



ORDINANCE #O- -

AUTHORIZING A FORGIVABLE LOAN TO PIEDMONT HOUSING ALLIANCE TO SUPPORT REDEVELOPMENT OF 1025 PARK STREET/MACAA FOR THE PURPOSE OF PRODUCING NEW HOUSING FOR LOW- AND MODERATE-INCOME PERSONS

WHEREAS, the production of new housing for persons of low- and moderate-income is a public purpose and use for which public money may be spent, and such production is a governmental function of concern to the Commonwealth of Virginia; and

WHEREAS, pursuant to Virginia Code § 15.2-958, the City of Charlottesville, Virginia ("City"), may, by Ordinance, make grants or loans to the owners of residential rental property occupied, or to be occupied, following construction, by persons of low- or moderate-income, for the purpose of producing such property; and

WHEREAS, an owner assisted in this manner must provide a minimum of twenty percent (20%) of the units for low- and moderate-income persons as defined by the City for a minimum of ten (10) years and participation by an owner is voluntary; and

WHEREAS, Piedmont Housing Alliance ("PHA") is a private, nonprofit 501(c)(3) organization (corporation) organized and operating under the laws of the Commonwealth of Virginia, having as its mission the creation of affordable housing opportunities by developing new housing and by preserving existing affordable housing; and

WHEREAS, PHA has requested the City to provide a loan for financing a portion of the costs of an affordable housing project, in an amount sufficient to subsidize the development of for-rent and for-sale affordable units and the leasing of for-rent affordable units on the property ("Project"); and

WHEREAS, the City desires to loan up to \$3,770,000 at an interest rate of three percent (3.00%) per annum for a term of approximately forty (40) years ("Loan") to PHA pursuant to the terms and conditions of the attached Loan Agreement for 1025 Park Street/MACAA Site ("Agreement") and Declaration of Affordable Housing Covenants, to be approved by the City prior to recordation; and

WHEREAS, the Loan will be secured by a subordinate interest in the land for the Project granted by PHA to the City as further described in the Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Charlottesville, Virginia ("City Council"), that local public funding is hereby approved for PHA to support the Project, by providing funding through the Loan in a principal amount of up to \$3,770,000, with an interest rate of three percent (3.00%) per annum for a term of approximately forty (40) years, all



subject to the lien and security, and other terms and conditions of the Agreement in substantially the form presented to City Council at this Meeting; and

BE IT FURTHER ORDAINED BY THIS CITY COUNCIL THAT the City Manager is hereby authorized to execute a Agreement containing the terms and conditions consistent with those set forth within this Ordinance, and other documents and instruments necessary to complete this Loan transaction, subject to approval by the City Attorney's Office as to the form of all such documents and instruments.

This Ordinance will take effect immediately following adoption.

Date Introduced: _____

Date Adopted: _____

Certified: _____

Clerk of Council _____