

RESOLUTION NO. 2024-05-XXX (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ESTABLISHING A LOCAL GAP VOUCHER PROGRAM AND AUTHORIZING THE USE OF A PORTION OF THE NET REVENUES GENERATED THROUGH THE MCKINNEY PUBLIC FACILITY CORPORATION FOR THE LOCAL GAP VOUCHER PROGRAM FOCUSED ON HELPING QUALIFYING MCKINNEY RESIDENTS REMAIN IN THEIR HOMES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of McKinney, Texas, (“City”) is a home rule municipality organized pursuant to Article 11, Section 5 of the Texas Constitution, certain provisions of the Texas Local Government Code, and its Home Rule Charter (“Charter”), and possesses the full power of local self-government; and

WHEREAS, the City Council of the City of McKinney, Texas, (“City Council”) supports the preservation of affordable housing; and

WHEREAS, the City Council has adopted a number of objectives or goals for the City including Goal 1B, to “Provide a strong city economy by implementing a Global Housing Strategy with a focus on affordable housing and facilitating a balance between industrial, commercial, residential, and open space”; and

WHEREAS, the City Council supports the establishment of a Local Gap Voucher Program focused on helping qualifying McKinney residents remain in their homes; and

WHEREAS, the Bylaws of the McKinney Public Facility Corporation (“MPFC”) allocate the funds received by the MPFC to the City’s General Fund, and Section 7.2 of those Bylaws specifically authorize the City Council to appropriate any net revenue generated by any public facility related to multifamily residential development of the MPFC to support affordable housing; and

WHEREAS, the City Council supports the use of a portion of the net revenues generated through the MPFC to fund a Local Gap Voucher Program.

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

Section 1. The foregoing recitals are hereby found to be true and correct legislative and factual findings of the City of McKinney, Texas, and are fully incorporated into the body of this Resolution.

Section 2. The City Council of the City of McKinney, Texas hereby approves, authorizes and establishes a Local Gap Voucher Program (the “Program”) under the oversight of the City’s Department of Housing and Community Development to help qualifying McKinney residents remain in their homes. McKinney residents shall meet the eligibility guidelines set out in the Texas Department of Housing and Community Affairs’ Tenant Based Rental assistance (“TBRA”) program currently in place plus the following additional eligibility guidelines to participate in the Local Gap Voucher Program:

1. The Program shall be limited to a total of ten households.
2. The members of each household in the Program shall be current residents of the City; and
3. Each participating household shall have a combined total income in an amount not greater than thirty percent (30%) to fifty percent (50%) of the area median income (“AMI”); or

4. Each participating household shall be composed of one or more persons that are 62 years of age or older or are physically disabled or a combination of both age and physical disability; or
5. Each participating household may be a tenant in a tax credit apartment that is no longer affordable; and
6. The Program may assist each qualifying household participating in the Program by paying up to (30%) of the household's combined total income toward rent; and
7. The total amount of rental assistance for each household participating in the Program shall be limited to an amount not to exceed Fifteen Thousand Dollars (\$15,000) during any given one-year period of the Program.

Section 3. The City Council authorizes the use of an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000) of the net revenues generated through the MPFC for the Local Gap Voucher Program.

Section 4. The City Council hereby directs the City's Department of Housing and Community Development to maintain records and track data reflecting the successes and failures or bumps encountered by and through the Local Gap Voucher Program and report back to the City Council on request and to return to the City Council prior to the expiration of the first year with a Report regarding the Program and any recommendations related to the Local Gap Voucher Program.

Section 5. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 21ST DAY OF MAY 2024.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney