

RESOLUTION AUTHORIZING CONDITIONAL CONVEYANCE OF CITY OWNED LOT FOR DEVELOPMENT OF 42 UNITS OF AFFORDABLE RENTAL HOUSING

WHEREAS, under S. L. 2021-44; S.B. 145, the City of Winston-Salem has the authority to convey City-owned real property for the purpose of increasing the supply of affordable housing for low- income and moderate-income persons; and

WHEREAS, the City owns one (1) lot identified as tax PIN 6834-59-5540, (the “Property”) as shown on Exhibit A; and

WHEREAS, Vecino Group, has proposed the development of the Property as a 2026 Low-Income Housing Tax Credit (“LIHTC”) project, and requires site control in order to apply for LIHTC financing; and

WHEREAS, Vecino Group agrees to purchase said one (1) lot for \$250,000; and

WHEREAS, the City Council finds that the conditional conveyance of the Property to Vecino Group for such purposes will promote the public interest in expanding affordable housing opportunities, provided that the Developer satisfies certain conditions; and

WHEREAS, the conveyance shall be expressly conditioned upon: (a) Developer obtaining a 2026 LIHTC award; (b) Developer securing all other funding required to complete the project; (c) Developer purchasing the Property at the proposed purchase price stated in its proposal; (d) Developer ensuring that any rezoning of the Property for non-residential purposes shall be reversed to the prior zoning classification; (e) Developer must close all financing for the project on or before June 30, 2027; and (f) Developer reconveying the Property to the City at no cost if any of the above conditions are not satisfied.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Winston-Salem hereby authorize the conditional conveyance, for the purpose of supporting the developer’s Low-Income Housing Tax Credit application and increasing the supply of affordable housing for low- and moderate-income persons, the sale of one (1) City-owned lot identified in Exhibit A, attached hereto, to Vecino Group, or its assigns or successors for \$250,000

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.

BE IT FURTHER RESOLVED, that Vecino Group is required to meet all of the conditions of the conveyance. If the Developer fails to meet the foregoing conditions or abandons the Project, the Developer shall, upon written notice from the City, reconvey the Property to the City at no cost to the City, and the City shall refund the \$250,000 purchase price to the Developer. Title shall be transferred free and clear of all liens, mortgages, or encumbrances placed on the Property by the Developer

BE IT FURTHER RESOLVED, that the Mayor and City Council authorize the City Manager to review and approve final conditions 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.