

August 12, 2026

WHEREAS, on April 12, 2023, the City Council adopted the Dallas Housing Resource Catalog to include approved housing programs, including multifamily rental development projects seeking Low-Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA) by Resolution No. 23-0444; and

WHEREAS, on June 9, 2026, the Dallas Housing Finance Corporation (DHFC) authorized a preliminary inducement resolution declaring its intent to issue private activity bonds in an aggregate principal amount not to exceed \$40,000,000.00, to finance a loan to a limited liability company or a limited partnership created by Titanium Housing Partners, LLC and/or their affiliate(s), (collectively referred to as “Applicant”) to provide financing for the Project and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and

WHEREAS, on April 22, 2026, the City Council authorized an amendment to the Dallas Housing Resource Catalog (DHRC) 2026 by Resolution No. 26-0742, to include updates to the program statement for the Dallas Housing Finance Corporation, which established a clearer and more consistent process for reviewing projects that seek City support; and

WHEREAS, the DHRC 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, Titanium Housing Partners, LLC and/or its affiliate(s) (collectively referred to as Applicant) has proposed a mixed-income multifamily residential development for persons of low and moderate income to known as the Pemberton at Dennis and to be located at 11301 Dennis Road, Dallas, Texas 75229 (Project); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 4% Low Income Housing Tax Credits (4% HTC) in conjunction with tax-exempt bond financing for the proposed development of the 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 (RONO) to the Applicant for its 2026 4% Non-Competitive LIHTC application for the Project.

Now, Therefore,

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

August 12, 2026

SECTION 1. That the City of Dallas, acting through its Governing Body, hereby provides a Resolution of No Objection to the future submission to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 4% Non-Competitive LIHTC for the development of the Pemberton at Dennis located at 11301 Dennis Road, Dallas, Texas 75229.

If LIHTC is awarded by TDHCA, the Project will move forward and the following applies:

1. The Applicant proposes to develop 188 units, including 59 one-bedroom units, 109 two-bedroom units, and 20 three-bedroom units, and will include community amenities consistent with TDHCA required features.
2. Upon completion of the project, it is anticipated that 10 of the 188 units will be made available to households earning at or below 30% of Area Median Income (AMI), 21 units will be made available to households earning at or below 50% AMI, 103 units will be made available to households earning at or below 60% AMI, 36 units will be made available to households earning at or below 70% AMI, and the remaining 18 units will be available at market rate.
3. This project does not interfere with any other initiatives offered by the City, such as Tax Increment Financing and Public Improvement Districts.

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 Pemberton at Dennis, and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed development of the Pemberton at Dennis, 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 Pemberton at Dennis, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 4% Non-Competitive LIHTC for the purpose of the development of the Pemberton at Dennis.

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.