

December 8, 2021

WHEREAS, on December 31, 1993, City Council authorized a housing redevelopment loan agreement with WCH Limited Partnership, a Texas Limited Partnership, comprised of two parties: Wynnewood Community Housing Corporation and Nationsbank Community Development Corporation, in the amount of \$1,080,000.00 for The Parks at Wynnewood; and

WHEREAS, on February 24, 2010, City Council authorized a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Wynnewood Seniors Housing located at 1500 South Zang Boulevard for the acquisition and new construction of the proposed 140-unit multifamily residential development for low income senior housing by Resolution No. 10-0594; and

WHEREAS, on September 7, 2011, by Resolution No. 11-2360, City Council authorized (1) modify the terms of support of TDHCA 9% low-income housing tax credit (LIHTC) allocation (2010 allocation) for Wynnewood Seniors Housing located at 1500 South Zang Boulevard for acquisition of a portion of LIHTC improved property (The Parks at Wynnewood), demolition of existing units at the Parks at Wynnewood and new construction of a proposed 140-unit multifamily residential development for low income senior housing (Senior's Project Phase I), by changing the site plan and/or acreage to be used for the 2010 allocation for the Senior's Project Phase I, by working with the City to plan the use of the remaining acreage on the site of The Parks at Wynnewood in two other Phases, by providing the City's local financial support in the form of forgiveness of an existing loan on the Parks at Wynnewood; and (2) amend the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to: (a) forgive \$850,000.00 of the current balance of the loan; (b) receive a partial payment of \$500,000.00; and (c) amend the terms of the remaining balance of the loan to a five year, 0% interest loan, with all amended terms subject to certain conditions to be negotiated in future definitive agreements and to be considered by City Council in January 2012; and

WHEREAS, on June 13, 2012, by Resolution No. 12-1589, the City authorized an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive \$850,000.00 of the current balance of the loan; to receive a partial payment of \$500,000.00, to amend the terms of the \$843,750.00 remaining balance of the loan to a five-year, 0% interest loan; and to reimburse the City \$125,000.00 for master planning for the Parks at Wynnewood and the Wynnewood Village Shopping Center, with all amended terms subject to certain conditions to be negotiated in future definitive agreements ; and

December 8, 2021

WHEREAS, on February 27, 2013, by Resolution No. 13-0461, City Council authorized (1) a resolution in support of TDHCA 9% low-income housing tax credit allocation for Wynnewood Family Housing, located at 2048 South Zang Boulevard, for the acquisition and new construction of the proposed 160-unit multifamily residential development for low income families; and (2) an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive \$425,000.00 of the current balance of the loan conditioned on the award of 2013 9% Low Income Housing Tax Credit; and

WHEREAS, on April 8, 2015, City Council adopted the Wynnewood Urban Design Guide by Resolution 15-0703, after a public hearing; and

WHEREAS, on February 22, 2017, City Council authorized (1) a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit application for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; (2) an amendment to and assumption by Wynnewood Senior Housing II, LP of an existing housing redevelopment loan provided to an affiliate of the developer by the City in 1993 for the The Parks at Wynnewood located at 1910 Argentia Drive with a remaining balance of \$425,000.00; (3) subordination of the amended and assumed loan to the senior construction lender for the 140-unit multifamily seniors project; and (4) conditioned upon the award of 2017 9% Low Income Housing Tax Credit to Wynnewood Senior Housing II, LP, forgiveness of the remaining balance of the assumed loan upon completion of the project by Resolution No. 17-0444; and

WHEREAS, the various developers and applicant entities associated with the redevelopment of the Parks at Wynnewood and previous 9% low-income housing tax credit allocations have completed 160 units of affordable multifamily units for families and 140 units of affordable multifamily units for seniors at the redevelopment site; and

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

WHEREAS, S. Zang, LP, (Applicant) would like to purchase the property and complete redevelopment of an affordable multifamily complex to be known as HighPoint at Wynnewood located at 1911 Pratt Street in the City of Dallas, Texas; and

