

**RESOLUTION AUTHORIZING A COMMITMENT OF \$1,036,681 TO PARTNERSHIP
HOMES, INC., FOR THE PARTNERSHIP PLACE APARTMENTS SUPPORTIVE HOUSING
DEVELOPMENT PROJECT**

WHEREAS, in October 2017, the Greensboro City Council approved a loan to Partnership Homes, Inc., for the acquisition and rehabilitation of 37 units at 603 W. Terrell Street for affordable supportive family housing;

WHEREAS, subsequent to that approval but before loan closings, there was a fire that destroyed 6 units, with water damage and asbestos contamination at the site;

WHEREAS, Partnership Homes, Inc., has worked with the North Carolina Housing Finance Agency [NCHFA] to secure a \$600,000 Supportive Housing Development Program rehabilitation loan, assumption of an existing \$401,942 NCHFA loan, and with the Federal Home Loan Bank of Atlanta to secure a \$500,000 rehabilitation grant;

WHEREAS, the City of Greensboro would provide a revised loan of \$1,036,681 in 2016 Housing Bonds and Community Development Block Grant funds as a 20 year deferred loan at 0% interest. Partnership Homes, Inc., would assume and convert an existing City loan from 1998 to the current owner, Kingsgate Housing LLC, approximate total of \$513,423, into a deferred, forgivable, 0% interest loan to be forgiven over a 10 year period. Kingsgate Housing LLC would sign a modification to the restrictive covenants terminating the expired HOME program restrictions;

WHEREAS, construction financing and subsequent \$600,000 NCHFA permanent loan would be in first position, new \$1,036,681 City loan in second position, \$401,942 NCHFA existing loan in third position, and the approximate \$513,423 deferred, forgivable City loan in fourth position;

WHEREAS, the loan is contingent on final financing commitment from NCHFA, and all necessary financing sources, and availability of City funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That it authorizes a financing commitment of \$1,036,681 for Partnership Homes, Inc., for the Partnership Place Apartments project with assumption and conversion of the existing approximately \$513,423 City loan to current owner Kingsgate Housing LLC as second and fourth position City liens respectively, subject to final financing commitment from NCHFA and meeting all financing conditions, and authorizes the City Manager to execute loan closing documents for this multi-family affordable housing development project.