

February 12, 2020

WHEREAS, on May 9, 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704; and

WHEREAS, on November 28, 2018, City Council authorized amendments to the CHP by Resolution No. 18-1680; and

WHEREAS, on June 12, 2019, City Council authorized amendments to the CHP by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1864; and

WHEREAS, the CHP provides a policy for developers requesting a Resolution of Support or No Objection for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, Villas at WH 20, LP (Applicant) has proposed the development of a mixed income multifamily complex for seniors to be known as Villas at Western Heights located at 1515 Fort Worth Avenue in the City of Dallas, Texas; and

WHEREAS, the development is part of a concerted revitalization plan area, meaning in a Tax Increment Reinvestment Zone, in a Tax Increment Finance district plan or similar plan, as more specifically outlined in the Fort Worth Avenue Tax Increment Finance District Project Plan and Reinvestment Zone Financing Plan; and

WHEREAS, such plan was adopted by the city council on June 13, 2007 by resolution No. 07-1805: Ordinance No. 26798, as amended; and

WHEREAS, the Applicant proposes to develop 130 units, to include 88 1-bedrooms and 42 2-bedrooms; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make 11 of the 130 units available to households earning 0%-30% of Area Median Income (AMI), 42 of the 130 units available to households earning between 31%-50% of AMI, 51 of the 130 units available to households earning between 51%-60% of AMI, and 26 of the 130 units will be market rate; and

February 12, 2020

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2020 9% Competitive HTC for the proposed acquisition and redevelopment of a property to be known as Villas at Western Heights (TDHCA #20197); and

WHEREAS, the expenditure of Public/Private Partnership funds supporting this development project is consistent with the City's revised Public/Private Partnership Guidelines and Criteria; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 2020 9% Competitive HTC application for Villas at Western Heights located at 1515 Fort Worth Avenue, Dallas, Texas 75208.

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 proposed development by Villas at WH 20, LP, or its affiliate, to be located at 1515 Fort Worth Avenue, Dallas, Texas 75208, the development's application for 2020 9% HTC, and any allocation by the TDHCA of 2020 9% HTC for the proposed development.

SECTION 2. That the City Manager or their designee is hereby authorized to execute a line of credit agreement in the amount of \$500.00 with Villas at WH 20, LP, or its affiliate, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. Villas at WH 20, LP, or its affiliate must be awarded 2020 9% HTC by TDHCA;
- 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.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$500.00 to Villas at WH 20, LP, or its affiliate from Public/Private Partnership Fund, Fund 0352, Department ECO, Unit P151, Object 3015, Activity PPPF, Encumbrance/Contract No. ECO-2020-00012759, Vendor VC21128, in accordance with this resolution.

SECTION 4. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in Public/Private Partnership Fund, Fund 0352, Department ECO, Balance Sheet 033F and a Deferred Revenue Balance Sheet, Account 0898, in the amount of \$500.00.

February 12, 2020

SECTION 5. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Villas at WH 20, LP in Public/Private Partnership Fund, Fund 0352, Department ECO, Principal Revenue Code 847G and Interest Revenue Code 847H, and debit Balance Sheet 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

SECTION 6. That this formal action has been taken to put on record the support expressed by the City of Dallas on February 12, 2020, 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 7. That this resolution affirms that the above-named development has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the Fort Worth Avenue Tax Increment Finance District Project Plan and Reinvestment Zone Financing Plan.

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.