

RESOLUTION NO. 22-004

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARLIN, TEXAS,
OFFERING THE SUPPORT OF THE CITY FOR THE REHABILITATION OF
AFFORDABLE RENTAL HOUSING IN THE CITY OF MARLIN KNOWN AS
MARLIN SQUARE APARTMENTS; PROVIDING FOR SAVINGS,
SEVERABILITY, OPEN MEETINGS, AND EFFECTIVE DATE CLAUSES.**

WHEREAS, Texas Housing Developers, LLC, has proposed the purchase and rehabilitation of affordable rental housing units known as the Marlin Square Apartments which is located at 504 San Antonio Street, Marlin, Texas 76661, to be renamed Dogwood Trails Apartments I and II (the "Rental Housing");

WHEREAS, there is a recognized need for affordable housing in the City of Marlin for its citizens of modest and the availability of affordable housing serves to benefit the citizens of the City and the general health and welfare of the City and its residents;

WHEREAS, Texas Housing Developers, LLC, represents to the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2022 Low Income Housing Tax Credit Program funds for the rehabilitation of the Rental Housing where Texas Housing Developers, LLC, must demonstrate and show the support of the City by the City Council's approval of a resolution of City support and a nominal financial contribution from the City;

WHEREAS, the City supports the rehabilitation project proposed for the Rental Housing and the efforts to be undertaken by Texas Housing Developers, LLC, for the rehabilitation of affordable housing within the City, which the City recognizes as contributing towards the overall revitalization efforts of the City;

WHEREAS, in order to demonstrate the City's support for the rehabilitation and revitalization efforts to be undertaken by Texas Housing Developers, LLC, to rehabilitate the Rental Housing, the City Council further authorizes and approves of a commitment of \$250.00 towards the Rental Housing revitalization and rehabilitation project provided that Texas Housing Developers, LLC, successfully acquires the Rental Housing and receives the approval of TDHCA;

WHEREAS, the City's grant and donation of \$250.00 in support of the rehabilitation and revitalization of existing affordable housing within the City of Marlin serves a public purpose by improving the availability of affordable housing which benefits those residents of the City of Marlin in need of affordable housing;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Support for the Rehabilitation of Marlin Square Apartments. The City of Marlin supports Texas Housing Developers, LLC 's revitalization and rehabilitation of the affordable rental housing known as the Marlin Square Apartments, to be renamed Dogwood Trails Apartments I and II, which is located at 504 San Antonio Street, Marlin, Texas 76661.

Section 3. Compliance with the City Code of Ordinances. This Resolution shall not exempt Texas Housing Developers, LLC, or any related person or entity, from the requirement to comply with all City ordinances and regulations applicable to any construction or rehabilitation projects within the City of Marlin.

Section 4. Authorization of Funding Contribution. To demonstrate the City's support for the revitalization and rehabilitation of the Rental Housing, the City of Marlin authorizes a contribution of no more than \$250.00 to be provided to Texas Housing Developers, LLC, towards the revitalization and rehabilitation project contingent upon Texas Housing Developers, LLC's successful application to the TDHCA and Texas Housing Developers, LLC's purchase and acquisition of the Rental Housing.

Section 5. Public Purpose. The City Council expressly finds that the grant and donation of \$250.00 in support of the rehabilitation and revitalization of the Rental Housing project undertaken by Texas Housing Developers, LLC, serves a public purpose by improving the availability and quality of affordable housing for residents of the City of Marlin who are in need of affordable housing.

Section 6. Severability. If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution or its application to other persons or sets of circumstances shall not be affected thereby. Therefore, all provisions of this Resolution are declared to be severable for that purpose.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

Section 8. Effective Date. This Resolution shall take effect upon its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

PASSED AND APPROVED on the 8th day of February, 2022.

ATTEST:

CITY OF MARLIN, TEXAS


Maryann Waddle, City Secretary


Carolyn Lofton, Mayor