

February 26, 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 October 8, 2024, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$35,000,000.00, for a loan to LDG The Heights at UNT Station, LP (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 The Heights at UNT Station and to be located at 1021 East Wheatland Road, Dallas, Texas 75241 (Property); 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 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 the Project.

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

1. The Applicant proposes to develop 240 units, including 24 one-bedroom units, 96 two-bedroom units, 108 three-bedroom units, and 12 four-bedroom units; and will include community amenities consistent with TDHCA required features; and
2. Upon completion of the Project, it is anticipated that 100% of the units are reserved for households earning between 0%-60% of the Area Median Income (AMI); and
3. This project does not interfere with any other initiatives offered by the City such as Tax Increment Financing and Public Improvement District.

February 26, 2025

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 Low-Income 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 (HTC) for the Project.

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 The Heights at UNT Station; and
- c. The governing body has held a hearing at which public comment may be made on the proposed development of The Heights at UNT Station 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 The Heights at UNT Station, 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 The Legacy on Belt Line.

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.