

August 28, 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, Royal Crest Preservation, LLC or its affiliate (Applicant) has proposed the development of 167 multifamily units known as Royal Crest Apartments located at 3558 Wilhurt Avenue in the City of Dallas, Texas (Project); and

WHEREAS, the Applicant proposes to develop 167 units, including 16 one-bedroom, 120 two-bedroom units, and 31 three-bedroom units; and will include community amenities consistent with Texas Department of Housing and Community Affairs (TDHCA) required features; and

WHEREAS, upon completion of the development, it is anticipated that 167 of the 167 units will be made available to households earning between 0%-60% of area median income (AMI); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to TDHCA for the 2024 4% Non-Competitive HTC for the proposed acquisition of the land and the re development of Royal Crest Preservation, LLC; 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 2024 4% Non-Competitive HTC application for The Royal Crest Preservation, LLC located at 3558 Wilhurt Avenue, Dallas, TX 75216;

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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 Royal Crest Apartments located at 3558 Wilhurt Avenue, Dallas, TX 75216 for development of a 167-unit multifamily complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on August 28, 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 acquisition and development of Royal Crest Apartments; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of Royal Crest Apartments 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 Royal Crest Apartments, 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 acquisition and development of Royal Crest Apartments.

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.

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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.