



City of Greensboro

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

Agenda Report

File Number: 2023-304

Agenda Item# F.1.

Agenda Date: 5/2/2023. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2023 -304 Resolution To Authorize A Commitment of \$2,500,000 To Green Light Development, LLC For A Multi-family Affordable Housing Development Project

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

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

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 consideration is requested for allocation of federal HOME program and 2016 Housing Bond funds to a multi-family affordable housing development project which is competing for an award of Low Income Housing Tax Credits from the North Carolina Housing Finance Agency.

BACKGROUND:

In February, 2023, the City issued a Request for Proposals (RFP) for multi-family affordable housing development projects limited to those projects which had filed a preliminary application with the North Carolina Housing Finance Agency [NCHFA] for Low Income Housing Tax Credits [LIHTC]. Three applications were received. The proposals were reviewed under a competitive scoring system and financial underwriting review. One project is recommended for financial commitments at this time.

- **The Villas at Elmsley Crossing** – 515 Kallamdale Rd – Green Light Development, LLC \$2,500,000 HOME and 2016 Housing Bond funds for new construction of 52 one and two bedroom units for seniors at 30%, 50% and 60% of area median income.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

\$12,674,997 million total development cost; 1% interest, and 30 year term. City lien would be in second position in construction and second position in permanent financing.

The project meets the City Council priority of creating units affordable to households under 30% of Area Median Income and under 60% of the Area Median Income and are consistent with the City's adopted HousingGSO ten year plan for affordable housing.

The City will issue a time-limited commitment for the Villas at Elmsley Crossing project conditioned on the project receiving a LIHTC award from NCHFA, all necessary financing, M/WBE compliance documentation, HUD environmental review compliance for federally funded projects, and availability of City funds.

The City's M/WBE Office has reviewed the MWBE participation on the development teams and provided an attached memo. Project goals will be established when the LIHTC awards are made.

BUDGET IMPACT:

Funds are budgeted and available in HOME and 2016 Housing Bond accounts.

ACCOUNT NUMBER:

\$1,020,464	213-909098200	HOME 2021
\$1,079,536	213-909098204	HOME 2022
<u>\$ 400,000</u>	483-222299046	2016 Housing Bond
\$2,500,000		

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize a financing commitment of \$2,500,000 for Green Light Development, LLC for The Villas at Elmsley Crossing, subject to the project receiving LIHTC awards from NCHFA and meeting all financing conditions, and to authorize the City Manager to execute loan closing documents for this multi-family affordable housing development project in conformity herewith the applicable federal and City regulations associated with the source of funding.