

City Council – Action Request Form

Date: August 11, 2025

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Samuel Hunter, Assistant Neighborhood Services Director
Shantell McClam, Neighborhood Services Director
Angel Wright-Lanier, Assistant City Manager

Council Action Requested:

Authorize the assumption and subordination of a loan in the amount of \$200,000 by Goler Manor II, LLC.

Strategic Focus Area: Economic Prosperity

Strategic Objective: EP1: Addressing housing affordability and homelessness

Summary of Information:

In 2005, the City of Winston-Salem authorized the issuance of a HOME Investment Partnership loan to Goler Place, Inc in the amount of \$200,000 for the construction of Goler Manor Apartments. The existing apartments located at the intersection of E. Sixth St. And N. Chestnut St. consists of 79-units for seniors, ranging from 1-2 bedrooms. The apartments were constructed as part of the Department of Housing and Urban Development (HUD) Section 202 program designed to help expand the supply of affordable housing with supportive services for seniors.

The current owners, Goler Place, Inc. who is 501(c)(3) non-profit has decided to reorganize the ownership entity of the Property. The proposed new ownership entity named Goler Manor II, LLC would be made up of a Low-Income Housing Tax-Credit (LIHTC) Investment Fund, Goler Manor II Manager, LLC, Affordable North Carolina Housing Organization (ANCHOR), and Goler CDC. The new ownership entity intends to apply to North Carolina Housing Finance Agency's (NCHFA) 4% LIHTC program by October 1, 2025, to secure funding for a substantial rehab of the property.

Committee Action:

Committee	GG 8/11/2025	Action	Approval
For	Unanimous	Against	
Remarks:			

To submit the application to NCHFA for 4% LIHTC, the new ownership entity seeks approval from the City Council to assume the outstanding loan on its current terms. The \$200,000 HOME Investment Partnership loan has a term of 50 years originating on April 12, 2006. The balance of the loan is due forty (40) years after origination of the loan, has as a 10-year interest accrual rate of 5%, and has HOME restrictions that are in place for at least 20-years.

Staff recommends that if the City Council authorizes the loan assumption, it shall be conditioned upon all of the following: (1) The award of the 2025 LIHTC from NCHFA, (2) The loan shall be assumed with the provisions that were approved in 2005, (3) The new proposed ownership entity receives HUD approval to secure LIHTC and all other requirements associated with the Section 202 program,

A resolution approving the assumption of the city loan is attached.