

February 12, 2020

WHEREAS, on May 9, 2018, City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704; and

WHEREAS, on November 28, 2018, City Council authorized amendments to the CHP by Resolution No. 18-1680; and

WHEREAS, on June 12, 2019, City Council authorized amendments to the CHP by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council authorized amendments to the CHP by Resolution No. 19-1864; and

WHEREAS, the CHP provides a policy for developers requesting a Resolution of Support or No Objection for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, Murdeaux Rehab Development, LP, (Applicant) has proposed the acquisition and rehabilitation of a 240-unit multifamily complex known as Sphinx at Murdeaux Villas located at 125 South Murdeaux Lane in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to rehabilitate all 240 units, including 128 2-bedroom, 64 3-bedroom, and 48 4-bedroom; and will include interior and exterior renovations including a new community room; and

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 any additional restrictions under the existing Bond Land Use Restriction Agreement and a Low Income HTC 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 Sphinx at Murdeaux Villas located at 125 South Murdeaux Lane, Dallas, Texas 75217.

February 12, 2020

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 application to TDHCA's 4% Non-Competitive HTC for the proposed acquisition and rehabilitation of the Sphinx at Murdeaux Villas located at 125 South Murdeaux Lane, Dallas, Texas 75217 for the acquisition and rehabilitation of a 240-unit multifamily complex and that this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 12, 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);
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed acquisition and rehabilitation of the Sphinx at Murdeaux Villas;
- c. The Governing Body has held a hearing at which public comment may be made on the proposed acquisition and rehabilitation of the Sphinx at Murdeaux Villas 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 and rehabilitation of Sphinx at Murdeaux Villas, 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 and rehabilitation of the Sphinx at Murdeaux Villas.

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.