highland Village Drive in the City of Dallas, Texas (Development); and

WHEREAS, the Applicant proposes to renovate all 291 units, including 72 1-bedroom, 134 2-bedroom, 76 3-bedroom units, and 4 4-bedroom units; and

WHEREAS, the TDHCA adopted a resolution declaring its intent to issue bonds to finance the development of The Estelle Village apartments as well as authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and

WHEREAS, upon completion of the renovations, all units will be available to rent to low-income households earning 50% or below of area median income subject to an existing Low-Income Housing Tax Credit Land Use Restrictive Agreement as well as a Project-Based Housing Assistance Payments (HAP) Contract; and

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WHEREAS, pursuant to Section 11.204(4) of the Qualified Allocation Plan, and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for the 2021 4% Non-Competitive HTC application for the Development.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas, acting through its Governing Body, hereby confirms that it has no objection as to Applicant's application to TDHCA's 4% Non-Competitive HTC for the proposed acquisition and renovation of the Estelle Village Apartments located at 5969 Highland Village, Dallas, Texas 75241 for the renovation of a 291-unit multifamily complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on December 8, 2021.

SECTION 2. That as provided for in the Qualified Allocation Plan ("QAP") and 10 TAC §11.3(d) the Development is specifically allowed, and it is hereby acknowledged that the proposed New Construction or Adaptive Reuse Development is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits (or private activity bonds) for New Construction in the three-year period preceding the date the Certificate of Reservation is issued. The Development is within one linear mile or less of the Palladium Simpson Stuart (a recent 4% housing tax credit project located at 3380 Simpson Stuart Road).

SECTION 3. That as provided for in the QAP and 10 TAC §11.101(a)(3), it is hereby acknowledged that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals.

SECTION 4. That in accordance with the requirements of the Texas Government Code §2306.67071 and the Qualified Allocation Plan §11.204(4), it is hereby found that:

- a. Notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071(a);
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed acquisition and renovation of the Estelle Village Apartments;
- c. The Governing Body has held a hearing at which public comment may be made on the proposed acquisition and renovation of the Estelle Village Apartments in accordance with Texas Government Code §2306.67071(b); and

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SECTION 4. (continued)

- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed acquisition and renovation of the Estelle Village Apartments, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of the acquisition and renovation of the Estelle Village Apartments.

SECTION 5. That it is FURTHER RESOLVED that the City of Dallas hereby confirms that its Governing Body has voted specifically to authorize the Development to move forward.

SECTION 6. That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the Mayor or the City Manager, are hereby authorized, empowered and directed to certify this resolution to the TDHCA.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the charter of the City of Dallas, and it is accordingly so resolved.