

February 22, 2023

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

WHEREAS, on November 28, 2018, City Council amended the CHP by Resolution No. 18-1680; and

WHEREAS, on May 22, 2019, City Council amended the CHP by Resolution No. 19-0824; and

WHEREAS, on March 27, 2019, City Council amended the CHP by Resolution No. 19-0429 and Ordinance No. 31142; and

WHEREAS, on June 12, 2019, City Council amended the CHP by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council amended the CHP by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council amended the CHP by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council amended the CHP by Resolution No. 19-1864; and

WHEREAS, on September 9, 2021, City Council authorized an amendment to the CHP by Resolution No. 21-1450; and

WHEREAS, on January 22, 2020, City Council amended the CHP by Resolution No. 20-0188; and

WHEREAS, on August 26, 2020, City Council amended the CHP by Resolution No. 20-1220; and

WHEREAS, on January 27, 2021, City Council amended the CHP by Resolution No. 21-0212; and

WHEREAS, on September 9, 2021, City Council amended the CHP by Resolution No. 21-1450; and

WHEREAS, on October 13, 2021, City Council amended the CHP by Resolution No. 21-1655; and

WHEREAS, on October 13, 2021, City Council amended the CHP by Resolution No. 21-1656; and

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WHEREAS, on May 11, 2022, City Council amended the CHP by Resolution No. 22-0744; and

WHEREAS, on September 28, 2022, City Council amended the CHP by Resolution No. 22-1432; 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, Sycamore Strategies, LLC and/or its affiliate (Applicant) has proposed the development of a mixed income multifamily complex to be known as Cabana Design District Apartment Homes located at 899 North Stemmons Freeway, in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 200 units, to include 59 one-bedrooms, 121 two-bedrooms, and 20 three-bedrooms; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make seven of the 200 units available to households earning 0.00%-30.00% of Area Median Income (AMI), 33 of the 200 units available to households earning between 31.00%-50.00% of AMI, 26 of the 200 units available to households earning between 51.00%-60.00% of AMI, and 134 of the 200 units will be non-income-restricted; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2023 9% Competitive HTC (9% HTC) for the proposed development of a property to be known as Cabana Design District Apartment Homes (TDHCA No. 23100); and

WHEREAS, the expenditure of City local general funds supporting this development project is consistent with the City's Comprehensive Housing Policy and adopted annual budget; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 9% HTC application for Cabana Design District Apartment Homes located at 899 North Stemmons Freeway, Dallas, Texas 75207.

Now, Therefore,

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

February 22, 2023

SECTION 1. That the City of Dallas, acting through its Governing Body, hereby confirms that it supports the proposed development by Sycamore Strategies, LLC and/or its affiliates, to be located at 899 North Stemmons Freeway, Dallas, Texas 75207, the development's application for 9% HTC, and any allocation by the TDHCA of 9% HTC for the proposed development.

SECTION 2. That the City Manager or their designee is hereby authorized to execute a line of credit agreement in an amount not to exceed \$500.00 with Sycamore Strategies, LLC and/or its affiliates, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. Sycamore Strategies, LLC and/or its affiliates must be awarded 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed \$500.00 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2023-00021220, Vendor VC22772.

SECTION 4. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in General Fund, Fund 0001, in the amount of \$500.00.

SECTION 5. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant from the General Fund, Fund 0001, Department HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 847H, and debit Balance Sheet Account 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

SECTION 6. That this formal action has been taken to put on record the support expressed by the City of Dallas on February 22, 2023, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is 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 provisions of the Charter of the City of Dallas, and it is accordingly so resolved.