

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 August 27, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary 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 a limited liability company or a limited partnership created by JPI Affordable Acquisition, LLC (collectively referred to as “Applicant”) to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “Torrington Forest” and to be located at 7100 South Great Trinity Forest Way, Dallas, Texas 75217 (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, 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 development of Torrington Forest to be located at 7100 South Great Trinity Forest Way, Dallas, Texas 75217.

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

1. The Applicant proposes to develop 248 units, including 72 one-bedroom, 120 two-bedroom units, and 56 three- and four-bedroom units, and will include community amenities consistent with TDHCA required features.
2. Upon completion of the Project, it is anticipated that 5% of the units (13 units) will be reserved for residents earning at or below 50% Area Median Income (AMI), 90% of the units (222 units) will be reserved for residents earning at or below 60% AMI, and 5% of the units (13 units) for residents earning at or below 80% 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 (20%) LIHTC units per total households as established by the five (5) 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 as provided for in Tex. Gov't Code § Gov't Code Sec. 2306.6703(a)(3) and 10 Tex. Admin. Code § 11.3(d), it is hereby acknowledged that the proposed Project is located within one linear mile of another development serving the same target population, which received a LIHTC allocation in the three year period preceding the date the TDHCA application round began, and that the City Council, as the Governing Body of the local government where the Project is to be located, has by vote specifically allowed the construction of the Project and authorized an allocation of Housing Tax Credits for the Project.

SECTION 4. 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 Torrington Forest; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of Torrington Forest 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 Torrington Forest, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive LIHTC for the purpose of the development of Torrington Forest.

SECTION 5. 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 6. 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.