



## Legislation Text

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Resolution Authorizing a Commitment of Funds to Richardson Village, LP, and Trinity Consulting and Development, LLC/Trinity Funding and Consulting, LLC for East Greensboro Housing Development Projects

Department: Neighborhood Development  
Council District: 2

Public Hearing:  
Advertising Date/By:

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### **PURPOSE:**

City Council consideration is requested for a commitment of East Greensboro Housing Development bond funds for the Richardson Village and Solomon's Plaza projects as recommended by the Planning Board.

### **BACKGROUND:**

A request for proposals for East Greensboro multi-family housing development projects was issued in February, 2018. A total amount of \$1,000,000 in 2016 Housing Bond funds was projected to be available for commitment.

At the June 20, 2018 meeting, the Planning Board recommended \$855,000 in funding as outlined on the attached summary for East Greensboro Housing Development to fund the following projects:

**Richardson Village** - 600 DeWitt Street - \$155,000. Rehabilitation of a 24 unit building serving families at less than 60% of area median income. Total development cost: \$231,308. Loan terms: 10 year term, 0.25% interest, 30 year amortization with a balloon in year 10. The City loan will be in 3<sup>rd</sup> lien position behind a bank loan and an existing City loan.

**Solomon's Plaza** - 1632 Ball Street - \$700,000. New construction of a 24 unit building serving families with half the units affordable to low income households under 80% of area median income and half the units affordable to moderate income households under 140% of area median income. Total development cost: \$2,553,222. Loan terms: 30 year term, 0.50% interest, principal and interest deferred in years 1-5, interest only payments in years 6-10, amortizing payments in years 11-30.

Staff is recommending approval of financing commitments to Richardson Village, LP and Trinity Consulting and Development, LLC/Trinity Funding and Consulting, LLC an authorization of the City Manager to execute loan closing documents.

### **BUDGET IMPACT:**

2016 Housing Bond funds are already budgeted for East Greensboro Housing Development

\$855,000      483-2201-01   East GSO Housing Development-Loan

**RECOMMENDATION / ACTION REQUESTED:**

City Council approval is requested for the issuance of financing commitments to Richardson Village, LP, including a 3<sup>rd</sup> position City lien, and to Trinity Consulting and Development, LLC/Trinity Funding and Consulting, LLC and authorization of the City Manager to execute loan closing documents.