

Resolution #24-0024
2024 Resolution Book, Page 29

**RESOLUTION AUTHORIZING FUNDING TO GLABEX CONSORTIUM, LLC FOR
DEVELOPMENT OF 8 LOTS FOR AFFORDABLE HOMEOWNERSHIP IN THE
NORTHEAST WARD**

WHEREAS, City Council approved Glabex Consortium, LLC to purchase four (4) lots located in the Northeast Ward for the for the development of five (5) single family homes as approved by City Council in October. (see Exhibit A); and

WHEREAS, the lot located on Bramblebrook Lane will be subdivide into two (2) lots for the development of five (5) single-family homes.

WHEREAS, Glabex Consortium, LLC has offered to pay \$3.00 to purchase three (3) additional lots in the Northeast Ward as reference in Exhibit B; and

WHEREAS, Glabex Consortium intends to build an additional three (3) single-family homes on the lots referenced in Exhibit B for a total of eight (8) single-family homes “the Project”.

WHEREAS, the City of Winston-Salem will provide a forgivable loan to Glabex Consortium, LLC. in the amount of \$240,000 from State ARPA to lower the sales price for affordable homeownership; and

WHEREAS The City of Winston-Salem, upon sale of the homes in the Project, will forgive the loan for Glabex Consortium, LLC and provide a 15-year forgivable loan to the homebuyer equal to the appraised value of the home less the subsidized purchase price or if the appraised value of the home is equal to the subsidized purchase price then the loan will be forgiven for the homebuyer at Closing; and

Winston-Salem City Council
APPROVED
February 5, 2024

WHEREAS, this project will assist the City in addressing the current affordable housing crisis; and

WHEREAS, The City of Winston-Salem, acting as a housing authority pursuant to G.S. 157-3(12), and pursuant to additional community development related statutes, has the authority to grant and loan funds for a housing initiative that provides or increases the supply of housing for low-and-moderate income persons; and

WHEREAS, Glabex Consortium, LLC. has agreed to complete the Project in accordance with the City's Affordable Housing Ordinance and Housing Justice Act.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the City Council of the City of Winston-Salem hereby authorizes the sale of three (3) lots for \$3, pursuant to Session Law 2021-44 and based upon the provisions of the City's Affordable Housing Ordinance and the Housing Justice Act; and that the City Clerk shall cause the resolution, as adopted, to be posted on the City's website at least ten (10) calendar days prior to the execution date of the conveyance, in the Northeast Ward referenced in Exhibit B .

BE IT FURTHER RESOLVED, that the Mayor and the City Council of the City of Winston-Salem hereby authorizes funding of the 15-year forgivable loan up to \$240,000 from State ARPA Funds to Glabex Consortium, LLC, to develop the Project for the purpose of increasing the supply of affordable housing for low- and moderate-income persons.

BE IT FURTHER RESOLVED that Glabex Consortium, LLC. is required to adhere to the City's affordable Housing Ordinance (AHO) and Housing Justice Act and to complete construction of the Project on or before December 31, 2026.

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BE IT FURTHER RESOLVED that the Mayor and City Council authorize the City Manager to review and approve final terms and conditions, negotiate agreements, and execute all contracts and documents necessary to carry out the activities herein authorized and as approved by the City Attorney.