

Memorandum



DATE February 10, 2026

CITY OF DALLAS

TO Honorable Members of the Housing and Homelessness Solutions Committee: Cara Mendelsohn (Chair), Lorie Blair (Vice Chair), Adam Bazaldua, Zarin Gracey, Jesse Moreno, Jaime Resendez, Gay Donnell Willis

SUBJECT **Upcoming Agenda Items: Authorize Resolution of Support and \$500.00 line of credit for 2026 9% Competitive Housing Tax Credits Applications**

This memorandum is to inform the Housing and Homelessness Solutions Committee (HHSC) of upcoming agenda items on the February 11, 2026 Council agenda to authorize **(1)** the adoption of a Resolution of Support for recommended Applicants and/or affiliate(s), related to their application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Competitive Housing Tax Credits (HTC), and **(2)** an agreement with each Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development.

BACKGROUND

On April 12, 2023, the City Council adopted the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the former Comprehensive Housing Policy (CHP) by Resolution No. 23-0444, which includes the policy and evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking Housing Tax Credits (HTC) through TDHCA.

On June 12, 2019, the City Council authorized an amendment to the policy as restated in the DHRC, to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4.00% and 9.00% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

Applicants have submitted a pre-application to the TDHCA for 2026 9% Competitive Housing Tax Credits pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code. The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following five priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, HOME Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance

Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;

- The project is located in a census tract with a poverty rate below 20.00%;
- A 50-unit project dedicating 20.00% of the units for tenants referred from the Continuum of Care list.

In the administration of its 9% HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.
- **1** point for a commitment of development funding by a local political subdivision in the form of a loan, grant, reduced fees, or contribution of value that equals \$500.00 or more for applications in urban subregions.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

A synopsis of each application submitted for a resolution of support is shown below. Additional project-specific details along with any applicable waivers and/or requests by the Applicants to the City Council along with recommendations by staff is shown in the attached Exhibit A. The attached Exhibit B depicts map locations for each project.

A. Bella Limon – Recommend Support

4311-4329 Belmont Avenue, Council District 2

O-SDA Industries, LLC is a real estate development firm with deep expertise in building affordable housing communities that meet the unique needs of each city and individual neighborhood they serve. Specializing in providing first-class affordable and workforce housing communities in urban core and suburban areas for over twelve years, founder Megan Lasch has secured 40+ allocations of Housing Tax Credits in the last 14 application cycles in Texas and has financed and closed more than 3,000 units in Texas.

The Applicant proposes to develop 86 units, to include 24 one-bedroom, 46 two-bedroom, and 16 three-bedroom units. The units will include energy efficient appliances and lighting

and other TDHCA-required features. Community amenities will include an on-site leasing center and community room with kitchen, fitness center, cyber lounge, and community-designed public art. Planned resident services will include income tax preparation, food pantry, annual health fair, and monthly social events. The development is located within Belmont Park neighborhood and less than one mile from the Baylor Scott & White Uptown Medical Center which will be an added amenity for residents. In addition, this project is less than half a mile from high frequency transit, grocery stores, parks, and community centers. The poverty rate of the census tract is 6% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is high positive.

B. Rosette Park – Recommend Support

308 East 8th Street and 409 East 9th Street, Council District 1

O-SDA Industries, LLC is a real estate development firm with deep expertise in building affordable housing communities that meet the unique needs of each city and individual neighborhood they serve. Specializing in providing first-class affordable and workforce housing communities in urban core and suburban areas for over twelve years, founder Megan Lasch has secured 40+ allocations of Housing Tax Credits in the last 14 application cycles in Texas and has financed and closed more than 3,000 units in Texas.

The Applicant proposes to develop 82 units, to include 64 one-bedroom, and 18 two-bedroom units. The Project will be a two-story construction. The units will include energy efficient appliances and lighting and other TDHCA-required features. Amenities include a furnished fitness center, community room with kitchen, cyber lounge and community-designed public art. security cameras, granite counter tops, walk-in closets, covered entries, nine-foot ceilings, and breakfast bars. The development has access to services and transportation within one mile including high frequency transit, public park, Community Senior Center, Library, Fiesta Mart (full scale grocery store), and licensed day care center, Methodist Dallas Medical Center and Pharmacy. The poverty rate of the census tract is 17.9% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is low positive.

C. The Broderick – Recommend Support

12800 Coit Road, Council District 11

St. Margaret Inc., a Catholic Housing Initiative (CHI) member, has partnered with Carleton Construction to develop the Project. CHI is a community-based, non-profit organization founded in 1991 with a mission to provide quality, affordable family and senior housing. CHI has completed a 230-unit mixed-income LIHTC development, Gateway Oak Cliff. St. Jude Inc., another member of CHI, has opened St Jude Center-Vantage Point, a 136-unit permanent supportive housing development for chronically homeless. In addition to these St. Jude Centers (444 units), CHI owns and operates more than 1,000 apartment

units in Coppell, Carrollton, Mesquite, and Dallas. Of its existing housing inventory, approximately 200 units are designated for seniors, and the rest are for families.

