

**RESOLUTION AUTHORIZING PERMANENT FINANCING FOR THE DEVELOPMENT  
OF SIXTY (60) AFFORDABLE RENTAL UNITS KNOWN AS SAGE POINTE  
APARTMENTS (NORTH WARD)**

**WHEREAS**, the City's Consolidated Plan has a goal of providing permanent "gap" financing to leverage private mortgage funds and increase the supply of affordable rental housing; and

**WHEREAS**, Greenway Residential Development, LLC proposes the development of Sage Pointe Apartments, a 60-unit affordable rental housing community serving low-income households, with a unit mix that includes deeply affordable units, including 10 units reserved for households at or below 30% of Area Median Income (AMI); and

**WHEREAS**, the development will be financed in part through an application to the North Carolina Housing Finance Agency for 9% Low-Income Housing Tax Credits to support new construction; and

**WHEREAS**, a limited liability company, to be known as Sage Pointe Apartments, its affiliates or assigns, will be the borrowing entity.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of the City of Winston-Salem authorize up to \$610,000 in permanent financing for Sage Pointe Apartments, subject to award of Low-Income Housing Tax Credits from the North Carolina Housing Finance Agency 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.