

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, Waters at Waterchase, LP, a Texas limited partnership, and/or its affiliate(s) (collectively referred to as Applicant) submitted an application to the TDHCA for 2025 4% Non-Competitive LIHTC for the Project (defined below); and

WHEREAS, on December 30, 2024, the Office of Housing and Community Empowerment (formerly the Department of Housing and Community Development) received an application from Applicant for a Resolution of No Objection (RONO) for the redevelopment of Waters at Waterchase, a 130-unit complex located at 12365 Plano Road, Dallas, TX 75243 (Project); and

WHEREAS, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (QAP, Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection (RONO) to the Applicant for its 2025 4% Non-Competitive LIHTC application for the Project.

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 Project.

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

1. The Applicant proposes to develop 130 units, including 104 one-bedrooms, 21 two-bedroom units, and 5 three-bedroom units, and will include community amenities consistent with TDHCA required features.
2. Upon completion of the Project, it is anticipated that all units will be reserved for residents earning at or below 60% of the Area Median Income (AMI).
3. This project does not interfere with any other initiatives offered by the City such as TIF and PID.

SECTION 2. That the City Council acknowledges that the Project is located within a census tract where the poverty rate exceeds 20 percent, as identified by the most recent U.S. Census data, and approves of the Project moving forward because it is an acquisition-rehabilitation Project and is therefore not subject to the limitation on developments in certain census tracts set forth at 10 Tex. Admin. Code § 11.3(e).

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SECTION 3. That, in accordance with the requirements of the Texas Government Code §2306.67071 and the QAP at 10 Tex. Admin. Code §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 Waters at Waterchase; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of Waters at Waterchase 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 Waters at Waterchase, 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 Waters at Waterchase.

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.