The Applicant proposes to develop a 108-unit mixed-income affordable multifamily community for seniors ages 55 and above. The development will provide seniors with access to high-quality amenities and supportive services in a High Opportunity area of Dallas. The units will include energy-efficient appliances, vinyl plank flooring, fully appointed kitchens, ceiling fans, water-saving plumbing features, lighting and other TDHCA-required features. Community amenities will include a fitness room, community room, multi-functional activity room and business center. The proposed development has easy access to needed amenities and is near a full-service grocery, transit, Cottonwood Trail/Hamilton Park, Medical City Healthcare, a library, and daycare center. The poverty rate of the census tract is 3.8% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is high positive.

D. The Cottages at Big Cedar – Recommend Support

North Quadrant of Mountain Creek Parkway and Eagle Ford Drive, Council District 3

Roundstone Development, LLC is an experienced affordable housing developer with a demonstrated history of developing, financing, and delivering income-restricted rental housing utilizing the Low-Income Housing Tax Credit (LIHTC) program. The developer has successfully managed all phases of affordable housing development, including site acquisition, entitlement coordination, financial structuring, construction oversight, lease-up, and long-term compliance.

The Applicant proposes to develop 74 units, to include 45 one-bedroom, and 29 two-bedroom units. The units will include energy efficient appliances and lighting and other TDHCA-required features. Community amenities will include community kitchen, community activity center, full fitness studio, billiards room, movie theatre, business center and beauty and barber salon for residents. The design also features targeted resident services including social events/activities, supportive staff onsite and library with seating tables. The development is located in Southwest Dallas. The development will be near Methodist Charlton Medical Center which is not only an amenity to future residents but also provides housing to hospital employees. Along with close access from the property to the Methodist Charlton Medical Center, the property will be located less than one mile to high frequency transit, licensed childcare center, Walmart Supercenter, and Workout Anytime. The poverty rate of the census tract is 3.7% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is low positive.

E. The Pemberton at Dennis – Recommend Support

11301 Dennis Road, Council District 6

TX Pemberton Dennis 2026, Ltd., a to-be-formed Texas limited partnership, will be the ownership entity. The Applicant is a Dallas-based developer, owner, and long-term asset manager of multifamily housing communities throughout Texas. Titanium Housing Partners, LLC is the successor to the Generation Housing Partners platform and has experience developing, constructing, and managing multifamily housing, including developments utilizing Housing Tax Credits. As a long-term owner, the Applicant has been involved in the development and management of thousands of units across the region.

The Applicant proposes to develop 74 units, to include 14 one-bedroom, 38 two-bedroom, and 22 three-bedroom units. The units will include energy efficient appliances and lighting and other TDHCA-required features. Amenities include a resort-style ADA compliant swimming pool, community event center, business center, and a 24-hour furnished fitness center, granite countertops, 9-foot ceilings, personal balconies, energy star appliances, faux-wood flooring. The development is located along Dennis Road in northwest Dallas, providing access to neighborhood retail, grocery stores, parks, and public facilities. The site is served by Dallas Area Rapid Transit (DART) bus routes and is located near major roadway corridors, allowing convenient access to employment centers and community services. The poverty rate of the census tract is 16.8% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is low positive.

F. The Eleanor - Recommend Support
7030 West Wheatland Road, Council District 3

Express Development, Inc. is an experienced real estate development firm specializing in the development of mixed-income and senior housing communities throughout Texas and the southern United States. The firm has demonstrated experience navigating local government approvals, TDHCA requirements, and public-private partnerships for affordable housing development.

The Applicant proposes to develop 76 units, to include 38 one-bedroom, and 38 two-bedroom units. The units will include energy efficient appliances and lighting and other TDHCA-required features. Plans will have newly constructed, elevator-served residential buildings offering one-bedroom units with accessibility features consistent with senior housing standards. Planned amenities include furnished fitness center, community business center, furnished senior community center, security cameras, dog park, community garden, on-site Police HUB/security office, granite counter tops, walk-in closets, covered entries, and nine-foot ceiling. The development is located approximately 1-2 miles from the Methodist Charlton Medical Center which is not only an amenity but provides 24/7 emergency and general care services to future residents. The site also benefits from nearby community recreation space at Daniieldale Park and access to urgent care. The property will be in close proximity to Walmart Supercenter, Kroger, ALDI,

Mountain Creek Branch Library, and Park in the Woods Park. The poverty rate of the census tract is 11.5% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is low positive.

