

RESOLUTION NO. 705

**A RESOLUTION OF THE CITY OF GRANITE SHOALS, TEXAS,
WAIVING THE BUILDING FEES OF ANY PROJECT SPONSORED
AND APPROVED BY HABITAT FOR HUMANITY FOR THE
CONSTRUCTION OF SINGLE FAMILY AFFORDABLE
HOUSING WITHIN THE CITY OF GRANITE SHOALS**

WHEREAS, Section 32.86(j)(5) of the City of Granite Shoals, Texas (the “City”) Code of Ordinances provides that the City may charge impact fees for the building of new residential construction; and

WHEREAS, Appendix B (Schedule of Fees and Charges), Section A (Building Permits – New Construction and Additions) of the Code of Ordinances sets out the building permit and inspection fees for new residential construction within the City; and

WHEREAS, Appendix B (Schedule of Fees and Charges), Section B (Building Permits – Remodel) of the Code of Ordinances sets out the building permit and inspection fees for remodeled residential construction within the City; and

WHEREAS, the City finds it periodically necessary to adopt Resolutions to implement municipal goals and objectives for the general health, safety, and welfare of its citizens; and

WHEREAS, Habitat for Humanity’s mission is to strengthen efforts to address the affordable housing crisis that communities, including the City, across the State of Texas face and to empower its recipients through housing, technical assistance, training, and mortgage services; and

WHEREAS, Habitat for Humanity’s mission is aligned with the City’s interest to provide safe, affordable housing for its workforce within its objectives for the general health, prosperity, safety, and welfare of its citizens; and

WHEREAS, waiving the impact and/or building permit and/or inspection fees for new residential construction by Habitat for Humanity benefits the citizens of Granite Shoals with additional housing and serves as the public purpose of establishing affordable housing for the City’s workforce.

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

Section 1. That the City Council hereby approves the waiver of impact fees, building permit fees, and building inspection fees for a residential building project sponsored and approved

by Habitat for Humanity within the municipal limits of City of Granite Shoals if the following conditions are met:

1. Each individual construction project undertaken by Habitat for Humanity is approved by the City Manager in advance of construction.
2. The construction project, if built for homeownership, qualifies as affordable housing as defined by 42 U.S.C. Section 12745, Subsection (b).
3. The City Manager specifies which fees are waived for that project.
4. The City Manager confirms, upon completion of the project, that the project meets the City's objectives of providing affordable housing for the health, safety, and welfare of the City's citizens. If the project does not meet these objectives, the City Manager may impose whichever fees the City has previously waived before issuance of any necessary permits.

Section 2. If, within three years of the approval of the waiver of fees by the City for a project, the construction of affordable housing as defined by 42 U.S.C. Section 12745, Subsection (b), has not commenced, as determined by the City Manager, the fees shall be assessed, in accordance with the terms of Section 395.016 of the Texas Local Government Code, and the owner shall be liable for all applicable fees, which shall be paid within 30 days of written notice of the City Manager's determination.

Section 3. The repeal of any ordinance, resolution or part of ordinances or resolutions effectuated by the enactment of this resolution shall not be construed as abandoning any action now pending under or by virtue of such resolution or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any resolutions or ordinances at the time of passage of this resolution.

Section 4. If any provision, section, sentence, clause or phrase of this resolution, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this resolution or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this resolution, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision or regulation.

Section 5. The provisions of this resolution shall be cumulative of all other resolutions or ordinances or parts of resolutions or ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or resolution or parts of ordinances or resolutions inconsistent or in conflict with any of the provisions of this resolution are hereby expressly repealed to the extent that such inconsistency is apparent. This resolution shall not be construed to require or allow any act which is prohibited by any other ordinance or resolution.

Section 6. This resolution shall take effect immediately from and after its passage and publication as may be required by governing law.

Section 7. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

10th DULY PASSED AND APPROVED by the City Council of Granite Shoals, Texas on the day of September, 2024.



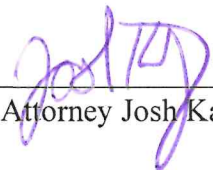
Mayor Ron Munos

ATTEST:



City Secretary Dawn Wright

APPROVED AS TO FORM:



City Attorney Josh Katz

