WHEREAS, on April 12, 2023, the City Council adopted the Dallas Housing Resource Catalog 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) by Resolution No. 23-0444, as amended most recently on April 22, 2026 by Resolution No. 26-0742; and

WHEREAS, TX Independence 2027, Ltd., a to-be-formed affiliate of Titanium Housing Partners, LLC (collectively referred to as the Applicant), has requested a Resolution of No Objection from the City of Dallas in support of its 2026 4% Non-Competitive Low-Income Housing Tax Credit application for The Pemberton at Independence, a proposed new construction mixed-income multifamily development located at 4242 and 4150 Independence Drive and 4154 Preferred Place, Dallas, Texas 75237, within Council District 3; and

WHEREAS, on July 14, 2026, 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 $42,000,000.00, to finance a loan to a limited liability company or a limited partnership created by Titanium Housing Partners, LLC and/or their affiliate(s), (collectively referred to as “Applicant”) to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and

WHEREAS, Applicant will submit an application to the TDHCA for 2026 4% Non-Competitive LIHTC for the Project; and

WHEREAS, the proposed development includes approximately 257 apartment units consisting of studios, one-bedroom, two-bedroom, and three-bedroom units, of which approximately 241 units will be reserved as rent-restricted at affordability levels generally targeting households earning at or below 30%, 50%, 60%, and 70% of Area Median Income, together with approximately 16 unrestricted units; 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:

SECTION 1. That the City of Dallas, acting through its Governing Body, hereby provides a Resolution of No Objection to the future submission to the Texas Department of Housing and Community Affairs for 2026 4% Non-Competitive LIHTC for the development of the Pemberton at Independence, to be located at 4242 and 4150 Independence Drive and 4154 Preferred Place, Dallas, Texas 75237.

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

1. The Applicant proposes to develop 257 units, including 24 studio units, 25 one-bedroom units, 134 two-bedroom units, and 74 three-bedroom units, and will include community amenities consistent with TDHCA required features.
2. Upon completion of the Project, it is anticipated that approximately 93% of the units (241 of 257 units) will be reserved for residents earning at or below 30%, 50%, 60%, or 70% of Area Median Income (AMI), with the remaining 16 units offered at unrestricted market rate rents.
3. This Project is located in the Red Bird Public Improvement District.

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 Pemberton at Independence, and

c. The Governing Body has held a hearing at which public comment may be made on the proposed development of the Pemberton at Independence, 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 Pemberton at Independence, 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 Pemberton at Independence.

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.