

Housing Authority of the County of Wake

DHIC Rehab Portfolio

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DHIC Rehab Portfolio

- Rehabilitation of seven low-income housing development for families in Raleigh and Cary
- A total of 374 one, two and three-bedroom units in Wake County
 - Targeting tenants earning 30-60% AMI
 - Includes a total of 40 units targeted to persons with disabilities or the homeless
- DHIC owns ~ 3,000 affordable housing units in the Triangle and beyond, including family communities, seniors communities, and supportive housing communities

Properties to be Renovated

Development	Units	Location
Avonlea	44	5012 Cape Breton Drive, Raleigh
Highland Village	50	600 Malcolm Valley Place, Cary
Jeffries Ridge	32	201 Lightner Lane, Raleigh
Madison Glen	120	3010 Crimson Tree Court, Raleigh
Ripley Station	48	3030 Ripley Station Way, Raleigh
Sedgebrook	32	200 Sedgebrook Drive, Cary
Tryon Grove	48	2516 Tryon Grove Drive, Raleigh

Renovations to the Properties

- Unit Improvements
 - Replace windows, doors
 - Kitchen and bathroom renovations, including new appliances
 - Painting and replacing flooring materials
 - Replace smoke detectors & HVAC systems older than 5 years
- Site and Exterior Improvements
 - New roofs, gutters, downspouts
 - Improve site grading; sidewalks; parking areas; landscaping
- Common Area Improvements
 - Update community room; add gazebo or picnic shelter
 - Upgrade/provide new ADA accessible playground

Plan of Finance

- Total development cost of approximately \$100.3 million
- Tax-Exempt Bonds issued by the Wake County Housing Authority
 - Not to exceed \$42,000,000
- Equity from 4% Low Income Housing Tax Credits
- Subordinate financing:
 - Wake County, City of Raleigh, NCHFA, and DHIC loans

Requirement for Approval

➤ Governing Body Approval

- Section 147(f) of Internal Revenue Code of 1986 states bonds issued by the Housing Authority may only be issued once approved by Board of Commissioners following a public hearing
 - Wake County Housing Authority held the required public hearing on February 20, 2024
- After public hearing, elected governmental unit with jurisdiction over the issuer and site of the projects must approve in principle the issuance of the bonds
- Wake County Housing Authority was created by a resolution of the Board of Commissioners of Wake County and the Board of Commissioners appoints the members of the Authority's Board
- The projects to be financed are located entirely within Wake County
- The Board of Commissioners of Wake County is the governing body that qualifies to give the approval

No Financial Liability for Wake County

➤ Not a Debt of the County

- The Bonds will not be a debt of the County, or a pledge of the faith and credit of the County.
- The Bonds will be limited obligations of the Housing Authority payable solely from the loan repayments to be made by the Borrowers to the Authority.

➤ No Responsibility for Payment

- Because no taxes or other revenues of the County are pledged to pay the Bonds, County staff has made no financial analysis of the Bonds, the Borrower or the projects.

Next Steps

- Approve the resolution set forth in the agenda package

Questions?