



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2021-307

Agenda Item# F.4.

Agenda Date: 11/17/2021 **Department:** Neighborhood Development

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2021-307 Resolution to Award Additional CDBG Funds in the Amount of \$271,560.95 to Partnership Homes, Inc., for Partnership Place Apartments

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 1

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Michelle Kennedy, Ext 2509

Contact 2 and Phone: Cynthia Blue, Ext 7376

PURPOSE:

City Council is requested to authorize an additional \$271,560.95 in Community Development Block Grant funds be awarded to Partnership Homes, Inc., for the purpose of unforeseen additional repairs in the rehabilitation of 31 units at Partnership Place, located at 603 W. Terrell Street.

BACKGROUND:

On July 21, 2020, City Council approved loan financing in the amount of \$1,036,681 to Partnership Homes, Inc., for the purposes of acquisition and rehabilitation of Partnership Place Apartments. This project is 31 units of affordable supportive housing with 6 units set aside for disabled, and a priority for serving COVID-19 impacted families. Rental assistance and supportive services are available to the residents from North Carolina Housing Finance Agency, Greensboro Urban Ministry and Sandhills Center.

Additional repairs in the total amount of \$399,560.95 were identified due to: storm damage and vandalism prior to project ownership, additional City Building Inspections requirements for HVAC and plumbing, and unseen underground damage in the form of collapsing cast iron sewer pipes.

The total change order amount will be addressed through developer and City funds including a \$103,000 project contingency and a \$25,000 owner deferred developer fee, and a request for additional City financing in the amount of \$271,560.95. This funding will be an amendment to the existing deferred payment City loan at 0 percent interest for 20 years.

Units are expected to begin leasing in November 2021.

BUDGET IMPACT:

CDBG funds are already budgeted for Housing Rehabilitation activities.

ACCOUNT NUMBER:

\$271,560.95 212-2120-40 CDBG Rehabilitation

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council award an additional \$271,560.95 in Community Development Block Grant funds to Partnership Homes, Inc., for the purpose of rehabilitation of 31 affordable housing units at Partnership Place, located at 603 W. Terrell Street, and authorize the City Manager to sign the loan amendment documents.