

RESOLUTION NO. 2018-04\_\_\_\_\_ (R)

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN OPPOSITION TO THE APPLICATION BY SDC THROCKMORTON VILLAS, LP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR THE SPHINX AT THROCKMORTON VILLAS LOCATED AT 820 E. UNIVERSITY DRIVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the SDC Throckmorton Villas, LP, is proposing to construct Sphinx at Throckmorton Villas, a mixed-use, mixed-income, multifamily development, consisting of 216 affordable units and 4 market rate units, located at 820 E. University Drive, (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

**WHEREAS**, SDC Throckmorton Villas, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 4% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support in support of the Project as part of SDC at Throckmorton Villas, LP's application to TDHCA; and

**WHEREAS**, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

**WHEREAS**, the City has had sufficient opportunity to obtain a response from SDC Throckmorton Villas, LP, regarding any questions or concerns about the Project; and

**WHEREAS**, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

**WHEREAS**, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:**

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by SDC Throckmorton Villas, LP, and public comment, the City of McKinney, acting through its governing body, is opposed to the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's objection to the Project is based on the following legislative finding: that the project does not sufficiently satisfy the City Council's evaluation criteria for low income housing tax credits.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to SDC Throckmorton Villas, LP, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 3rd DAY OF APRIL, 2018.**

CITY OF MCKINNEY, TEXAS

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GEORGE C. FULLER  
MAYOR

CORRECTLY ENROLLED:

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SANDY HART, TRMC, MMC  
City Secretary

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney