

RESOLUTION NO. 04-2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2014 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY 302 N. MOCKINGBIRD HOUSING, LP (MH LP) FOR THE PROJECT KNOWN AS "THE TRAILS ON MOCKINGBIRD LANE".

WHEREAS, the City Council of the City of Abilene has adopted the 2004 Comprehensive Plan reflecting the goals, objectives and strategies for the long-range development of the municipality and the recommendations for growth, improvement and beautification of the city; and

WHEREAS, the City Council of the City of Abilene has adopted the Goals and Objectives for its 2010-2014 Consolidated Plan for Community Planning and Development following public hearings and the receipt of comments on housing and community development needs and funding requests within the City; and

WHEREAS, the primary objective of the Community Planning and Development Program is to develop a viable urban community, including decent, safe, affordable housing and a suitable living environment, and to expand economic opportunities for persons of low- and moderate income; and

WHEREAS, one of the objectives of the 2010-2014 Consolidated Plan is to increase the availability, financial accessibility, and support for affordable and subsidized rental units; and

WHEREAS, 302 N. Mockingbird Housing, LP has advised that it intends to submit an application to the TDHCA for 2014 Competitive 9% Housing Tax Credits for The Trails on Mockingbird Lane to be located at 302 N. Mockingbird Lane; and

WHEREAS, consistent with said objective, and other goals and strategies eligible under applicable Federal regulations, the City of Abilene has previously supported Federal assistance to encourage construction of qualified HTC housing development projects.

WHEREAS, the City of Abilene is a HOME Investment Partnerships Act (HOME) participating jurisdiction and currently receiving HOME funding through the Department of Housing and Urban Development; and

WHEREAS, the City of Abilene has determined that the application for The Trails on Mockingbird Lane being submitted to the TDHCA by 302 N. Mockingbird Lane, L.P. qualifies as the development contributing most significantly to the concerted revitalization efforts of the City of Abilene; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

Part 1. That the City supports Application Number 14181 by 302 N. Mockingbird Housing, LP for HTCs as administered by the TDHCA to develop the Trails on Mockingbird Lane to be


located at 302 N. Mockingbird Lane to meet the needs for affordable multifamily rental housing for citizens of modest means in Abilene, Texas.

- Part 2. That the support stated herein will enable the City to carry on appropriate community development activities directed toward meeting the specified objectives of the Consolidated Plan, Comprehensive Land Use Plan, Cobb Park Area Revitalization Plan and other potentially applicable adopted City Plans.
- Part 3. That the City of Abilene will commit to provide up to \$1,000 per unit, for up to 82 units, in in-kind contributions for the development of 302 N. Mockingbird Housing (estimated at \$82,000), which may be in the form of fee waivers, regulatory offsets and/or alternative designs, other in-kind contributions, and/or over sizing of utilities if deemed beneficial to the City for future development. Specific in-kind contributions will be determined by August 1, 2014.
- Part 4. That the development contribution being committed was not first provided to the City of Abilene by the Applicant, the Developer, Consultant, Related Party or any individual or entity acting on behalf of the proposed application.
- Part 5. That the City authorizes MH LP to apply for TDHCA State allocated HOME Program funds.
- Part 6. That the governing body of the City of Abilene hereby identifies the Trails on Mockingbird Lane as the development in the 2014 tax credit applicant pool that contributes most significantly to the concerted revitalization efforts of the City of Abilene.
- Part 7. That for and on behalf of the City Council, the City Secretary will certify this resolution to the TDHCA.
- Part 8. That this resolution shall take effect immediately from and after its passage.

ADOPTED this the 13th day of February, 2014.

ATTEST:


CITY SECRETARY


MAYOR - Pro-tem

APPROVED:


CITY ATTORNEY