

RESOLUTION NO. 07-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, SUPPORTING 930 MILITARY PARKWAY LIVING, LTD'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (THE "TDHCA"), FOR THE CONSTRUCTION OF AN APPROXIMATELY 111-UNIT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 930 MILITARY PARKWAY, IN ACCORDANCE WITH CHAPTER 2306 OF THE TEXAS GOVERNMENT CODE; AND AUTHORIZING THE CITY SECRETARY TO CERTIFY THE RESOLUTION TO THE TDHCA.

WHEREAS, 930 Military Parkway Living, Ltd. (the "**Applicant**"), proposed the construction of an approximately 111-unit affordable multi-family rental housing development located at 930 Military Parkway in the City of Mesquite in Dallas County (the "**Development**") that was adopted on February 19, 2024, pursuant to Resolution No. 10-2024; and

WHEREAS, the Applicant submitted an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2024 Competitive 9% Housing Tax Credits for the Proposed Development (the "**Application**"); and

WHEREAS, the Applicant is currently seeking approval of an organizational change from TDHCA to allow for a public-private partnership with Mesquite Housing Finance Corporation (the "**TDHCA Approval**"); and

WHEREAS, the City of Mesquite ("**City**"), acting through its governing body ("**City Council**"), previously approved the following Resolutions in support of the Development: (a) Resolution No. 02-2023, dated January 17, 2023, for 2023 competitive 9% housing tax credits program; and (b) Resolution No. 10-2024, dated February 19, 2024, for 2024 competitive 9% housing tax credits program

WHEREAS, subject to receipt of the TDHCA Approval, the Applicant intends to structure the Development to allow for a 100% property tax exemption under Chapter 394 of the Texas Local Government Code (the "**Code**"); and

WHEREAS, the City, acting through its governing body, continues to express its support for the aforementioned Development, and the terms and conditions of the application to TDHCA, including for a change in structure to allow for a property tax exemption.

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

SECTION 1. After due consideration of the information provided by the Applicant and public comment at a duly called and noticed public hearing, the City Council, as the governing body of the City, continues supporting approval of Applicant's application to the TDHCA, and the restructure sought by the Applicant to apply for a 100% property tax exemption, as permitted under applicable law, for the Development.

Planning and Development / Continuing Support of 930 Military Parkway Proposed Affordable Rental Housing Units / February 17, 2025  
Page 2 of 2

SECTION 2. This resolution is solely related to potential TDHCA financing for the proposed Development and is not a statement of approval for any other matter, including, but not limited to requirements of the City's Subdivision Ordinance, Zoning Ordinance, and other applicable regulations; Applicant has made no application for any permit as defined in Chapter 245 of the Texas Local Government Code.

SECTION 3. The City Secretary of the City of Mesquite, Texas, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA. The City Manager is hereby authorized to provide correspondence to the TDHCA confirming the continued support of the Development.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 17th day of February 2025.

Signed by:

*Daniel Alemán, Jr.*

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Daniel Alemán, Jr.  
Mayor

ATTEST:

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*Sonja Land*

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Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

*David L. Paschall*

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David L. Paschall  
City Attorney