

**RESOLUTION AUTHORIZING PERMANENT FINANCING FOR THE DEVELOPMENT
OF ONE HUNDRED FORTY-EIGHT (148) AFFORDABLE RENTAL UNITS KNOWN
AS CORNERSTONE AT SALEM (SOUTHEAST WARD)**

WHEREAS, the City has a goal of providing permanent “gap” financing to leverage private mortgage funds and expand the supply of affordable housing; and

WHEREAS, TWG Development, LLC, Cornerstone at Salem is a proposed 148-unit affordable rental housing development serving families at of 60% of Area Median Income (AMI); and

WHEREAS, the development team is seeking Tax Exempt Bonds and 4% Tax Credits and other financing sources to construct the project; and

WHEREAS, a limited liability company, to be known as TWG Development, LLC, Cornerstone at Salem, its affiliates or assigns, will be the borrowing entity; and

WHEREAS, the developer has proposed acquisition of City-owned parcels located at 0 Leight Street (PIN: 6844-66-7274), 0 Burgoyne Court (PIN: 6844-76-2084), and 0 Cline Street (PIN: 6844-76-2496) for a total purchase price of \$200,000; and

WHEREAS, the developer must secure an agreement for lots access from a neighboring property owner prior to execution of any funding contract with the City.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Winston-Salem authorize up to \$1,000,000 in permanent financing for Cornerstone at Salem, subject to securing the Tax-Exempt Bonds and 4% Tax Credit and the conditions contained in Exhibit A, attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the Mayor and City Council authorize the City Manager to review and approve final loan terms and conditions, negotiate permanent loan agreements, and execute all contracts and documents necessary to carry out the activities herein authorized in substantial accordance with the form and guidelines attached hereto and incorporated herein by reference.