

RESOLUTION NO. 2024-12-__(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SHOWING SUPPORT FOR THE EFFORTS OF THE MCKINNEY HOUSING AUTHORITY TO PARTNER WITH SFA JPI SERVICES HOLDINGS, LLC TO CONSTRUCT A NEW AFFORDABLE HOUSING DEVELOPMENT TO BE KNOWN AS THE JEFFERSON WILMETH APARTMENTS

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 creation and 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 McKinney Housing Authority plans to partner with SFA JPI Services Holdings, LLC (“JPI”) through a public/private partnership to develop a new proposed four hundred forty-two (442) unit apartment complex at the southeast quadrant of Community Avenue and Wilmeth Road in the City of McKinney to be known as the “Jefferson Wilmeth Apartments,” and has requested a letter of support regarding that proposed development from the City of McKinney; and

WHEREAS, the City Council desires to show its support for the McKinney Housing Authority’s efforts through its public/private partnership to establish a quality affordable housing development that includes affordable units at both the 30% “AMI” (as defined below) level and the 80% “AMI” level; and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

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

- Section 1. McKinney Housing Authority (“MHA”) and JPI have committed to designate at least two hundred one (201) units, or approximately forty-five percent (45%), of the total 442 new units proposed for construction within the Jefferson Wilmeth Apartments as affordable apartment units set aside for residents with incomes at or below eighty percent (80%) of the Area Median Income (“AMI”) as determined by the U.S. Department of Housing and Urban Development (“HUD”) (“Affordable Housing Units”).
- Section 2. MHA and JPI have committed to setting aside at least twenty-two (22), or approximately five percent (5%), of the total 442 new units proposed for construction within the Jefferson Wilmeth Apartments as affordable apartment units set aside for residents with incomes at or below thirty percent (30%) of the AMI (also “Affordable Housing Units”).
- Section 3. MHA projects that the two classifications of designated Affordable Housing Units at the Jefferson Wilmeth Apartments will result in approximately \$9,062,863 in rental savings to the McKinney community over a ten-year period.

- Section 4. The City Council understands that the Jefferson Wilmeth Apartments once developed by the MHA public/private partnership with JPI will become public property used for essential public and governmental purposes and will be exempt from all taxes and special assessments of a municipality, a county, another political subdivision, or the State of Texas in accordance with and subject to the property owner's compliance with Section 392.005 of the Texas Local Government Code.
- Section 5. The City Council recognizes the benefits of the MHA public/private partnership with JPI to develop the Jefferson Wilmeth Apartments in furthering the City's goal to establish additional affordable housing within the City of McKinney.
- Section 6. The City Council hereby expresses its support for the McKinney Housing Authority's public/private partnership with JPI to construct a new affordable housing development to be known as the Jefferson Wilmeth Apartments in conformity with the City's development regulations and all applicable building codes.
- Section 7. The City Council hereby directs that a duplicate original of this Resolution be provided to the McKinney Housing Authority showing the City of McKinney's support for their proposed development of the Jefferson Wilmeth Apartments through a proposed public/private partnership and in conformity with the City's development regulations and all applicable building codes.
- Section 8. This Resolution shall be effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 17th DAY OF DECEMBER, 2024.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

CORRECTLY ENROLLED:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney
ALAN LATHROM, Assistant City Attorney