

May 22, 2024

**WHEREAS**, the City of Dallas Housing Finance Corporation (DHFC or Issuer) intends to issue its Multifamily Housing Mortgage Revenue Bonds (West Virginia Apartments) Series 2024 in an amount not to exceed \$32,000,000.00 (Bonds); proceeds of the Bonds will be loaned to April Housing, or its affiliate, 8004 West Virginia Drive (TX) Owner, LP (collectively referred to as Borrower) to finance a portion of the cost for the renovation of units for an affordable multifamily complex to be known as West Virginia Apartments and located at or near 8004 West Virginia Drive, Dallas, Texas, 75237 (Development); and

**WHEREAS**, Section 147(f) of the Internal Revenue Code of 1986, as amended (Code), requires that any issue of tax-exempt multifamily housing revenue bonds be approved, after a public hearing following reasonable public notice, by an elected representative of the governmental unit on behalf of which such bonds are issued and having jurisdiction of the area in which the multifamily project is located; and

**WHEREAS**, the DHFC is a public instrumentality of the City of Dallas organized under the Texas Housing Finance Corporations Act, Chapter 394 of the Texas Local Government Code (Act); and

**WHEREAS**, the Act requires the City of Dallas to approve the use of bond proceeds issued by the DHFC to finance the construction and development of affordable housing; and

**WHEREAS**, on April 10, 2024, DHFC published reasonable public notice of the Tax, Equity and Fiscal Responsibility Act (TEFRA) public hearing with respect to the Bonds and the Development in the *Dallas Morning News*, a newspaper of general circulation within the City of Dallas, and on April 18, 2024, the DHFC held the public hearing with no outside participants in attendance and thus no comments made; and

**WHEREAS**, on February 7, 2024, the Texas Bond Review Board issued a bond reservation to the DHFC for the Development in an amount not to exceed \$32,000,000.00.

**Now, Therefore,**

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

**SECTION 1.** That, for purposes of Section 147(f) of the Code, the City Council of the City of Dallas (Governing Body), acting as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Code, does hereby approve the issuance of the Bonds by DHFC in an amount not to exceed \$32,000,000.00 LP, the proceeds of which will be loaned to Borrower to finance a portion of the cost for the development of an approximately 204-unit affordable multifamily complex to be known as West Virginia Apartments and located at or near 8004 West Virginia Drive, Dallas, Texas, 75237.

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**SECTION 2.** That the approval of the City of Dallas is also for the purpose of satisfying the conditions and requirements of Section 147(f) of the Code and is not to be construed as an undertaking by the City of Dallas. The Bonds shall not constitute a liability, an indebtedness, or obligation of the City of Dallas nor shall any of the assets of the City of Dallas be pledged to the payment of the Bonds. The Bonds shall specifically provide that the Bonds are not a debt of the City of Dallas, Dallas County or the State of Texas and that the City of Dallas, Dallas County and State of Texas are not liable with respect to the Bonds.

**SECTION 3.** That notice of the TEFRA public hearing with respect to the Bonds and the Development was published in the *Dallas Morning News* on April 10, 2024, and on April 18, 2024, the public hearing was held with no outside participants in attendance, and thus no comments made.

**SECTION 4.** That to the extent applicable, the City Council of the City of Dallas hereby approves the application of the Act to the property on which the Development will be acquired and renovated and grants its approval for the use of proceeds of bonds issued by the DHFC pursuant to the Act to finance construction of the Development.

**SECTION 5.** 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 Texas Department of Housing and Community Affairs.

**SECTION 6.** 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.