

201936

December 9, 2020

**WHEREAS**, the City of Dallas Housing Finance Corporation (“DHFC” or “Issuer”) intends to issue its Multifamily Housing Mortgage Revenue Bonds (“Ridgecrest Terrace Apartments”) Series 2020 in an amount not to exceed \$40,000,000.00 (“Bonds”); proceeds of the Bonds will be loaned to Ridgecrest Terrace, LP (“Borrower”) to finance a portion of the cost for the acquisition of land and the rehabilitation of 250 existing units for an affordable multifamily complex to be known as Ridgecrest Terrace Apartments and located at 526 South Walton Walker Boulevard, Dallas, Texas (“Development”); and

**WHEREAS**, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “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 the 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 approve the use of bond proceeds issued by the DHFC to finance the construction and development of multifamily residential housing; and

**WHEREAS**, the DHFC held the Tax, Equity and Fiscal Responsibility Act (“TEFRA”) public hearing with respect to the Bonds and the Development on October 28, 2020, following publication of reasonable public notice in the *Dallas Morning News*, a newspaper of general circulation within the City of Dallas, on October 20, 2020; and

**WHEREAS**, on August 18, 2020, the Texas Bond Review Board issued a Bond Reservation to the DHFC for the Development in an amount not to exceed \$40,000,000.00.

**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 the DHFC in an amount not to exceed \$40,000,000.00, to Ridgecrest Terrace, LP, the proceeds of which will be loaned to Borrower to finance a portion of the cost of the acquisition and rehabilitation of 250 existing units of an affordable multifamily complex located at 526 South Walton Walker Boulevard, Dallas, Texas 75211.

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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 and 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 October 20, 2020, and on October 28, 2020, the public hearing was held with no outside participants in attendance, and thus no comments made.

**SECTION 4.** That Chapter 394 of the Local Government Code, the Texas Housing Finance Corporation Act, shall apply to the property and Development and that the City Council of the City of Dallas hereby approves the bond issuance by the Dallas Housing Finance Corporation ("DHFC") and the use of the bond proceeds by the DHFC to finance the 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 these resolutions 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.

