

**RESOLUTION AUTHORIZING FINANCIAL ASSISTANCE TO PETERS
CREEK COMMUNITY INITIATIVE FOR THE DEVELOPMENT OF
PETERS CREEK APARTMENTS**

WHEREAS, the Peters Creek Community Initiative (PCCI) of the Shalom Project is collaborating with the North Carolina Housing Foundation and the National Development Council to redevelop the Budget Inn property located at the southwest corner of Peters Creek Parkway and Academy Street; and

WHEREAS, the PCCI Steering Committee has secured an option to acquire the property and proposes to redevelop the site into a mixed-use project with an expected 60 affordable residential units and approximately 4,000 square feet of community facility space; and

WHEREAS, the first phase of the financing process is to secure from local governments, foundations, and lending institutions the funding necessary to purchase the property and prepare it for new construction; and

WHEREAS, the proposed second phase of the project financing strategy involves seeking an allocation of Low Income Housing Tax Credits available through the North Carolina Housing Finance Agency on a competitive basis; and

WHEREAS, the PCCI Steering Committee has approached the City with a request for funding to assist with the acquisition of the Budget Inn property; and

WHEREAS, the cost to acquire the property totals \$1.2 million; and

WHEREAS, staff has identified approximately \$600,000 from a variety of sources that could be granted to PCCI in order to fulfill their request of the City for half of the funding necessary to acquire the property; and

WHEREAS, potential sources of assistance include a combination of \$200,000 in 2014 economic development general obligation bond funds, \$100,000 from the City's Revitalizing Urban Commercial Areas (RUCA) program, and \$300,000 from the City's Housing Finance Assistance Fund; and

WHEREAS, the City's participation in the project, including the allocation of economic development bond funds, is made pursuant to the provisions of N.C.G.S. 160A-456; and

WHEREAS, funding allocated to support the project from the Housing Finance Assistance Fund would be reimbursed from 2018 housing development general obligation bond funds should they be approved.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Winston-Salem that the City shall provide financial assistance totaling \$600,000 from the abovementioned sources to assist with acquiring the Budget Inn property for the purposes of developing an affordable housing project.

BE IT FURTHER RESOLVED, the release of any City funds would be contingent upon the PCCI Steering Committee securing all of the remaining funds needed to complete acquisition of the property in addition to funding necessary to demolish the existing structures.

BE IT FURTHER RESOLVED, that the City Manager and City Secretary are authorized to execute the necessary documents pursuant to review and approval by the City Attorney.