

**RESOLUTION AUTHORIZING SUBORDINATION OF A CITY/COUNTY LOAN  
FOR THE ENCLAVE II AT WINSTON-SALEM DEVELOPMENT**

**WHEREAS**, the City of Winston-Salem and Forsyth County entered into a deferred loan agreement on August 25, 2011, to provide a total of \$1,389,856.88 in Neighborhood Stabilization Program (NSP) funds (“NSP Loan”) for the purchase of approximately 25 acres of property near Bethania Station Road and Shattalon Drive; and

**WHEREAS**, the developer constructed 68 units of affordable rental housing, known as The Enclave at Winston-Salem, on approximately eight acres of the 25-acre property; and

**WHEREAS**, the NSP Loan was apportioned between The Enclave at Winston-Salem and the remaining approximately 17-acre parcel, of which the balance on the approximately 17-acre parcel is approximately \$690,024.58; and

**WHEREAS**, the developer is constructing 96 units of affordable rental housing, known as Enclave II at Winston-Salem, on the approximately 17-acre parcel using Low Income Housing Tax Credits obtained through the North Carolina Housing Finance Agency as part of the financing; and

**WHEREAS**, the North Carolina Housing Finance Agency requires land use and programmatic restrictive covenants to be placed on property financed with Low Income Housing Tax Credits that are superior to all other loans and restrictive covenants; and

**WHEREAS**, the developer has asked the City and County to subordinate the NSP Loan to the land use and programmatic restrictions of the Low Income Housing Tax Credit Program.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of the City of Winston-Salem authorize subordination of the NSP Loan to the land use and

programmatic restrictions of the Low Income Housing Tax Credit Program for Enclave II at Winston-Salem.

**BE IT FURTHER RESOLVED**, by the Mayor and the City Council, that the City Manager is authorized to execute contracts and documents necessary to carry out the activities herein authorized.