

**RESOLUTION AUTHORIZING A DEFERRED LOAN TO PCCI LAND, INC.,
TO FUND THE PURCHASE OF THE BUDGET INN LOCATED AT 600
PETERS CREEK PARKWAY IN WINSTON-SALEM AND THE DEMOLITION
AND CLEARANCE OF THE EXISTING BUILDINGS AND THE
CONSTRUCTION OF LOW- AND MODERATE-INCOME HOUSING**

WHEREAS Forsyth County supports the revitalization and economic enhancement of the County and efforts to provide affordable housing; and

WHEREAS N.C.G.S. 153A-378 allows for Counties to expend funds in providing affordable housing to low- and moderate-income households;

WHEREAS PCCI Land, Inc. (PCCI), has requested that Forsyth County provide a deferred loan of \$600,000 to help finance the purchase of a lot at 600 Peters Creek Parkway in Winston-Salem, identified by the Forsyth County Tax Assessor as PIN 6825-81-1669.00 and 6825-81-2953.00 and otherwise known as the Budget Inn (the Property), a map of which is attached hereto as Exhibit A, as well as the demolition and clearance of existing structures on the Property;

WHEREAS PCCI will contract with a developer to construct a 72-unit apartment complex on the cleared site of the Property that will be leased to low- and moderate-income households at below market rates, consisting of 18 units to households at or below 30% of the area median income and the remaining 54 units to households at or below 60% of the area median income;

WHEREAS PCCI will demolish and clear the exiting buildings on the Property within twelve months of receipt of County funds and construct the affordable housing units within four years of receipt of County funds, unless the County in its sole discretion provides an extension for such construction;

WHEREAS PCCI will agree to maintain the Property as exclusively low- and moderate-income housing for at least 50 years;

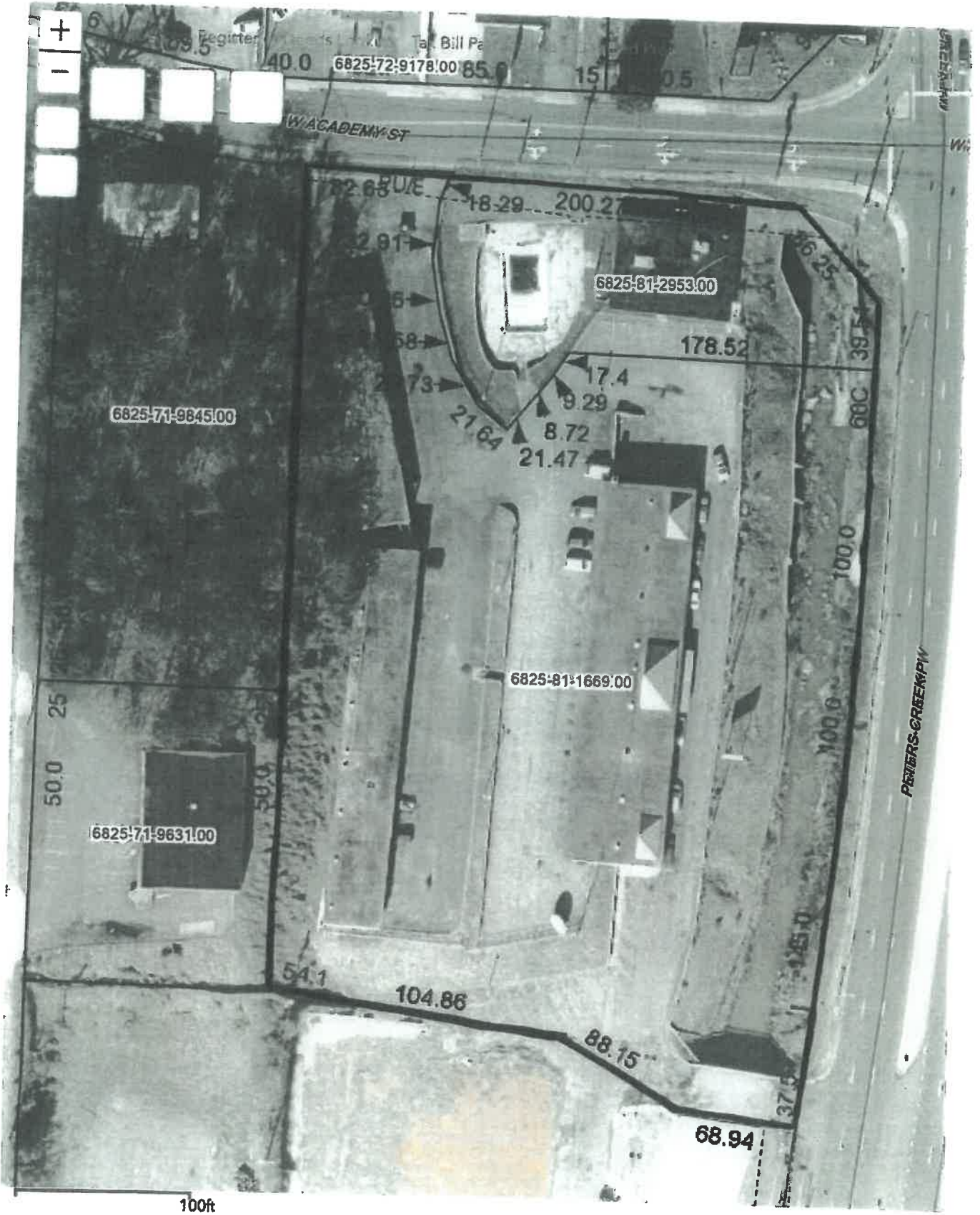
WHEREAS PCCI will agree to the placement of a lien by Forsyth County on the Property in order to secure the County loan, in the event that PCCI fails to clear the property or construct the affordable housing, or discontinues the provision of affordable housing on the Property, and that the amount of \$600,000 shall become payable immediately by PCCI in the event of PCCI's failure to abide by the terms of the agreement with the County;

