

RESOLUTION NO. 03-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, (1) PROVIDING NO OBJECTION FOR TORRINGTON CREEKSIDE, LP'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA") FOR NON-COMPETITIVE 4% HOUSING TAX CREDITS FOR THE CONSTRUCTION OF AN APPROXIMATELY 291-UNIT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT OR ABOUT 900 AND 1000 WINDBELL CIRCLE (THE "DEVELOPMENT"), IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE, AND (2) ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT IN ACCORDANCE WITH 10 TEXAS ADMINISTRATIVE CODE § 11.3(d); AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA.

WHEREAS, Torrington Creekside, LP (the "**Applicant**") has proposed the construction of an approximately 291-unit affordable multi-family rental housing development to be located at or about 900 and 1000 Windbell Circle in the City of Mesquite, Dallas County (the "**Proposed Development**"); and

WHEREAS, the Applicant has submitted an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2026 Non-Competitive 4% Housing Tax Credits for the Proposed Development (the "**Application**"); and

WHEREAS, the City of Mesquite (the "**City**"), acting through its governing body, desires to express that it does not object to the Application for the aforementioned Proposed Development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. In accordance with the requirements of Texas Government Code § 2306.67071 and 10 Texas Administrative Code § 11.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code, § 2306.67071(a); and
- (ii) The City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the Proposed Development; and
- (iii) The City has held a hearing at which public comment may be made on the Proposed Development in accordance with Texas Government Code, § 2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the City does not object to the proposed Application.

Finance / No Objection for Torrington Creekside’s Application to TDHCA

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SECTION 2. In accordance with the requirements of 10 Texas Administrative Code § 11.3(d), the City hereby certifies and finds that (capitalized terms used in this Section 2 and not otherwise defined shall have the meanings as used in 10 Texas Administrative Code § 11.3(d)):

- (i) It is hereby acknowledged that the Proposed Development is located one linear mile or less from a Development that serves the same Target Population as the Proposed Development and has received an allocation of Housing Tax Credits since the three-year period preceding the date a Certificate of Reservation is anticipated to be issued with respect to the Proposed Development; and
- (ii) By its adoption of this resolution, the City Council of the City has by vote allowed the construction of the Proposed Development to be known as “Avanti Hills” and authorized an allocation of Housing Tax Credits for the Proposed Development.

SECTION 3. This resolution is solely related to the Application and is not a statement of approval for any other matter, including but not limited to requirements of the City of Mesquite’s Subdivision Ordinance, Zoning Ordinance, and other applicable regulations; Applicant has made no application for any permit as defined in Chapter 245 of the Texas Local Government Code.

SECTION 4. That Sonja Land, the City Secretary of the City of Mesquite, Texas, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 16th day of February 2026.

Signed by:  
  
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Daniel Alemán, Jr.  
 Mayor

ATTEST:

DocuSigned by:  
  
 C2518095973F46A...

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Sonja Land  
 City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:  
  
 666E18891208434...

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David L. Paschall  
 City Attorney