

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 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 14, 2025, 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 \$35,000,000.00, to finance a loan to a limited liability company or a limited partnership created by Cohen-Esrey Development Group, 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 “The Henley” and to be located at 7535 University Hills Boulevard, Dallas, Texas 75241 (Project) and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; 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**WHEREAS**, on December 10, 2025, the City Council repealed the DHP33 by Resolution No. 25-1895 and adopted the Drivers of Opportunity Policy Framework by Resolution No. 25-1836 to ensure continued equitable and legally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**, 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**, Applicant submitted an application to the TDHCA for 2026 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 2026 4% Non-Competitive LIHTC application for the Project.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

February 11, 2026

**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 Henley to be located at 7535 University Hills Boulevard, Dallas, Texas 75241.

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

1. The Applicant proposes to develop 228 units, including 71 one-bedroom, 123 two-bedroom units, and 34 three-bedroom units, and will include community amenities consistent with TDHCA required features.
2. Upon completion of the Project, it is anticipated that 100% of the units (228 units) will be reserved for residents earning at or below 60% Area Median Income (AMI).
3. This project does not interfere with any other initiatives offered by the City such as TIF and PID.

**SECTION 2.** 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 Henley; and
- c. The Governing Body has held a hearing at which public comments may be made on the proposed development of The Henley 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 Henley, 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 The Henley.

**SECTION 3.** 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 4.** 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.