

Legislation Details (With Text)

File #:	15-16174	Version:	1	Name:	
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File created:	7/20/2021	In control:		City Council Business Meeting	
On agenda:	8/9/2021	Final action:		8/9/2021	
Title:	Bond Issuance Confirmation for Albemarle Landing				
Attachments:	1. City Confirmation Resolution Albemarle Landing_080921				

Date	Ver.	Action By	Action	Result
8/9/2021	1	City Council Business Meeting	Approve	Pass

Bond Issuance Confirmation for Albemarle Landing

Action:

Adopt a resolution confirming the July 27, 2020, resolution granting INLIVIAN's request to issue multi-family housing revenue bonds, in an amount not to exceed \$14,000,000, to finance the development of an affordable housing development known as Albemarle Landing.

Staff Resource(s):

Pamela Wideman, Housing and Neighborhood Services

Explanation

- This action does 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.
- The developer's financing has been delayed due to the COVID-19 pandemic. As a result, INLIVIAN's issuance of multi-family housing revenue bonds has also been delayed.
- This action is required to re-confirm City Council's July 27, 2020, adoption of a resolution authorizing INLIVIAN to issue multi-family housing revenue bonds for Albemarle Landing, a 128-unit new construction affordable housing development, to be developed, owned, and operated by South Creek Development, LLC, a North Carolina limited partnership. The development is located at 5800 Albemarle Road in Council District 5.
- Pursuant to the federal tax code, if a developer does not close on multi-family housing revenue bonds within a year of the original resolution's adoption, the local governmental unit with jurisdiction over the area where the development is located must reconfirm its original resolution.
- The developer anticipates closing the financing and beginning construction on this development by December 2021.
- The INLIVIAN bonds, which are not to exceed \$14,000,000, will be used to finance land acquisition and construction of the development.
- There is no Housing Trust Fund allocation or other city financial support affiliated with this development or the approval of this bond issuance.

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 \$14,000,000 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 does not have a direct interest.

Attachment(s)

City of Charlotte Confirmation Resolution