

**RESOLUTION AUTHORIZING COMMUNITY HOUSING SERVICES AGENCY, INC. TO
LOAN \$1,920,000 FROM THE SAVANNAH AFFORDABLE HOUSING FUND TO
W.H. GROSS CONSTRUCTION COMPANY IN SUPPORT OF A 2024 LOW INCOME
HOUSING TAX CREDIT APPLICATION FOR THE DEVELOPMENT OF UP TO 64
APARTMENTS FOR SENIOR CITIZENS ON APPROXIMATELY 3.8 ACRES OF LAND ON
THE FORMER FAIRGROUNDS PROPERTY LOCATED AT 4801 MEDING STREET,
SAVANNAH, CHATHAM COUNTY, GEORGIA**

WHEREAS, the Mayor and Aldermen of the City of Savannah established the Savannah Affordable Housing Fund (SAHF) in 2012 to address local affordable housing challenges and opportunities; and

WHEREAS, any loans made from the SAHF for more than \$100,000 must be authorized by the Mayor and Aldermen; and

WHEREAS, since 2012 Community Housing Services Agency, Inc. (CHSA) has administered the SAHF for the City of Savannah; and

WHEREAS, CHSA is a local non-profit, established in 1989, with the expertise, purpose, and experience to provide affordable housing financing to qualified borrowers and developers; and

WHEREAS, W.H. Gross Construction Company requests the City of Savannah authorize CHSA to loan it \$1,920,000 from the SAHF in support of its 2024 Low-Income Housing Tax Credit (LIHTC) application for the development of up to 64 affordable apartments for senior citizens on about 3.8 acres of land at the former fairgrounds property located at 4801 Meding Street, Savannah, Chatham County, Georgia; and

WHEREAS, W.H. Gross Construction Company estimates the total development costs will be approximately \$18 million; and

WHEREAS, the equity raised through the sale of LIHTCs is essential to providing much needed quality affordable rental housing in the Tatenville neighborhood; and

WHEREAS, LIHTC financing awards are based upon a very competitive Statewide point scoring system; and

WHEREAS, a \$1,920,000 SAHF loan will enable W.H. Gross Construction Company's LIHTC application to receive three (3) valuable points in the LIHTC scoring system; and

WHEREAS, this loan shall have terms acceptable to the City of Savannah and CHSA, that meet LIHTC program requirements, and are currently planned as follows:

Loan Source:	Savannah Affordable Housing Fund
Loan Amount:	\$1,920,000
Loan Interest Rate:	AFR at Loan Closing
Loan Term:	20 Years
Loan Payments:	Monthly Payments Years 1-2 Interest Only Years 3-20 Principal and Interest
Lien Position:	Subordinate to primary financing

WHEREAS, this loan shall only be made and closed if W.H. Gross Construction Company's 2024 LIHTC application is approved by the State of Georgia, Department of Community Affairs, and LIHTCs awarded.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Aldermen of the City of Savannah, Georgia, authorize CHSA to make a \$1,920,000 SAHF loan to W.H. Gross Construction Company as described herein in support of W.H. Gross Construction Company's 2024 LIHTC application to construct up to 64 affordable apartments for senior citizens on approximate 3.8 acres of land located at the former fairgrounds site at 4801 Meding Street, in Savannah, Georgia.

Adopted this 25th day of April 2024.

Van R. Johnson, II, Mayor

Mark Massey, Clerk of Council