

February 14, 2024

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

WHEREAS, after the adoption of the CHP, the City Council authorized multiple amendments to the CHP by Resolution No. 18-1680 on November 28, 2018; by Resolution No. 19-0884 on June 12, 2019; by Resolution No. 19-1041 on June 26, 2019; by Resolution No. 19-1498 on September 25, 2019; by Resolution No. 19-1864 on December 11, 2019; by Resolution No. 21-1450 on September 9, 2021; by Resolution No. 21-1656 on October 13, 2021; by Resolution No. 22-0744 on May 11, 2022; 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, on April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the CHP by Resolution No. 23-0443, and the Dallas Housing Resource Catalog to include the approved programs from the CHP by Resolution No. 23-0444; and

WHEREAS, TX Illinois 2024, Ltd., or its affiliate (collectively referred to as “Applicant”) has proposed the development of 200 multifamily units known as HiLine Illinois located at 4710 West Illinois Ave in the City of Dallas, Texas (Project); and

WHEREAS, the Applicant proposes to acquire and renovate 200 units, including 40 one-bedroom, 100 two-bedroom units, and 60 three-bedroom units; and will include community amenities consistent with Texas Department of Housing and Community Affairs (TDHCA) required features; and

WHEREAS, on September 12, 2023, the Dallas Housing Finance Corporation authorized a preliminary inducement resolution declaring intent to issue \$35,000,000.00 in private activity bonds to fund the HiLine Illinois; and

WHEREAS, upon completion of the development, it is anticipated that 10 of the 200 units will be made available to households earning between 0%-30% of area median income (AMI), 20 of the 200 units are reserved for households earning between 31%-50% of AMI, 120 of the 200 units are reserved for households earning between 51%-60% of AMI, and 50 of the 200 units are reserved for households earning between 61%-70% of AMI; and

WHEREAS, the Applicant has advised the City that it intends to submit an application to TDHCA for the 2024 4% Non-Competitive HTC for the proposed acquisition of the land and the construction of new improvements for the development of HiLine Illinois Apartments; and

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WHEREAS, pursuant to Section 11.204(4)(C) 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 2024 4% Non-Competitive HTC application for the HiLine Illinois Apartments located at 4710 West Illinois Ave, Dallas, TX 75211.

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 for a 4% Non-Competitive HTC for the proposed development of HiLine Illinois located at 4710 West Illinois Ave, Dallas, TX 75211 for development of a 200 unit multifamily complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 14, 2024.

SECTION 2. 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); and
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed acquisition and development of HiLine Illinois Apartments; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of HiLine Illinois 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 HiLine Illinois, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive HTC for the purpose of acquisition and development of the HiLine Illinois Apartments.

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.

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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.