

RESOLUTION NO. 2026-_____ - ____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, FOLLOWING A PUBLIC HEARING PURSUANT TO TEXAS GOVERNMENT CODE § 2306.67071 AND TEXAS LOCAL GOVERNMENT CODE § 394.9025, FINDING NO OBJECTION TO THE APPLICATION BY FRANKLIN BRANCH APARTMENTS LTD., TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR A 4% TAX CREDIT, AND CONCURRING WITH THE PROPOSED ISSUANCE OF BONDS FOR THE CONSTRUCTION OF A NEW MULTIFAMILY HOUSING DEVELOPMENT TO BE KNOWN AS FRANKLIN BRANCH APARTMENTS LOCATED AT 3565 FM 1461 WITHIN THE CORPORATE LIMITS OF THE CITY OF MCKINNEY, TEXAS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Franklin Branch Apartments Ltd. (“Franklin Branch”), is proposing to construct Franklin Branch Apartments, a multifamily development, consisting of 288 mixed-income units (the “Project”), located at 3565 FM 1461 within the corporate limits of the City of McKinney, Collin County, Texas (the “City”); and

WHEREAS, Franklin Branch, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file an application with the Texas Department of Housing and Community Affairs (the “TDHCA”) for Non-Competitive (4%) Housing Tax Credits for the development of the Project and has requested from the City issuance of a Resolution of No Objection in support of the Project as part of Franklin Branch’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 Franklin Branch, regarding any questions or concerns about the Project; and

WHEREAS, the City Council of the City of McKinney, Texas (“City Council”) conducted a public hearing on the date this Resolution was adopted in accordance with Section 2306.67071 of the Texas Government Code so that public comment could be made regarding the Project; and

WHEREAS, the McKinney Housing Finance Corporation (“MHFC”) notified the City that MHFC intends to issue bonds to finance the Project and to be the general partner of Franklin Branch for the Project; and

WHEREAS, Franklin Branch and MHFC have represented to the City Council the Project will be occupied by tenants meeting the requirements of Section 394.9025 of the Texas Local Government Code (“Section 394.9025”); and

WHEREAS, the City Council also conducted the foregoing identified public hearing in accordance with Section 394.9025; and

WHEREAS, the City Council 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, TEXAS, THAT:

Section 1. The foregoing premises are hereby found to be true and correct and incorporated herein by reference for all purposes allowed by law.

Section 2. After due consideration of the information provided by Franklin Branch, and public comment, the City of McKinney, acting through its governing

body, does not object 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 non-objection to the Project is based, in part at least, on the following legislative findings:

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to Franklin Branch, 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, TEXAS, ON THIS THE _____ DAY OF _____ 2026.

CITY OF MCKINNEY, TEXAS

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

CORRECTLY ENROLLED:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney
BENJAMIN SAMPLES, First Assistant City Attorney
ALAN LATHROM, Assistant City Attorney