



# City of Greensboro

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

## Agenda Report

File Number: 2022-714

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### Agenda Item# I.9.

**Agenda Date:** 7/19/2022. **Department:** Housing and Neighborhood Development  
**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2022 - 714 Resolution Approving GHA Issuance of Bonds for Townsend Trace, LLC

**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:** 2

**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 consider a resolution providing approval of a multi-family housing facility to be known as Townsend Trace in the City of Greensboro, North Carolina and the financing thereof with multi-family housing revenue bonds in an aggregate amount not to exceed \$18,800,000.

**BACKGROUND:**

The Housing Authority of the City of Greensboro (the "*Authority*") has tentatively agreed to issue its multifamily housing revenue bonds, in an amount not to exceed \$18,800,000 (the "*Bonds*"), for the purpose of financing the acquisition, construction and equipping of a new construction low to moderate income multifamily residential rental facility, called Townsend Trace, to consist of approximately 180 units and related facilities and located on 11.83 acres at 2571 Sixteenth Street in the City of Greensboro, North Carolina (the "*Project*"). The developer of the Project is the Taft Mills Group, who will execute the development through Townsend Trace, LLC, a related entity of

the developer. The Taft Mills Group is a private affordable housing developer based in Greenville, North Carolina.

Out of the proposed 180-units, 18 units will be 1-bedroom 1-bath, 108 units will be 2-bedroom 2-bath, and 54 units will be 3-bedroom 2-bath. The Project will consist of 6 residential buildings, a clubhouse and 321 parking spaces, including 24 handicapped parking spaces. One Hundred percent (100%) of the Project units will be rent restricted and occupied by households with incomes at or below sixty percent (60%) of area median income.

A public hearing was held remotely (via a conference call available to and accessible by the public) by the Authority on June 6, 2022 at 2pm. The public hearing was advertised on May 29, 2022 by the Greensboro News Record. No public comments were made at the public hearing.

The City of Greensboro (the “*City*”) is requested to approve the issuance of the Bonds as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “*Code*”). Under the Code, a public hearing must be held with respect to the financed project and the Bonds. After the public hearing, the elected governmental unit with jurisdiction over the site of the project must approve in principle the issuance of the Bonds. Since the Project is located within the City of Greensboro, the City Council is the elected governmental unit that qualifies to give the required approval.

**BUDGET IMPACT:**

None. Approval of the issuance of the Bonds is solely to satisfy the requirement of the Code, and does not constitute an endorsement of the Bonds or the Project or the creditworthiness of the borrower. The Bonds will not constitute a debt of the City or a pledge of the faith and credit of the City. They will be limited obligations of the Authority payable solely from the loan repayments to be made by the borrower. As such, approval will not be construed to obligate the City for the payment of the principal of or premium or interest on the Bonds, or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Authority.

**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council of the City of Greensboro approve the Resolution Providing Approval of a Multifamily Housing Facility to Be Known as Townsend Trace in the City of Greensboro, North Carolina and the Financing Thereof with Multifamily Housing Revenue Bonds in an Aggregate Amount not to Exceed \$18,800,000. Approval of this resolution will result in the production of 180 new units of multifamily rental housing affordable to low-to moderate income persons within the City of Greensboro.