

February 11, 2026

**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 (DHRC) to include the approved housing programs by Resolution No. 23-0444; and

**WHEREAS**, the DHRC 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**WHEREAS**, on December 10, 2025, the City Council repealed the DHP33 by Resolution No. 25-1895 and adopted the Drivers of Opportunity Policy Framework by Resolution No. 25-1836, to ensure continued equitable and legally compliant use of federal funds; and

**WHEREAS**, the Drivers of Opportunity Policy Framework, passed by Resolution No. 25-1836, shifts the City's equity focus from traditional diversity, equity, and inclusion approaches to a forward looking framework centered on core opportunity drivers, including employment, education, health, safe neighborhoods, and wellbeing—thereby aligning with federal antidiscrimination directives while maintaining support for underinvested communities; and

**WHEREAS**, the Omnibus Resolution No. 25-1895 updates and consolidates previous policy resolutions, including the adoption of DHP33 by Resolution No. 23-0443, to reflect the adoption of these strategic policy changes across City departments, reinforcing City priorities and streamlining operational directives; and

**WHEREAS**, Pivotal Housing Partners, LLC. and/or its affiliate (collectively referred to as Applicant) has proposed the development of a mixed income multifamily complex to be known as Reserve at Augustine at 115 S. St. Augustine Drive, northwest corner of Seagoville Road and S. St Augustine Drive (Project) in the City of Dallas, Texas; and

**WHEREAS**, the Applicant proposes to develop 96 units, to include 30 one-bedrooms, 42 two-bedrooms, and 24 three-bedrooms; and will include amenities; and

**WHEREAS**, upon completion of the Project, the Applicant proposes to make 10 of the 96 units available to households earning 0.00%-30.00% of Area Median Income (AMI), 17 of the 96 units available to households earning between 31.00%-50.00% of AMI, 54 of the 96 units available to households earning between 51-60% AMI, and 15 of the 96 units being non-income-restricted; and

**WHEREAS**, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2026 9% Competitive HTC (9% HTC) for the proposed development of the Project to be known as Reserve at Augustine (TDHCA No. 26082); and

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**WHEREAS**, the expenditure of City local general funds supporting the Project is consistent with the DHRC and adopted annual budget; and

**WHEREAS**, pursuant to Section 11.9 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 Support to the Applicant for its 2026 9% HTC application for Reserve at Augustine located at 115 S. St. Augustine Drive, northwest corner of Seagoville Road and S. St Augustine Drive in the City of Dallas, Texas.

**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 supports the Project by Pivotal Housing Partners, LLC. and/or its affiliate, to be located at 115 S. St. Augustine Drive, Dallas, Texas 75217, the development's application for 2026 9% HTC, and any allocation by the TDHCA of 9% HTC for the Project.

**SECTION 2.** That the City Manager or his/her designee, is hereby authorized to execute a line of credit agreement in an amount not to exceed \$500.00 with Pivotal Housing Partners, LLC. and/or its affiliates, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. Pivotal Housing Partners, LLC and/or its affiliates must be awarded 2026 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed \$500.00 to Pivotal Housing Partners, LLC in accordance with this resolution from General Fund, Fund 0001, Department HCE, Unit 4285, Object 3099, Activity AFHO, Encumbrance/Contract No. HCE-2026-00029664, Vendor VC0000035043.

**SECTION 4.** That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HCE, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in General Fund, Fund 0001, in an amount not to exceed \$500.00.

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**SECTION 5.** That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant from the General Fund, Fund 0001, Department HCE, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 847H, and Debit Balance Sheet Account 0001 (Cash); as well as Debit Deferred Revenue Balance Sheet Account 0898 and Credit Receivable Balance Sheet Account 033F.

**SECTION 6.** That this formal action has been taken to put on record the support expressed by the City of Dallas on February 11, 2026, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is 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.