

February 14, 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 to include the approved programs from the CHP by Resolution No. 23-0444; and

WHEREAS, TX Tenison 2024, Ltd., or its affiliate (Applicant) has proposed the development of a 164 unit multi-family complex known as Tenison Lofts located at 3500-3632 Samuell Blvd, in the City of Dallas, Texas (Project); and

WHEREAS, the Applicant proposes to develop 164 units, including 24 one-bedroom, 76 two-bedroom, and 64 three-bedroom units; and will include community amenities consistent TDHCA required features; and

WHEREAS, on September 12, 2023, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue \$30,000,000.00 in private activity bonds to fund the Project; and

WHEREAS, upon completion of the development, it is anticipated that 24 of the 164 units are reserved for households earning between 0%-30% of area median income (AMI), 30 of the 164 units are reserved for households earning between 31%-50% of AMI, 44 of the 164 units are reserved for households earning between 51%-60% of AMI, 44 of the 164 units are reserved for households earning between 61%-70% of AMI, and 22 of the 164 units are reserved for households earning between 71%-80% of AMI; 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 2023 4% Non-Competitive HTC application for Tenison Lofts located at 3500-3632 Samuell Boulevard; Dallas, TX 75223; and

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WHEREAS, in accordance with 10 TAC §11.3(d) and the QAP, the governing body must vote to specifically allow the construction of a new tax credit development within one linear mile or less of a tax credit development authorized within the past three years.

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 Tenison Lofts located at 3500-3632 Samuell Boulevard, Dallas, Texas 75223 for the development of a 164-unit multi-family complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 14, 2024.

SECTION 2. That, as provided for in 10 TAC §11.3(d), it is hereby acknowledged that the proposed Project is located one linear mile or less from a development that serves the same type of household Target Population as the proposed Project 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, and that the City Council, as the Governing Body, has by vote specifically allowed the construction of the Project and authorized 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 Tenison Lofts; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of Tenison Lofts 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 Tenison Lofts, 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 Tenison Lofts.

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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.