

Item Title: Public Hearing under Internal Revenue Code and Approval under Internal Revenue Code of Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \$17,000,000 in Multifamily Housing Revenue Bonds (The Village at Washington Terrace Apartments), Series 2016

Specific Action Requested:

That the Board of Commissioners, at the conclusion of a public hearing regarding the same, adopts a resolution approving for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the County of Wake (the "Authority") of not to exceed \$17,000,000 in Multifamily Housing Revenue Bonds (The Village at Washington Terrace Apartments), Series 2016.

Item Summary:

Public Hearing under Internal Revenue Code and Approval under Internal Revenue Code of Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \$17,000,000 in Multifamily Housing Revenue Bonds (The Village at Washington Terrace Apartments), Series 2016. Federal tax law requires that tax exempt bonds issued to finance multifamily residential rental projects be approved by the elected legislative body of the government unit that (a) controls the issuer of the bonds and (b) has jurisdiction over the area in which the facility is to be located after holding a public hearing (Internal Revenue Code Section 147(f)). The County has jurisdiction over the Authority, the proposed facility is within the jurisdiction of the County and the Board of Commissioners is the governing body of the County. The Authority, at the request of Washington Terrace Affordable Housing, LLC (the "Company"), proposes to issue its Multifamily Housing Revenue Bonds (The Village at Washington Terrace Apartments), Series 2016 in a principal amount not to exceed \$17,000,000 (the "Bonds") to finance the acquisition, construction and equipping by the Company of a 162-unit multifamily residential rental facility known as The Village at Washington Terrace Apartments located at 2001 Booker Drive, 2030 Booker Drive and 1810 Bakers Grove Way, Raleigh, Wake County, North Carolina (the "Development"). The Authority and the Company have requested the County to approve the issuance of the Bonds for purposes of Section 147(f) of the Code.

The Authority will consider a resolution giving final approval for the issuance of the Bonds to finance the Development on October 12, 2016. The Bonds are expected to be issued in November 2016, and to be privately placed. The Company will agree to repay the principal, premium, if any, and interest on the Bonds. Neither the Authority nor the County will have any liability whatsoever for the payment of principal or interest on the Bonds, and the Bonds will not affect the County's debt ratios or legal debt limit. Because no taxes or other revenues of the County are pledged to pay these bonds, the staff of the County has made no financial analysis of the Bonds, the Company or any affiliate thereof or the Development.

The notice of public hearing (attached) was published in The News & Observer as required by law. The form of the resolution to be adopted by the County is also attached.

Attachments:

1. Approval Resolution
2. Notice of Public Hearing
3. City of Raleigh Resolution dated September 6, 2016