

Legislation Text

File #: 15-16398, Version: 1

Bond Issuance Approval for Johnston Oehler Seniors Apartments

Action:

Adopt a resolution granting INLIVIAN's request to issue multi-family housing revenue bonds, in an amount not to exceed \$16,000,000, to finance the development of Johnston Oehler Seniors Apartments.

Staff Resource(s):

Pamela Wideman, Housing and Neighborhood Services

Explanation

- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of multi-family housing revenue bonds for Johnston Oehler Seniors Apartments, a 140-unit new construction affordable housing development, developed by JOS Apartments, LLC, a North Carolina limited liability corporation.
- This action further supports City Council's April 27, 2020, approval of a \$2,000,000 Housing Trust Fund allocation to this development.
- 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 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.
- The development will be located at 4212 Johnston Oehler Road in Council District 4 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 140 new units, 28 will serve households that earn 30 percent of AMI or less.
- The INLIVIAN bonds, which are not to exceed \$16,000,000, 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 a four percent tax credit and a bond allocation capacity totaling \$16,000,000 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 Resolution Johnston Oehler Seniors Apartments
INLIVIAN Resolution for Johnston Oehler Seniors Apartments