



Legislation Details (With Text)

File #:	15-15027	Version:	1	Name:	
Type:	Consent Item	Status:		Agenda Ready	
File created:	1/12/2021	In control:		City Council Business Meeting	
On agenda:	2/8/2021	Final action:			
Title:	Bond Issuance Approval for Dillehay Courts Apartments				
Attachments:	1. City of Charlotte Resolution, 2. INLIVIAN Resolution for Dillehay Courts Apartments				

Date	Ver.	Action By	Action	Result
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Bond Issuance Approval for Dillehay Courts Apartments

Action:

Adopt a resolution granting INLIVIAN’s request to issue multi-family housing revenue bonds, in an amount not to exceed \$17,500,000, to finance the development of an affordable housing development to be known as Dillehay Courts Apartments.

Staff Resource(s):

Pamela Wideman, Housing and Neighborhood Services

Explanation

- This action will not obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Service Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- This action further supports City Council’s April 27, 2020, approval of a \$2,000,000 Housing Trust Fund allocation.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of multi-family housing revenue bonds for Dillehay Courts Apartments, a 144-unit new construction affordable housing development to be developed, owned, and operated by Horizon Development Properties, Inc. (HDP), a North Carolina limited liability corporation and INLIVIAN’s nonprofit affiliate.
- The existing Dillehay Courts apartments are being demolished and will be replaced with the new construction units financed with the bonds.
- The bonds are part of the developer’s financing plan that includes a \$2,000,000 Housing Trust Fund allocation approved by City Council on April 27, 2020.
- The development will be located at 324 West 30th Street in Council District 1 and will serve households earning up to 80 percent of the Area Median Income (AMI) with income averaging 60 percent of AMI for the entire development. Of the 144 new units, 36 will serve households that earn 30 percent of AMI or less.
- The INLIVIAN bonds, which are not to exceed \$17,500,000, will be used to finance land acquisition and construction of the development.

Background

- The developer applied for four percent low income housing tax credits and housing bond allocation capacity from the North Carolina Housing Finance Agency to finance the land acquisition and construction of the development.
- The North Carolina Housing Finance Agency approved the application pursuant to its Qualified

Allocation Plan and awarded the requested four percent tax credits and bond allocation capacity totaling \$17,500,000 for the development. Tax credit and bond allocations are subject to federal income limits and set-aside rules and include deed restrictions.

- INLIVIAN, as a public housing authority, is duly authorized to issue housing bonds to finance developments that serve persons of low and moderate income, including developments in which it has an indirect interest through a wholly owned subsidiary.

Attachment(s)

City of Charlotte Resolution

INLIVIAN Resolution for Dillehay Courts Apartments