

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY OF TOMBALL, TEXAS, SUPPORTING THE APPLICATION OF RBM LIVING, LLC, AND MERIDIEM DEVELOPMENT GROUP (OR THEIR AFFILIATES) TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 2026 COMPETITIVE 9% HOUSING TAX CREDITS; EXPRESSLY ACKNOWLEDGING THAT THE CITY HAS MORE THAN TWICE THE STATE AVERAGE OF UNITS PER CAPITA SUPPORTED BY HOUSING TAX CREDITS AND AUTHORIZING THE DEVELOPMENT PURSUANT TO TEXAS GOVERNMENT CODE §2306.6703(a)(4); SPECIFICALLY ALLOWING CONSTRUCTION WITHIN ONE LINEAR MILE OF A PREVIOUSLY FUNDED DEVELOPMENT PURSUANT TO 10 TEXAS ADMINISTRATIVE CODE (TAC) §11.3(d); AND COMMITTING TO PROVIDE A REDUCED FEE OR CONTRIBUTION OF AT LEAST \$500.00.

WHEREAS, RBM Living, LLC and Meridiem Development Group, LLC, and its successors, assigns, or affiliates (the "Applicant"), proposes to construct a mixed-income, senior multifamily rental housing development consisting of up to 120 residential units within the jurisdiction of the City of Tomball (the "Proposed Development"); and

WHEREAS, the Proposed Development is located at or near the Northwest corner of Medical Complex Drive and Texas SH 249 Southbound Access Road, Tomball, Texas 77377, and is anticipated to be named "The Enclave at Tomball Square"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA #26114) and proposes to submit a final full application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2026 Competitive 9% Low Income Housing Tax Credits to finance the Proposed Development.

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

SECTION 1. SUPPORT FOR APPLICATION. That the City of Tomball, acting through its City Council, hereby confirms that it supports the Proposed Development by RBM Living, LLC, and Meridiem Development Group, LLC, or its affiliate(s), to be located at or near the northwest corner of Medical Complex Drive and SH 249, Tomball, Texas 77377, the Applicant's application for 2026 Competitive 9% Low Income Housing Tax Credits, and any allocation by TDHCA of 9% Housing Tax Credits for the Proposed Development.

SECTION 2. ACKNOWLEDGEMENT AND AUTHORIZATION REGARDING TWICE THE STATE AVERAGE. That, as provided for in 10 TAC §11.3(c), it is expressly acknowledged and confirmed that the City of Tomball has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and the City Council hereby specifically supports and approves the construction of the Proposed Development and authorizes an allocation of Housing Tax Credits for the Proposed Development pursuant to Texas Government Code §2306.6703(a)(4).

SECTION 3. ACKNOWLEDGEMENT AND AUTHORIZATION REGARDING ONE-MILE THREE-YEAR RULE. That, as provided for in 10 TAC §11.3(d), it is hereby acknowledged that the Proposed Development is located one linear mile or less from Tomball Senior Village, a development that serves the same target population as the Proposed Development and has received an allocation of Housing Tax Credits, Private Activity Bonds, or a Supplemental Allocation of credits for New Construction within the three-year period preceding the date the 2026 Application Round begins. The City Council has by vote specifically allowed the construction of the Proposed Development and authorizes an allocation of Housing Tax Credits for the Proposed Development.

SECTION 4. COMMITMENT OF DEVELOPMENT FUNDING. That, in accordance with 10 TAC §11.9(d)(2), the City hereby commits to an in-kind contribution of development funding in the form of a reduced fee (or fee waiver) for the benefit of the Proposed Development in an amount of at least Five Hundred Dollars (\$500.00), contingent upon the Proposed Development receiving an award of 2026 9% Housing Tax Credits from TDHCA.

SECTION 5. CERTIFICATION. That this formal action has been taken to put on record the support expressed by the City of Tomball on February 2nd, 2026, 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 Texas Department of Housing and Community Affairs.

SECTION 6. EFFECTIVE DATE. That this resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this _____ day of _____, 2026, at a Regular Meeting of the City Council of the City of Tomball, Texas.

CITY OF TOMBALL, TEXAS:

Mayor
City of Tomball

ATTEST:

City Secretary
City of Tomball