

**RESOLUTION RESCINDING A PRIOR CITY COUNCIL RESOLUTION AND
AUTHORIZING NEW PERMANENT FINANCING FOR DEVELOPMENT OF 60
UNITS OF AFFORDABLE RENTAL HOUSING FOR FAMILIES KNOWN AS
SAGE POINTE APARTMENTS**

WHEREAS, the City of Winston-Salem, acting as a housing authority pursuant to G.S. 157-3(12), and pursuant to additional community development related statutes, has the authority to make zero to low interest loans for a housing initiative that provides or increases the supply of housing for low-and-moderate income persons; and

WHEREAS, on May 6, 2024, the Mayor and City Council passed a Resolution authorizing \$400,000 in HOME funds as gap financing to a developer, Greenway Residential Development, LLC, to construct a 60-unit rental development for families at 2065 Bethabara Road to be known as Sage Pointe Apartments; and

WHEREAS, said resolution was contingent upon the developer receiving a tax credit allocation in 2024, but it did not; and

WHEREAS, the developer is reapplying to the North Carolina Housing Finance Agency for Low-Income Housing Tax Credits to construct the project; and

WHEREAS, Greenway Residential Development, LLC, submitted a proposal in the Affordable Housing Development process seeking gap financing from the City of Winston-Salem in the amount of \$1,600,000; and

WHEREAS, a limited liability company, to be known as Sage Pointe Apartments, LLC, 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 hereby rescind the May 6, 2024 Resolution authorizing \$400,000 in gap financing to Sage Pointe Apartments, LLC.

BE IT FURTHER RESOLVED, that the Mayor and City Council of the City of

Winston-Salem hereby authorize a new commitment of up to \$1,600,000 in permanent financing for Sage Pointe Apartments to Sage Pointe Apartments, LLC, its affiliates or assigns,, subject to: (1) the award of the 2025 Low Income Housing Tax Credits from the North Carolina Housing Finance Agency, (2) the availability of funds as determined by the City, (3) the subsequent final project approval and appropriation of said funding by the City, and (4) the conditions contained in Exhibit A, not contrary hereto, which exhibit is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that Sage Pointe Apartments, LLC is required to adhere to the City's Affordable Housing Ordinance (AHO) and Housing Justice Act and to complete construction of the project and obtain a certificate of occupancy within two (2) years of the fully executed award agreement/contract.

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.