

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, LDG The Ridge at Lancaster, LP, or its affiliates (Applicant) has proposed the development of a 300-unit multifamily complex known as The Ridge at Lancaster located at 5703 Lancaster Road & 1819 Crouch Road in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 300 units, including 48 1-bedroom, 120 2-bedroom, 108 3-bedroom units, and 24 4-bedroom units; and will include interior and exterior renovations including a new community center; and

WHEREAS, on May 12, 2020, the Dallas Housing Finance Corporation (DHFC) Board of Directors approved the creation of the proposed limited partnership and authorized any action necessary to complete the development and funding of the Ridge at Lancaster; and

WHEREAS, the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds to finance the development of the Ridge at Lancaster apartments as well as authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and

WHEREAS, upon completion of the rehabilitation and renovations, the complex will be available to rent to low income households earning 60% or below of Area Median Income subject to a Low Income Housing Tax Credit Land Use Restrictive Agreement; and

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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 Ridge at Lancaster located at 5703 Lancaster Road & 1819 Crouch Road, Dallas, Texas 75241.

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 Ridge at Lancaster located at 5703 Lancaster Road & 1819 Crouch Road, Dallas, Texas 75241 for the development of a 300-unit multifamily complex 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 Ridge at Lancaster;
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of the Ridge at Lancaster 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 Ridge at Lancaster, 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 Ridge at Lancaster.

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.