G. Apex at Westmount – Recommend Support

1228 Westmount Avenue, Council District 1

Blue Ridge Cascade Development is a leading affordable housing developer formed through the merger of Blue Ridge Atlantic and Shelter Resources Inc., combining over 45 years of experience in creating high-quality, community-focused housing. Headquartered in Wilmington, North Carolina, with regional offices in Dallas, Bellevue, and Atlanta, the company has completed more than 160 projects and delivered over 8,000 units nationwide.

The Applicant proposes to develop 56 units, to include 19 one-bedroom, 33 two-bedroom, and 4 three-bedroom units. Plans include onsite classes for adults (e.g. GED, ESL, financial literacy, etc.), food pantry accessible to residents (on site or via on-request transportation). The design also features targeted resident services including social events/activities. The development is located less than 2,500 feet from the DeHaro-Saldivar Health Center and 1.34 Miles from the Parkland Health Center located in the West Dallas Multipurpose Center which is not only an amenity to future residents but it current serves residents living in the community. The property will be located less than one mile to high frequency transit, licensed childcare center, Walgreens Pharmacy, and Martin Luther King Branch Library. The poverty rate of the census tract is 11.1% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is low positive.

H. Shiloh Lofts – Recommend Support

10810 Shiloh Road, Council District 9

Catalyst Development Group specializes in the development, construction, and management of Class A multifamily assets that serve a wide range of needs, from affordable and senior housing to student and market-rate communities. The founder of Catalyst Development Group, LLC, Chris Applequist has over two decades of experience and a portfolio of over 2,000 affordable housing units.

The Applicant proposes to develop 62 units, to include 12 one-bedroom, 30 two-bedroom, and 20 three-bedroom units. The units will include energy efficient appliances/lighting and other TDHCA-required features. Community amenities will include an on-site leasing center, fitness center, after-school activity center, business center, and resort-style pool. The development is located in district 9 of Northeast Dallas in the Casa View Neighborhood within a Priority Housing Need Target Area. Shiloh Lofts will be one mile from The Casa View shopping center, which provide high-frequency transit and full-scale

Grocery Stores. Cotillion Park and Heavenly Christian Academy (licensed daycare) are both within a half a mile of the development location. The poverty rate of the census tract is 5% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is low positive.

I. Reserve at Augustine – Recommend Support
115 South St Augustine Road, Council District 5

Pivotal Development LLC began developing affordable housing in 1993. Since then, they have developed more than 6,000 units across 99 properties in 15 states. Their properties cover the spectrum of housing types: multi-story apartment properties for families and seniors, villas, single-family developments, rehabs, adaptive reuse of existing buildings in large and small communities.

The Applicant proposes to develop a 96-unit multifamily development to include 30 1-bedroom, 42 two-bedroom, and 24 three-bedroom units. The units will include energy-efficient appliances, lighting and other TDHCA-required features. Amenities will include the following unique features: ride-share parking spots targeted explicitly for the use of Uber, Lyft, and other ride-sharing services, playground, pool, a fitness center, a fully enclosed dog park, lighted pathways, BBQ grilling areas, community laundry rooms, a furnished community room, high-speed Wi-Fi, and recycling services. The 6.5-acre development site has access to a full-scale grocery, and a licensed daycare within a fourth of a mile, and transit and a public park within a mile. The site is located in MVA market type H, which is primarily owner occupied. Newly constructed affordable rental housing will help balance out the supply of housing in the area. The poverty rate of the census tract is 11.2% and the development is considered a Priority Housing Needs Development. The Fair Housing rating for this Development is high positive.

CONCLUSION

If the Council adopts the Resolutions of Support and authorizes the line of credit agreements, each applicant will be able to include these items in their application to the Texas Department of Housing and Community Affairs for 9% Competitive Housing Tax Credits. The resolutions and line-of-credit commitments will allow applicants to earn additional points under TDHCA's scoring system, thereby improving their eligibility for funding consideration. No further City action will be required unless the projects seek additional approvals or funding in the future.

If awarded tax credits by TDHCA, Applicants will work with the Office of Emergency Management and Crisis Response throughout the planning and design process for security input, community activities, and incorporate best practices of Crime Prevention Through Environmental Design. Additionally, Applicants will provide modern security features to include a full camera system, controlled access, a community crime watch

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program, and participation in National Night Out to ensure a safe living environment for all residents and staff.

Should you have any questions or require any additional information, please contact me or Thor Erickson, Director, Office of Housing & Community Empowerment at Thor.Erickson@dallas.gov or 214-670-3632.

Service First, Now!



M. Elizabeth (Liz) Cedillo-Pereira,
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Attachments:

Exhibit A – Summary Details of 2026 9% HTC Applications
Exhibit B - Map