

February 27, 2019

WHEREAS, on May 9, 2018, City Council adopted the Comprehensive Housing Policy by Resolution No. 18-0704, as amended; and

WHEREAS, on November 28, 2018, City Council amended the Comprehensive Housing Policy by Resolution No. 18-1680; and

WHEREAS, the Comprehensive Housing Policy 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, Northgate Preservation, L.P., (Applicant) has proposed the acquisition and rehabilitation of a 168-unit multifamily complex known as Northgate Village Apartments located at 12303 North Plano Road in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to rehabilitate all 168 units, including 16 2-bedroom, 80 3-bedroom, and 72 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 Housing Assistance Payment (HAP) contract administered by the U.S. Department of Housing and Urban Development; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for private activity bonds and intends to submit an application for 2019 4% Non-Competitive HTC for the proposed acquisition and rehabilitation of Northgate Village Apartments (TDHCA # 19603); and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of No Objection to the Applicant for the 2019 4% Non-Competitive HTC application for the Northgate Village Apartments located at 12303 North Plano Road, Dallas, Texas 75243.

Now, Therefore,

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

190384

February 27, 2019

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 2019 4% Non-Competitive HTC for the proposed acquisition and rehabilitation of the Northgate Village Apartments located at 12303 North Plano Road, Dallas, Texas 75243 for the acquisition and rehabilitation of a 168-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 27, 2019.

SECTION 2. That in accordance with the requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

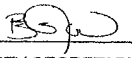
- a. Notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071(a); and
- b. The Governing Body has had sufficient opportunity to obtain a response from Applicant regarding any questions or concerns about the proposed acquisition and rehabilitation of the Northgate Village Apartments; and
- c. The Governing Body has held a hearing at which public comment may be made on the proposed acquisition and rehabilitation of the Northgate Village Apartments in accordance with Texas Government Code §2306.67071(b) and Texas Administrative Code §10.204(4)(B); and
- d. After due consideration of the information provided by Applicant and after the public hearing on the proposed acquisition and rehabilitation of Northgate Village Apartments, the City of Dallas, acting through its Governing Body, does not object to the application by Applicant to the TDHCA for 2019 4% Non-Competitive HTC for the purpose of the acquisition and rehabilitation of the Northgate Village Apartments.

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 these resolutions 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.

APPROVED BY
CITY COUNCIL

FEB 27 2019


CITY SECRETARY