

November 12, 2025

WHEREAS, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443 and the Dallas Housing Resource Catalog by Resolution No. 23-0444 to include approved housing programs, including multifamily rental development projects seeking Low Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, on October 10, 2023, the Dallas Housing Finance Corporation (DHFC) authorized an Inducement Resolution declaring its intent to issue private activity bonds in an aggregate principal amount not to exceed \$40,000,000.00, to finance a loan to Westmoreland Townhomes Limited Partnership and/or its affiliate(s) (collectively referred to as Applicant) to provide financing for a senior residential development for persons of low and moderate income to be known as “Westmoreland Townhomes” and to be located at 6600 South Westmoreland Road, Dallas, Texas 75237 (Project) and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and

WHEREAS, Applicant submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project; and

WHEREAS, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP), the Uniform Multifamily Rules and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for the 2025 4% Non-Competitive LIHTC application for Westmoreland Townhomes located at 6600 South Westmoreland Road, Dallas, Texas 75237.

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 submission to TDHCA for a 4% Non-Competitive LIHTC application for the proposed development of Westmoreland Townhomes located at 6600 South Westmoreland Road, Dallas, Texas 75237.

If LIHTC is awarded by TDHCA, the project will move forward and the following applies:

1. The Applicant proposes to construct 216 units including one-bedroom, and two-bedroom units.
2. Upon completion of the Project, it is anticipated that all units will be reserved for households earning at or below 60% of Area Median Income (AMI).
3. This project does not interfere with any other initiatives offered by the City such as TIF and PID.

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SECTION 2. That pursuant to 10 Tex. Admin. Code § 11.3(e), it is hereby acknowledged that the proposed Project is located in a census tract with more than twenty percent LIHTC units per total households as established by the five year American Community Survey, and that the City Council, as the Governing Body of the municipality containing the Project, has no objection to the Applicant's application for 4% Non-Competitive LIHTC for the Project, and authorizes an allocation of Housing Tax Credits for the Project.

SECTION 3. 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); and
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of Westmoreland Townhomes; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of Westmoreland Townhomes in accordance with Texas Government Code §2306.67071(b); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed redevelopment of Westmoreland Townhomes, 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 development of Westmoreland Townhomes.

SECTION 4. 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 5. 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.