

September 14, 2022

WHEREAS, City of Dallas (City) is authorized by the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act) to create a public facility corporation for the purposes established in the Act, including to provide for financing, acquisition, and construction of public facilities under the Act; and

WHEREAS, on June 24, 2020, City Council authorized the creation of the Dallas Public Facility Corporation (Corporation) to further the public purposes stated in the Corporation's articles of incorporation and bylaws pursuant to the Act by Resolution No. 20-1035; and

WHEREAS, the Corporation, on behalf of the City, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable and market rents for residents of the City; and

WHEREAS, JPI Companies (Applicant) submitted an application requesting that the Corporation partner with Applicant or its affiliate for the acquisition, construction, and equipping of Jefferson University Hills, a proposed 400-unit residential housing development to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road (Project); and

WHEREAS, the Applicant proposes to develop new construction of 400 residential units with 260 1-bedroom units, 120 2-bedroom units, 20 3-bedroom units, and Class A common area amenities; and

WHEREAS, upon completion of the new construction, at least 160 of the 400 units will be available to rent to households earning at or below 80.00% of area median income (AMI), 40 of the 400 units will be reserved for households earning at or below 60.00% of AMI, and 200 of the 400 units will be at market rate rents subject to a lease agreement between the Corporation and Applicant; and

WHEREAS, pursuant to the Act, the Project will be exempt from all ad valorem taxes; and

WHEREAS, that but for the Corporation's participation the Project would not be economically feasible and the Project furthers the goals of the City of Dallas's Comprehensive Housing Policy, as amended; and

WHEREAS, on June 21, 2022, the Corporation adopted a resolution declaring its intent to enter into a lease agreement with the Applicant or its affiliate and the authorization to negotiate and execute a term sheet with the Applicant; and

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WHEREAS, pursuant to the Act, the City desires to authorize the Corporation's ownership of the Project to be located in an uncategorizable Market Value Analysis market type and a lease agreement with the Applicant or its affiliate in order to provide mixed-income, workforce housing to the "missing middle" of the market: residents that earn above 60.00% AMI but would be cost burdened by market rents in the City.

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 authorizes the Corporation to acquire, develop, and own Jefferson University Hills, a mixed-income, multifamily development to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road and enter into a 75-year lease agreement with the Applicant or its affiliate for the development of the Project.

SECTION 2. That it is FURTHER RESOLVED that the City of Dallas hereby confirms that its Governing Body has voted specifically to authorize the development to move forward.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provision of the charter of the City of Dallas, and it is accordingly so resolved.