



City of Greensboro

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

Agenda Report

File Number: 2025-407

Agenda Item# G.2.

Agenda Date: 6/3/2025. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025 -407 Resolution to Authorize a City Loan Subordination to the North Carolina Housing Finance Agency Loan to Oakwood Park 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: 5

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Cynthia Blue, Ext. 7376

PURPOSE:

The North Carolina Housing Finance Agency has requested that the City of Greensboro subordinate its supportive housing development loan to their loan on the Oakwood Park project.

BACKGROUND:

In February 2025, the City entered into a development loan agreement with Oakwood Park LLC (managing member Affordable Housing Management, Inc.), for the Oakwood Park supportive housing project located at 2963 W. Vandalia Rd. The North Carolina Housing Finance Agency [NCHFA] is also a lender on this project. NCHFA does not typically fund during construction, but instead provides permanent financing. In this case, they are planning to fund during construction and have requested that the City subordinate to their loan. This change would put the City temporarily in third lien position during the construction phase behind the bank and NCHFA. Any lien position lower than second requires a City Council approval. Post-construction, the bank loan would be paid off and the City loan will return to second lien position with NCHFA in first position.

BUDGET IMPACT:

None

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

ACCOUNT NUMBER:

None

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize a third lien position for the City loan to Oakwood Park LLC for the Oakwood Park project and for the City Manager to approve this subordination and sign the subordination agreement.