

November 11, 2020

WHEREAS, on May 9, 2018, City Council adopted the Comprehensive Housing Policy (CHP) by Resolution 18-0704; and

WHEREAS, on November 28, 2018, City Council amended the CHP by Resolution 18-1680; and

WHEREAS, on June 12, 2019, City Council amended the CHP by Resolution 19-0884; and

WHEREAS, on June 26, 2019, City Council amended the CHP by Resolution 19-1041; and

WHEREAS, on September 25, 2019, City Council amended the CHP by Resolution 19-1498; and

WHEREAS, on December 11, 2019, City Council amended the CHP by Resolution 19-1864; and

WHEREAS, on August 26, 2020, City Council amended the CHP by Resolution 20-1220; 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, Midpark Towers, LP, a to be formed Texas limited partnership, or its affiliates (Applicant), has proposed the acquisition, renovation, and rehabilitation of a 202-unit multifamily complex known as Midpark Towers located at 8550 Midpark Road in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to renovate and rehabilitate all 202 units, all of which are 1-bedroom units; and will include interior and exterior renovations including new elevators, fitness center, roof, boiler, energy efficient appliances, and other improvements; and

WHEREAS, on October 15, 2020, the Dallas Housing Finance Corporation (DHFC) Board of Directors approved the creation of the proposed limited partnership and authorized any action necessary to complete the redevelopment and funding of Midpark Towers; and

WHEREAS, the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds to finance the acquisition, renovation, and rehabilitation of Midpark Towers as well as authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and

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WHEREAS, upon completion of the rehabilitation and renovations, the complex will be available to rent to low income households earning 60% or below of Area Median Income subject to a Low Income Housing Tax Credit Land Use Restrictive Agreement; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan, the Uniform Multifamily Rules and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for the 2020 4% Non-Competitive HTC application for the Midpark Towers located at 8550 Midpark Road, Dallas, Texas 75240;

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 as to Applicant's (or its affiliate) application to TDHCA's 4% Non-Competitive HTC for the proposed acquisition, renovation, and rehabilitation of the Midpark Towers located at 8550 Midpark Road, Texas 75240 for the acquisition, renovation, and rehabilitation of a 202-unit multifamily complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on November 11, 2020.

SECTION 2. That in accordance with the requirements of the Texas Government Code §2306.67071 and the Uniform Multifamily Rules §10.204(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 acquisition, renovation, and rehabilitation of the Midpark Towers; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed acquisition, renovation, and rehabilitation of the Midpark Towers 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 acquisition, renovation, and rehabilitation of the Midpark Towers, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 2020 4% Non-Competitive HTC for the purpose of the acquisition, renovation and rehabilitation of the Midpark Towers.

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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.