

Resolution #19-0239  
Resolution Book 1, Volume 1

**RESOLUTION AUTHORIZING A LOAN ASSUMPTION AND SUBORDINATION OF  
FINANCING FOR KENSINGTON VILLAGE APARTMENTS**

**WHEREAS**, the City of Winston-Salem and TFG-Forest Ridge Company, LLC (“Owner”) entered into a development agreement on November 7, 2005 to rehabilitate multifamily rental property now known as Kensington Village; and

**WHEREAS**, said development agreement was modified on October 11, 2007 to add a \$500,000 loan from the City to the Owner to cover cost overruns; and

**WHEREAS**, in consideration for the City’s agreeing to defer the start of loan payment as part of the Owner restructuring or refinancing its first mortgage, the Owner has repaid a total of \$200,000 of the City’s loan, leaving a current loan balance of \$300,000; and

**WHEREAS**, the Owner is under contract to sell Kensington Village Apartments to CHPC Kensington Village LLC, a North Carolina limited liability company of which Community Housing Partners Corporation is its sole member; and

**WHEREAS**, Community Housing Partners Corporation has asked to assume the City’s loan and subordinate it to a first mortgage.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of the City of Winston-Salem authorize Community Housing Partners Corporation, its affiliates and assigns, to assume the City’s loan to TFG-Forest Ridge Company, LLC.

**BE IT FURTHER RESOLVED**, that the Mayor and City Council authorize subordination of the City’s loan to a first mortgage loan to effectuate the purchase of Kensington Village Apartments by Community Housing Partners Corporation.

**BE IT FURTHER RESOLVED**, that the Mayor and City Council authorize the City Manager to review and approve the final terms and conditions and to execute contracts and agreements necessary to carry out the activities herein authorized.