December 8, 2021

WHEREAS, on February 26, 2020, by Resolution No. 20-0379, the City Council authorized **(1)** adoption of a Resolution of Support for S. Zang, LP, or its affiliate ("Applicant"), related to its application to the Texas Department of Housing and Community Affairs for 9% Competitive Low Income Housing Tax Credits ("LIHTC") for the acquisition and redevelopment of the HighPoint at Wynnewood Apartments; **(2)** a line of credit for the proposed multifamily development in an amount not to exceed \$500.00 related to the Resolution of Support; and **(3)** an amended and restated redevelopment loan agreement with the Applicant (originally with WCH Limited Partnership, the current owner of the property) for low income housing for families at the Parks at Wynnewood, to **(a)** require the Applicant to obtain 2020 9% Low Income Housing Tax Credit for the HighPoint at Wynnewood Apartments; **(b)** extend the timeline for completion by 10 years, to 2027; **(c)** extend the maturity date by 10 years, to 2027; **(d)** lower the number of units to be built from 160 to 120; **(e)** require a 15 year affordability period; **(f)** allow for the forgiveness of the remaining balance of \$418,750.00 upon satisfaction of the loan terms; and **(g)** require the Applicant to provide onsite classes for adults, career development/job training, annual health fairs, and a one-time set aside in the amount of \$50,000.00 for social services, as consideration to the City for such amendments; and

WHEREAS, the development is part of a Concerted Revitalization Plan (CRP) area more specifically outlined in the Wynnewood Urban Design Guide and the Comprehensive Housing Policy, as amended, as the Wynnewood Redevelopment Reinvestment Strategy Area (RSA); and

WHEREAS, such plan was adopted by the city council on April 8, 2015 by Resolution No. 15-0703, as amended; and

WHEREAS, the Applicant proposes to redevelop 220 units, to include 90 1-bedroom, 107 2-bedroom, and 23 3-bedroom; and will include amenities; and

WHEREAS, the Dallas Housing Finance Corporation (DHFC) adopted a resolution declaring its intent to issue bonds to finance the development of HighPoint at Wynnewood 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 new construction, at least 185 of the 220 units will be available to rent to low-income households earning 60% or below of area median income (AMI) and 35 of the 220 units will be available to rent to low-income households earning 30% or below of AMI subject to a Low-Income Housing Tax Credit Land Use Restrictive Agreement; and

WHEREAS, S Zang, LP was unable to obtain 9% LIHTC through TDHCA and would like to secure 4% LIHTC; and

WHEREAS, therefore, the City would like to rescind Resolution No. 20-0379 and replace it with this resolution; and

December 8, 2021

WHEREAS, pursuant to Section 11.204(4) of the Qualified Allocation Plan, and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for the 2021 4% Non-Competitive HTC application for HighPoint at Wynnewood located at 1911 Pratt Street, Dallas, TX 75224.

Now, Therefore,

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

SECTION 1. The City Council hereby rescinds Resolution No. 20-0379, approved on February 26, 2020.

SECTION 2. That the City of Dallas, acting through its Governing Body, hereby confirms that it has no objection to S Zang, LP or its affiliate (Applicant) application to TDHCA's 4% Non-Competitive HTC for the proposed development of the HighPoint at Wynnewood located at 1911 Pratt Street, Dallas, TX 75224 for the development of a 220-unit multifamily complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on December 8, 2021.

SECTION 3. That in accordance with the requirements of the Texas Government Code §2306.67071 and the Qualified Allocation Plan §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);
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed development of HighPoint at Wynnewood;
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of HighPoint at Wynnewood 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 HighPoint at Wynnewood, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 2021 4% Non-Competitive HTC for the purpose of the development of HighPoint at Wynnewood.

SECTION 4. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute amended and restated redevelopment loan documents with Applicant for the construction of HighPoint at Wynnewood. The amended and restated agreement will include, but is not limited to, the following terms:

SECTION 4. (continued)

- (a) require the Applicant to obtain 2021 4% non-competitive housing tax credits for the HighPoint at Wynnewood Apartments;
- (b) extend the timeline for completion by 10 years, to 2028;
- (c) extend the maturity date by 10 years, to 2028;
- (d) increase the number of units to be built from 160 to 220;
- (e) require a fifteen (15) year affordability period to be enforced by deed restrictions;
- (f) allow for the forgiveness of the remaining balance of \$418,750.00 upon satisfaction of the loan terms;
- (g) require the Applicant to provide onsite classes for adults, career development/job training, annual health fairs, and a one-time set aside in the amount of \$75,000.00 for social services, as consideration to the City for the amendments; and
- (h) at least 185 of the 220 units will be available to rent to low-income households earning 60% or below of area median income (AMI) and 35 of the 220 units will be available to rent to low-income households earning 30% or below of AMI subject to a Low-Income Housing Tax Credit Land Use Restrictive Agreement.
- (i) the sale the property from WCH Limited Partnership to S. Zang, LP.

SECTION 5. That it is FURTHER RESOLVED that the City of Dallas hereby confirms that its Governing Body has voted specifically to authorize the development to move forward.

SECTION 6. 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 7. That this resolution shall take effect immediately from and after its passage in accordance with the provision of the charter of the City of Dallas, and it is accordingly so resolved.