

RESOLUTION

Approval of Joint Ownership and Loan Agreement with CRHA to support the acquisition of the Dogwood Properties Portfolio as permanent units of affordable housing:

WHEREAS, pursuant to Virginia Code §36-19 (2) and (4) the Charlottesville Redevelopment and Housing Authority (“CRHA”) has the power and authority to acquire real estate for residential use, and to operate buildings for residential occupancy; and

WHEREAS, pursuant to Virginia Code §36-6 and §36-7 the City of Charlottesville is authorized to acquire property in partnership with CRHA that enables CRHA to carry out its purposes; and

WHEREAS, the City Council on April 17, 2023 previously approved the appropriation of the amount of \$5,000,000 to CRHA for the acquisition of residential properties within a scattered site portfolio referred to as Dogwood Properties upon certain conditions as set forth in such resolution; and

WHEREAS, the City Attorney has prepared a Joint Ownership and Loan Agreement (the “Agreement”) between the City and CRHA to set forth in detail in writing the terms and conditions of such appropriation, a copy of which Agreement has been provided to City Council for review; and

WHEREAS, City Council desires to approve such Agreement and authorize the City Manager and other city officials to execute and carry out the same; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CHARLOTTESVILLE that the Council finds it to be in the best interests of the City and the citizens thereof to approve the Agreement and hereby does approve the Agreement with such changes as may deemed necessary or advisable by the City Manager, such changes and the approval thereof to be conclusively evidenced by his execution of the Agreement; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized and directed to release Piedmont Housing Alliance as borrower on that certain promissory note dated February 1, 2013 (the “Original Note”), which note will be cancelled on the condition that such debt thereunder is assumed by CRHA by (i) Assignment and Assumption Agreement or (ii) its execution of a new promissory note in the amount of \$850,000 (the “Substitute Note”) on similar terms to the original note, all as is provided for in the Agreement; and

BE IT FURTHER RESOLVED, that the City Manager, Deputy City Manager, and City Attorney are hereby authorized and directed to take such action as is necessary in their sole discretion to carry out the purposes and intents of this resolution, including without limitation, the execution and delivery of Agreement, the cancellation or assignment and assumption of the Original Note, the acceptance of the Substitute Note, the acceptance of a security agreement for the collateral described in the Original Note, and all documents related thereto; and

BE IT FURTHER RESOLVED, that all actions taken in furtherance of this matter prior to the date of adoption of this Resolution are hereby ratified and confirmed.

Adopted this 20th day of June, 2023.

