



City of Greensboro

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

Agenda Report

File Number: 2023-823

Agenda Item# I.1.

Agenda Date: 12/19/2023. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2023 - 823 Resolution to Authorize a Contract in the Amount of \$645,500 with Forestdale Meadows, LLC

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: N/A

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 authorization to enter into a \$645,500 Contract with Forestdale Meadows, LLC, for the Forestdale Meadows Apartments

BACKGROUND:

When the City of Burlington and Alamance County opted to exit the HOME Program Consortium they returned all HOME Program and program income funds to Greensboro as the lead entity for the Consortium. The City of Burlington had a loan agreement in the amount of \$638,000 to support the Forestdale Meadows 80 unit multi-family project, but had not yet closed the loan. The units have been constructed and occupied. The City, as the lead entity for the Consortium, will absorb the project into our funded activities and use the HOME Program funds returned from Burlington to fund the commitment. The City will hold the loan on the project and provide the annual monitoring. The City will receive payments on the loan as Greensboro HOME program income. The City is providing an additional \$7,500 as a grant to pay for legal services on behalf of the City associated with the new loan agreement.

- **Forestdale Meadows** –3498 Forestdale Drive, Burlington, NC – \$645,500 in HOME consortium funds for completed new construction of 80 affordable apartment homes with

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

20 HOME units. 10 HOME units are affordable at 60% AMI and 10 HOME units are affordable at 50% AMI.

Project Name	Location	Developer	Amount	Source
Forestdale Meadows Apartments	3498 Forestdale Drive, Burlington	Forestdale Meadows, LLC	\$645,500	Federal HOME and Nussbaum
		TOTAL	\$645,500	

BUDGET IMPACT:

\$638,000 in HOME consortium funds

\$7,500 in Nussbaum funds

ACCOUNT NUMBER:

\$638,000: 213-90-9098215.5282 HOME Consortium

\$7,500: 211-21-2121001.5412 Nussbaum

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize contracting of \$645,500 in HOME consortium funds to Forestdale Meadows, LLC for reimbursement of \$638,000 in development costs and \$7,500 in legal fees for Forestdale Meadows apartments, subject to the project meeting all financing conditions, and to authorize the City Manager to execute loan documents for this affordable housing development project in conformity with the applicable federal and City regulations associated with the source of funding.