

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WHEREAS, on December 10, 2025, the City Council repealed the DHP33 by Resolution No. 25-1895 and adopted the Drivers of Opportunity Policy Framework by Framework by Resolution No. 25-1836, to ensure continued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 well-being—thereby aligning with federal anti-discrimination 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, Albatross Development, LLC, and/or their affiliate(s) (collectively referred to as Applicant) has proposed the development of a mixed income senior multifamily complex to be known as The Eleanor at 7030 West Wheatland Road, Dallas, Texas 75249 (Project); and

WHEREAS, the Applicant proposes to develop 76 units, to include 38 one-bedroom and 38 two-bedroom; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make 8 of the 76 units available to households earning 0.00%–30.00% of Area Median Income (AMI), 30 of the 76 units available to households earning 31.00%–50.00% of AMI, 22 of the 76 units available to households earning 51.00%–60.00% of AMI, 8 of the 76 units available to households earning up to 70.00% of AMI, and 8 of the 76 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% Low Income Competitive HTC (9% HTC) for the proposed development of the Project to be known as The Eleanor (TDHCA No. 26118); and

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WHEREAS, the expenditure of City local general funds supporting the Project is consistent with the City's 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 the 2026 9% HTC application for The Eleanor, located at 7030 West Wheatland Road, Dallas, Texas 75249.

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 Albatross Development, LLC, and/or their affiliate(s) (collectively referred to as Applicant), to be located at 7030 West Wheatland Road, Dallas, Texas 75249, the development's application for 2026 9% HTC, and any allocation by the TDHCA of 2026 9% HTC for the proposed development.

SECTION 2. 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 HTC 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 3. 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 Applicant, approved as to form by the City Attorney, for the construction of the Project. The agreement will include, but is not limited to, the following terms:

- a. Albatross Development, LLC, and/or their affiliate(s) 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.

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SECTION 4. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed \$500.00 to Albatross Development, LLC in accordance with this resolution from General Fund, Fund 0001, Department HCE, Unit 4285, Object 3099, Activity AFHO, Encumbrance/Contract No. HCE-2026-00029651, Vendor VC0000035092.

SECTION 5. 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.

SECTION 6. 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 7. 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 8. 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.