

May 27, 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 (Resolutions) for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, Brooks Manor, LP, or its affiliates (Applicant) has proposed the development of a 260-unit mixed-income multifamily complex for seniors known as The Oaks located at 630 South Llewellyn Avenue in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 260 units, including 196 1-bedroom units and 64 2-bedroom units; and will include a fitness center, community room, rooftop terraces, and 6,500 square foot health care clinic to serve the needs of residents and adjacent community; and

WHEREAS, upon completion of the development, the Applicant proposes to make 27 of the 260 units available to households earning 0%-30% of Area Median Income (AMI), 103 of the 260 units available to households earning 31%-50% of AMI, 113 of the 260 units available to households earning 51%-60% of AMI, and 17 of the 260 units market rate; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan, 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 2020 4% Non-Competitive HTC application for The Oaks located at 630 South Llewellyn Avenue, Dallas, Texas 75208.

May 27, 2020

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's 4% Non-Competitive HTC for the proposed development of The Oaks located at 630 South Llewellyn Avenue, Dallas, Texas 75208 for the development of a 260-unit mixed-income multifamily complex for seniors and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on May 27, 2020.

SECTION 2. That in accordance with the requirements of the Texas Government Code §2306.67071 and the Uniform Multifamily Rules §10.204(4), it is hereby found that:

- a. Notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071(a);
- 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 Oaks;
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of The Oaks 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 Oaks, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 2020 4% Non-Competitive HTC for the purpose of the development of The Oaks.

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.