

October 23, 2024

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

**WHEREAS**, after the adoption of the CHP, the City Council authorized multiple amendments to the CHP by Resolution No. 18-1680 on November 28, 2018; by Resolution No. 19-0884 on June 12, 2019; by Resolution No. 19-1041 on June 26, 2019; by Resolution No. 19-1498 on September 25, 2019; by Resolution No. 19-1864 on December 11, 2019; by Resolution No. 21-1450 on September 9, 2021; by Resolution No. 21-1656 on October 13, 2021; by Resolution No. 22-0744 on May 11, 2022; 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**, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443, and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP by Resolution No. 23-0444; and

**WHEREAS**, The Culbreath, LP or its affiliate DHA Housing Solutions for North Texas (collectively referred to as "Applicant") has proposed the development of 364 senior units known as The Culbreath located at 2770 Bethurum Avenue in the City of Dallas, Texas (Project); and

**WHEREAS**, the Applicant proposes to develop 364 units, including 270 one-bedroom, and 94 two-bedroom units; and will include community amenities consistent with Texas Department of Housing and Community Affairs (TDHCA) required features; and

**WHEREAS**, upon completion of the development, it is anticipated that 327 of the 364 units will be made available to households earning between 51%-60% of area median income (AMI), and 37 of the units will be public housing units eligible to receive ongoing operating subsidy; and

**WHEREAS**, the Applicant has advised the City that it intends to submit an application to TDHCA for the 2024 4% Non-Competitive HTC for the proposed acquisition of the land and the redevelopment of The Culbreath; and

**WHEREAS**, in accordance with 10 TAC § 11.3(e) and § 11.4(c)(1) and the QAP, the governing body must vote to specifically acknowledge that the Project is located in a census tract that has more than 20% Housing Tax Credit units per total households and that the proposed Project is consistent with the City's obligation to affirmatively further fair housing; and

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**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 2024 4% Non-Competitive HTC application for The Culbreath, located at 2770 Bethurum Avenue, Dallas, TX 75215;

**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 for a 4% Non-Competitive HTC for the proposed development of The Culbreath located at 2770 Bethurum Avenue, Dallas, TX 75215 for development of a 364-unit multifamily complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on September 25, 2024.

**SECTION 2.** That, as provided for in 10 TAC §11.3(e) and § 11.4(c)(1) and the QAP, it is hereby acknowledged that the proposed Project is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the proposed Project is consistent with the City's obligation to further fair housing, and that the City Council, as the Governing Body, has by vote specifically allowed the construction of the Project and authorized an allocation of HTC's 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 acquisition and development of The Culbreath; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of The Culbreath 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 development of The Culbreath, 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 acquisition and development of The Culbreath.

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**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.