

RESOLUTION NO. {{ITEM.SEQUENTIAL_NUMBER}}

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, DECLARING SUPPORT FOR THE VILLAGE COMMUNITIES OF TEXAS, A REGIONAL HOUSING AUTHORITY, IN PARTNERSHIP WITH THE CESAR CHAVEZ FOUNDATION, TO ACQUIRE, REHABILITATE, AND OPERATE THE AFFORDABLE HOUSING COMMUNITY KNOWN AS THE VILLAGE AT MEADOWBEND, LOCATED AT 2787 SOUTH MARTIN LUTHER KING, JR. DRIVE IN TEMPLE, TEXAS; AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT IN SUPPORT OF SUCH DEVELOPMENT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Village Communities of Texas (VCT), a regional housing authority, requests authority from the City to acquire, rehabilitate, and operate the affordable housing community known as the Village at Meadowbend, located at 2787 South Martin Luther King, Jr. Drive;

Whereas, the Cesar Chavez Foundation will be the Developer for the project - the Developer's representatives presented details about this project during the March 6, 2025 Council Workshop;

Whereas, the Village at Meadowbend is a 237-unit apartment complex, which was built in two phases between 2003 and 2006 - the Developer intends to combine and refinance the developments as a single four percent tax credit transaction along with a tax-exempt bond with the VCT;

Whereas, the proposed improvements would accomplish rehabilitation of the interior of each unit, as well as refresh the exterior, while also addressing accessibility and path of travel issues - following the rehabilitation process, all apartments will be affordable to those making 40, 50, or 60 percent of the area median income;

Whereas, the Developer intends to invest at least \$50,000 per unit, or a total of \$11,850,000 in rehabilitation costs - these improvements will allow the Village at Meadowbend to operate more efficiently;

Whereas, in order to complete this project, the City is required to conduct a public hearing, provide a resolution of support, and sign a Cooperation Agreement that outlines the provisions of the acquisition and redevelopment of the apartments - the Developer is not seeking any monetary support from the City for this project;

Whereas, Staff recommends Council declare its support for the VCT, in partnership with the Developer, to acquire, rehabilitate, and operate the affordable housing community known as the Village at Meadowbend, located at 2787 South Martin Luther King, Jr. Drive in Temple, Texas, as well as authorize the execution of a Cooperation Agreement in support of such development; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council declares its support for the Village Communities of Texas, a regional housing authority, in partnership with the Cesar Chavez Foundation, to acquire, rehabilitate, and operate the affordable housing community known as the Village at Meadowbend, located at 2787 South Martin Luther King, Jr. Drive in Temple, Texas, and authorizes the City Manager, or her designee, after approval as to form by the City Attorney's Office, to execute a Cooperation Agreement in support of such development, as well as any other necessary documents.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution was 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.

PASSED AND APPROVED this the 6th day of **March, 2025**.

THE CITY OF TEMPLE, TEXAS

TIMOTHY A. DAVIS, Mayor

ATTEST:

APPROVED AS TO FORM:

Jana Lewellen
City Secretary

Kathryn H. Davis
City Attorney