WHEREAS the County would defer repayment of the loan for a period as long as PCCI abides by the terms of its agreement with the County to provide affordable housing, and forgive such loan after a period of 50 years; and

WHEREAS the City of Winston-Salem has committed to grant \$600,000 to PCCI to help finance acquisition of the Property, and PCCI has committed to raise \$200,000 from a third party for such acquisition;

NOW, THEREFORE, BE IT RESOLVED, that the Forsyth County Board of Commissioners hereby authorizes the Chairman or the County Manager and Clerk to the Board to execute, on behalf of Forsyth County, necessary documents to provide a deferred loan to PCCI Land, Inc., of \$600,000 to help finance the purchase of the Budget Inn property and the demolition and clearance of the existing structures on the property, substantially according to the terms set forth herein, subject to a pre-audit certificate thereon by the County Chief Financial Officer, where applicable, and approval as to form and legality by the County Attorney.

Adopted this the 11th day of April, 2019



**FORSYTH COUNTY, NORTH CAROLINA
AMENDMENT TO
2018 PAY-GO CAPITAL PROJECTS ORDINANCE**

FROM: BUDGET & MANAGEMENT

MEETING DATE: April 11, 2019

EXPLANATION:

During the FY19 Budget process, an Alternative Service Level request was submitted by the Peters Creek Community Initiative, a non-profit subsidiary of "The Shalom Project", to fund the purchase of the Budget Inn property located at 600 Peters Creek Parkway. This request was not included in the FY19 Adopted Budget.

The Peters Creek Community Initiative is again seeking funding from Forsyth County in the amount of \$600,000 to acquire the Budget Inn property at 600 Peters Creek Parkway for the purpose of developing 72 multi-family units of workforce housing. The \$600,000 will go towards purchasing the property, as well as demolishing the current structures and site prep work. The request is being made mid-year as PCCI has secured an option to acquire the property with a decision by April 15, necessary pursuant to the purchase agreement.

PCCI has \$800,000 in committed funds for this project including \$600,000 from the City of Winton-Salem and \$200,000 from a private, out-of-state foundation. Approval of this project will require an amendment to the 2018 Pay-Go Capital Projects Ordinance to transfer \$600,000 from Budget Reserve for the PCCI Project.

**BE IT ORDAINED BY THE FORSYTH COUNTY BOARD OF COMMISSIONERS THAT THE
2018 PAY-GO CAPITAL PROJECTS ORDINANCE IS HEREBY AMENDED AS FOLLOWS:**

DECREASE:	EXPENDITURES	
	Budget Reserve	<u>\$ 600,000</u>
INCREASE:	EXPENDITURES	
	Transfer to General Fund	<u>\$ 600,000</u>

NATURE OF TRANSACTION:

- Additional Revenue Available
- Transfer within Accounts of Same fund
- Other: Transfer to General Fund

**APPROVED BY BOARD OF COUNTY
COMMISSIONERS AND ENTERED ON
MINUTES DATED _____
AGENDA ITEM NUMBER _____**

**FORSYTH COUNTY, NORTH CAROLINA
AMENDMENT TO
2018-2019 BUDGET ORDINANCE**

FROM: BUDGET & MANAGEMENT

MEETING DATE: April 11, 2019

EXPLANATION:

During the FY19 Budget process, an Alternative Service Level request was submitted by the Peters Creek Community Initiative, a non-profit subsidiary of "The Shalom Project", to fund the purchase of the Budget Inn property located at 600 Peters Creek Parkway. This request was not included in the FY19 Adopted Budget.

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BE IT ORDAINED BY THE FORSYTH COUNTY BOARD OF COMMISSIONERS THAT THE FISCAL YEAR 2018-2019 BUDGET ORDINANCE IS HEREBY AMENDED AS FOLLOWS:

INCREASE:	<u>SECTION 1. REVENUE.</u>	
	GENERAL FUND	
	OTHER FINANCING SOURCES	<u>\$ 600,000</u>
INCREASE:	<u>SECTION 2. APPROPRIATIONS.</u>	
	GENERAL FUND	
	COMMUNITY AND ECONOMIC DEVELOPMENT	<u>\$ 600,000</u>

NATURE OF TRANSACTION:

- Additional Revenue Available
- Transfer within Accounts of Same fund
- Other: Transfer from 2018 Pay-Go CPO

APPROVED BY BOARD OF COUNTY COMMISSIONERS AND ENTERED ON MINUTES DATED _____
AGENDA ITEM NUMBER _____
