

April 8, 2026

WHEREAS, Roseland Homes- and/or its affiliate DHA Housing Solutions for North Texas (collectively referred to as “Applicant”) has proposed the redevelopment of two existing multi-family communities, Roseland Townhomes (located at 3535 Munger Avenue, Dallas, Texas 75204) and Roseland Estates (located at 3335 Munger Avenue, Dallas, Texas 75204) to form a single unified community under the name Roseland Homes in the City of Dallas, Texas (Project); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to TDHCA (Application) for the 2026 4% Non-Competitive Low-Income Housing Tax Credits (HTC) for the proposed acquisition of the land and project; and

WHEREAS, pursuant to Section 11.204(4)(C) of the Qualified Allocation Plan (“QAP” Title 10, Chapter 11 of the Texas Administrative Code), the Uniform Multifamily Rules (Title 10, Chapter 10 of the Texas Administrative Code), and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for its 2026 4% Non-Competitive HTC application for the project.

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 to Applicant’s application to TDHCA for 2026 4% Non-Competitive HTC for the proposed development of Roseland Homes located at 3535 and 3335 Munger Avenue, Dallas, Texas 75204 and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on March 25, 2026.

SECTION 2. That, in accordance with the requirements of the Texas Government Code § 2306.67071 and the QAP at 10 Tex. Admin. Code § 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 development of the Project; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of the Project 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 Project, 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 development of the Project.

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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.